



SECTION 6

KEY SITES

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6.1 Key sites overview

The following sites have been identified as having a pivotal role in the realisation of the vision and objectives for the Punchbowl and Wiley Park Precinct.

The key sites will be a catalyst for development of the Precinct and present an opportunity for examples of design excellence, an integrated response to Connection to Country principles and the reflection of Punchbowl and Wiley Park's history and heritage through building form and materiality. The development on key sites will share a common language that is place based.

To ensure for optimal outcomes for Punchbowl and Wiley Park and an efficient process for applicants, it is essential to engage with Council early in the Development Application process. Council will have an expectation to see detailed analysis of the site, the context and an understanding of the Aboriginal and European history of Punchbowl and Wiley Park.

To ensure for a 'fine grained' approach to key sites, Council encourages the subdivision of large sites into smaller lots that are contextual to the site. If this cannot be achieved, then a variety of different buildings should be introduced of varying architectural character, scale and height to provide individual identity for residents and visitors.

Objectives

- O1. Ensure that development is unique to the character, climate and demography of the Punchbowl and Wiley Park Precinct.
- O2. To achieve Design Excellence by creating inspirational key sites with high quality innovative architecture that are sustainably built, reference history and heritage, offer community benefit and provide new publicly accessible and private spaces that contribute positively to the Precincts sense of place.
- O3. Ensure that the principles of Connecting to Country are enshrined and represented in these sites.
- O4. Ensure development does not compromise or reduce solar access to parks.
- O5. Integrate shared and pedestrian links, expand the public domain, improve pedestrian and cyclist permeability and connect to existing and new open space.
- O6. Provide for a range of heights on key sites to create an interesting and diverse skyline.
- O7. Ensure that the interface of these larger sites activates the public domain and invites the public into new publicly accessible spaces.
- O8. Ensure that podiums are articulated to appear as smaller parts to create a positive fine grained and exciting experiences at street level.
- O9. Ensure street blocks present as a group of buildings and not as a single building.
- O10. Ensure for a common language between older buildings and new development by using existing materials that are characteristic in the Precinct. These materials are long lasting and need little maintenance such as masonry, face brick and natural building materials generally.
- O11. Integrate landscape as an intrinsic part of the building form, open space and the development generally. Extend tree canopy and deep soil and provide for green cover to reduce urban heat gain.



Images: (Source: Architectus)
1 - Central Park, Broadway, NSW
2 - North Rosebery Park, Rosebery, NSW
3 - Village Square, Wolli Creek, NSW
4 - Botany Road, Zetland, NSW (Source: Rory Gardiner)
5 - Steam Mill Lane, Haymarket, NSW
6 - Matron Ruby Grant Park, Zetland, NSW

Figure 50. Axonometric view of Punchbowl and Wiley Park Precinct identifying key sites with indicative massing of potential future development



General controls applicable to all key sites

In the event of any inconsistency between this section and other parts of this DCP, these provisions prevail to the extent of any inconsistency.

Controls

- C1. The design and delivery of key sites will take a Country centred approach in accordance with the guidelines and controls at [Section 2.3 of this Chapter](#).
- C2. An Aboriginal consultant shall be engaged during the site and context analysis and design development stage of the project. The consultant will be involved in the finalisation of the design and provide a statement to be submitted with the DA describing how Connecting to Country principles form an integral part of the development. The same consultant will be maintained throughout this process.
- C3. Where appropriate, [refer to section 3.3](#) for specifications for cycleways, share lanes, pedestrian links and arcades.
- C4. Key sites should provide up to 25% tree canopy and up to 50% green cover.
- C5. Key sites will reflect the masonry heritage character of the Punchbowl and Wiley Park Precinct through the choice of materials and finishes in the development. By doing so, new development will be tied into older development and reinforce the Precincts character.
- C6. Contemporary design is invited using a palette of face brickwork or exposed concrete structure with brickwork and masonry with detailing in higher quality materials such as timber and copper. Render, Alucobond, curtain walls and glazed awnings and balustrades are not supported.
- C7. Building articulation is to minimise different materials and colours and aim for simplicity not complexity. A response to orientation should be implemented to provide for the articulation of each façade and to reduce heat gain to buildings. This can be achieved by the western façade being more closed and shaded with vertical blades to control heat, while the northern façade has deep eaves and horizontal shading and is more open to the sun.
- C8. To mitigate urban heat, permeable paving will be used in association with understorey planting with canopy trees. Water features including misting sprays, fountains and design elements that store water in the landscape should be provided. Publicly accessible lanes and pedestrian links will be shaded appropriately.
- C9. Building facades should be shaded by trees to reduce heat gain and show depth and shadow as shown at [Section 4.4 and 4.5](#).



Group GSA LAHC, Glebe NSW (Source: Glyde_Bautovich)



Key Sites Map

Legend

- Application of DCP
- ① Lakemba Street/King Georges Road, Wiley Park
- ② Sydney Water Pumping Station, Wiley Park
- ③ Wiley Park Village Centre West, Wiley Park
- ④ Existing Punchbowl Children's Centre, Punchbowl
- ⑤ Punchbowl Community Centre, Punchbowl
- ⑥ Rossmore Avenue, Punchbowl

Figure 51. Key sites map





6.2 KS-1 Lakemba Street / King Georges Road, Wiley Park

Vision

The Lakemba Street/King Georges Road key site refers to the northwestern corner of the street block bounded by Lakemba Street and King Georges Road. The key site is approximately 5,900sqm in area and will deliver a large format commercial/retail space at the ground level and 1,500sqm of open space.



Figure 52. Design principles for KS-1



Design Principles

- P1. Deliver a 1,500sqm open space with 50% of the park to achieve at least 4 hours of solar on June 21st (winter solstice) to ensure optimal conditions for the growth of the trees and landscape and also the usability of the park.
- P2. Deliver tree lined streets along Lakemba Street through the provision of new tree planting, landscaping and high quality paving.
- P3. Provide a retail ground setback along Lakemba Street and King Georges Road featuring space for active uses including outdoor dining as well as landscaping and high quality paving, enhancing amenity, pedestrian movement and activation of the public domain.
- P4. Provide a landscaped buffer along the laneway.
- P5. Create a striking landmark tower on King Georges Road, characterised by its unique and innovative architectural design that stands out in the skyline.
- P6. Provide high quality active frontages along identified streets.
- P7. Provide high quality landscape design to the podium rooftop reflecting Connecting to Country principles, enhancing local amenity, establishing habitat, and supporting passive cooling of the urban environment.

Image - Village Square, Wolli Creek, NSW
(Source: Architectus)



6.3 KS-2 Sydney Water Pumping Station, Wiley Park

Vision

The Sydney Water Pumping Station refers to land situated between The Boulevard and Hillcrest Street and two schools, south of the rail corridor. The site is currently listed as a heritage item and includes an Inter War period water pumping station building located at its centre. The key site will deliver a new linear open space and pedestrian link.

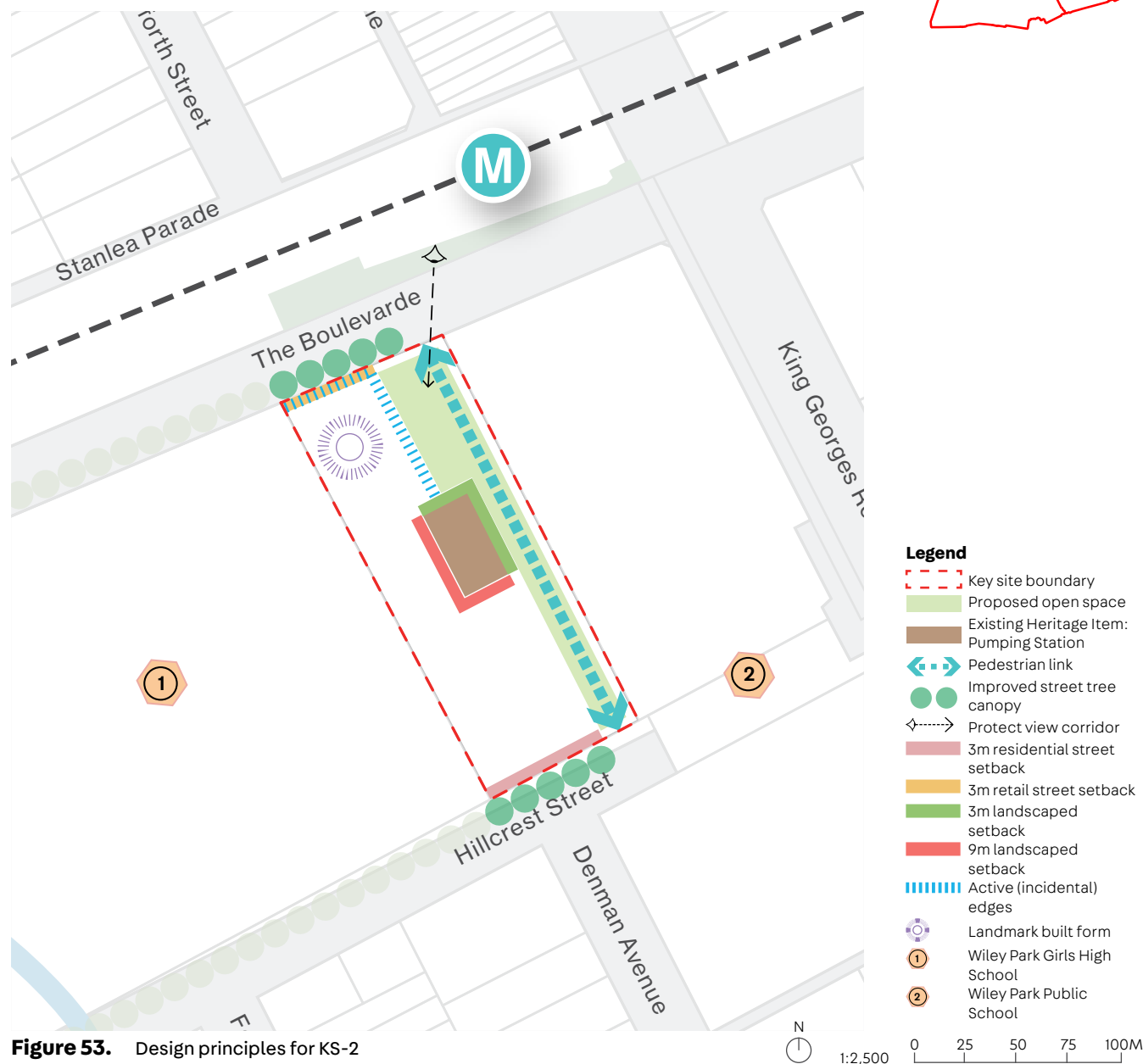


Figure 53. Design principles for KS-2



Design Principles

- P1. Deliver a 1,600sqm open space that achieves a minimum solar access for 4 hours (for 50% of the site) on June 21st to ensure optimal conditions for the growth of the trees and landscape and also the usability of the park. The pedestrian link can be integrated with the open space.
- P2. A Heritage Conservation Management Plan should accompany the proposal to ensure the development has a sensitive interface in terms of bulk and scale, its uses, landscaping and materials.
- P3. Deliver tree lined streets along The Boulevard and Hillcrest Street through the provision of new tree planting, landscaping and high quality paving.
- P4. Protect the view corridor towards the pumping station from the north.
- P5. Adaptively reuse the pumping station building as apart of the sites re-development.
- P6. Provide a landscaped buffer between the pumping station, open space and any future development of the site.
- P7. Provide a new north-south through site link between The Boulevard and Hillcrest Street to improve pedestrian and cycle connectivity.
- P8. Development interfacing The Boulevard and the open space should provide incidental active uses along these edges.
- P9. Provide a retail ground level setback along The Boulevard featuring space for active uses including outdoor dining as well as landscaping and quality paving, enhancing amenity, pedestrian movement and activation of the public domain.
- P10. Create ground-level apartments that interface with the open space and the pedestrian link featuring private landscaping, deep soil, and direct street access, enhancing amenity, access and passive surveillance of the public domain.
- P11. Design a place based new building fronting The Boulevard that is sensitive to the heritage item.
- P12. Provide a quality landscaped rooftop enhancing local amenity and supporting passive cooling of the urban environment.

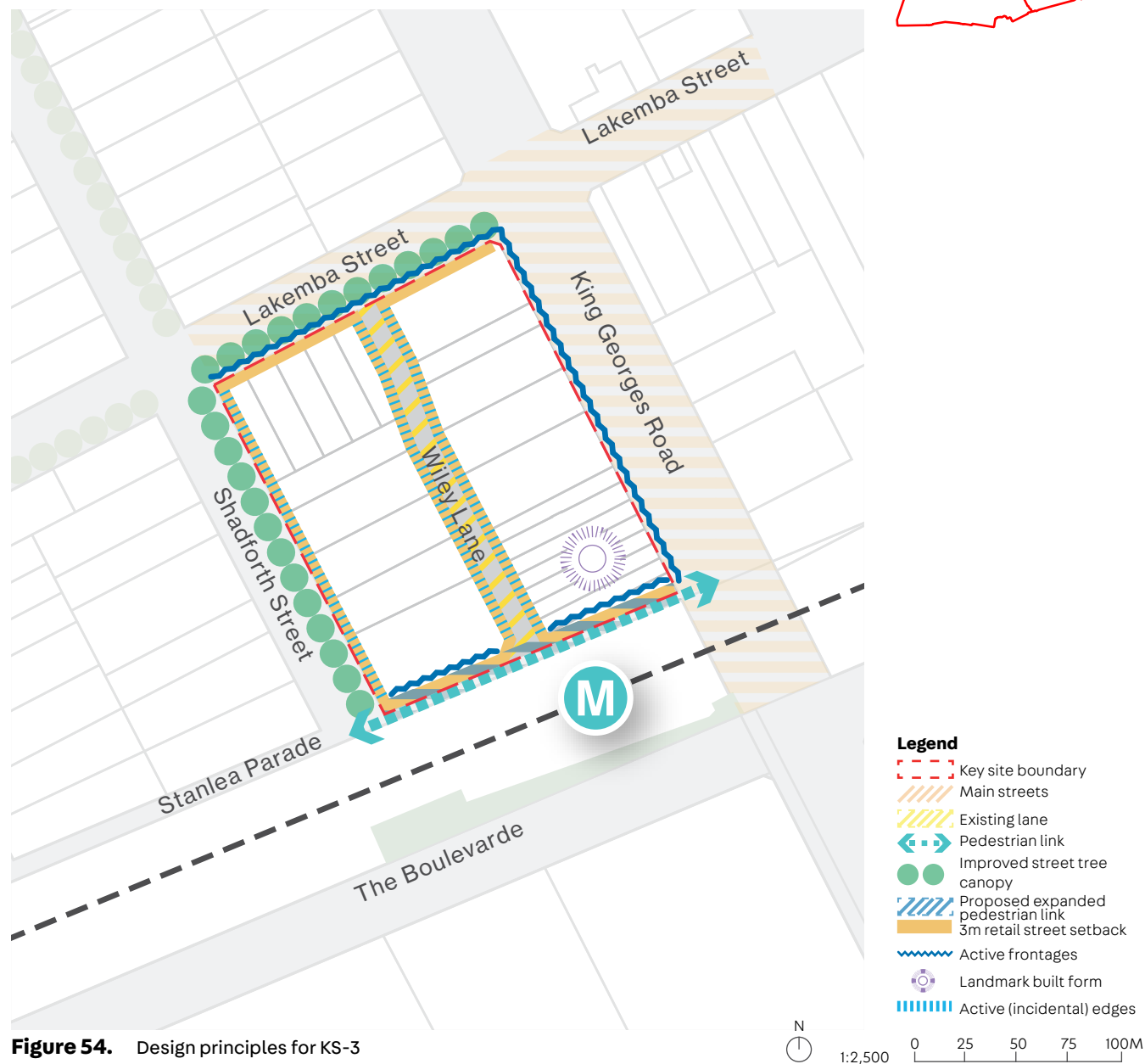
Image - Central Park, Broadway, NSW
(Source: Architectus)



6.4 KS-3 Wiley Park Village Centre West, Wiley Park

Vision

The Wiley Park Village Centre West key site refers to the street block bounded by Shadforth and Lakemba Streets and King Georges Road north of Wiley Park Metro station. Development will enhance Wiley Lane and create a vibrant and active pedestrian friendly shareway. This mixed-use site will enhance the pedestrian experience along Lakemba Street, Wiley Lane and Stanlea Parade by enhancing the amenity of the public domain.





Design Principles

- P1. Deliver tree lined streets along Lakemba Street and Shadforth Street through new tree planting, landscaping and high quality paving.
- P2. Enhance Wiley Lane to become a pedestrianised shareway with incidental active uses along the edges.
- P3. Provide a retail ground level setback along Lakemba Street with space for active uses including outdoor dining as well as landscaping and high quality paving.
- P4. Enhance, improve and widen the existing Stanlea Parade pedestrian link by providing space for active uses including outdoor dining. Provide landscaping and high quality paving and enhance amenity, pedestrian and cyclist movement and activation of the public domain.
- P5. Create a landmark building at the corner of King Georges Road and Stanlea Parade, which is high quality, reflective of place.
- P6. Provide high quality active frontages along identified streets.
- P7. Development interfacing Shadforth Street and Wiley Lane should provide incidental active uses along these edges.
- P8. Provide high quality landscape design on the rooftop reflecting Connecting to Country principles, enhancing local amenity and supporting passive cooling of the urban environment.

Image - Steam Mill Lane, Haymarket, NSW (Source: Architectus)



6.5 KS-4 Punchbowl Children's Centre, Punchbowl

Vision

The Punchbowl Children's Centre is located on Punchbowl Road near the Metro station and Rest Park. It also has frontage to Urunga Parade at the rear of the site. The former Baby Health Centre building at the north western corner of the site is heritage listed and will be sympathetically retained and reused as part of future redevelopment. The key site will deliver residential, retail and commercial uses along Punchbowl Road and Rest Park to activate these edges.





Design Principles

- P1. A Heritage Conservation Management Plan should accompany the proposal to ensure the development is sensitive in bulk and scale, uses, landscaping, materials and that the location of the new buildings do not negatively impact the heritage item.
- P2. Deliver a tree lined street along Urunga Parade through the provision of new tree planting, landscaping and high quality paving.
- P3. Protect the view corridor towards the former Baby Health Centre from the north-east and south-west directions along Punchbowl Road. Ensure all new buildings on the site are located behind the rear building line of the heritage item.
- P4. Adaptively reuse the former Baby Health Centre building as a part of the site's redevelopment.
- P5. Provide a landscaped buffer between the former Baby Health Centre and any future development of the site.
- P6. Provide a retail ground level setback along Punchbowl Road and Rest Park featuring space for active uses including outdoor dining as well as landscaping and high quality paving, enhancing amenity, pedestrian movement and activation of the public domain.
- P7. Create ground level apartments that interface with the Urunga Parade featuring private landscaping, deep soil and direct street access, enhancing amenity, access and passive surveillance of the public domain. Ensure rail noise is mitigated.
- P8. Provide high quality active frontages along identified streets.
- P9. Create a landmark tower along Urunga Parade, informed by its heritage context.
- P10. Provide high quality landscape design on the rooftop reflecting Connecting to Country principles, enhancing local amenity, establishing habitat, and supporting passive cooling of the urban environment.

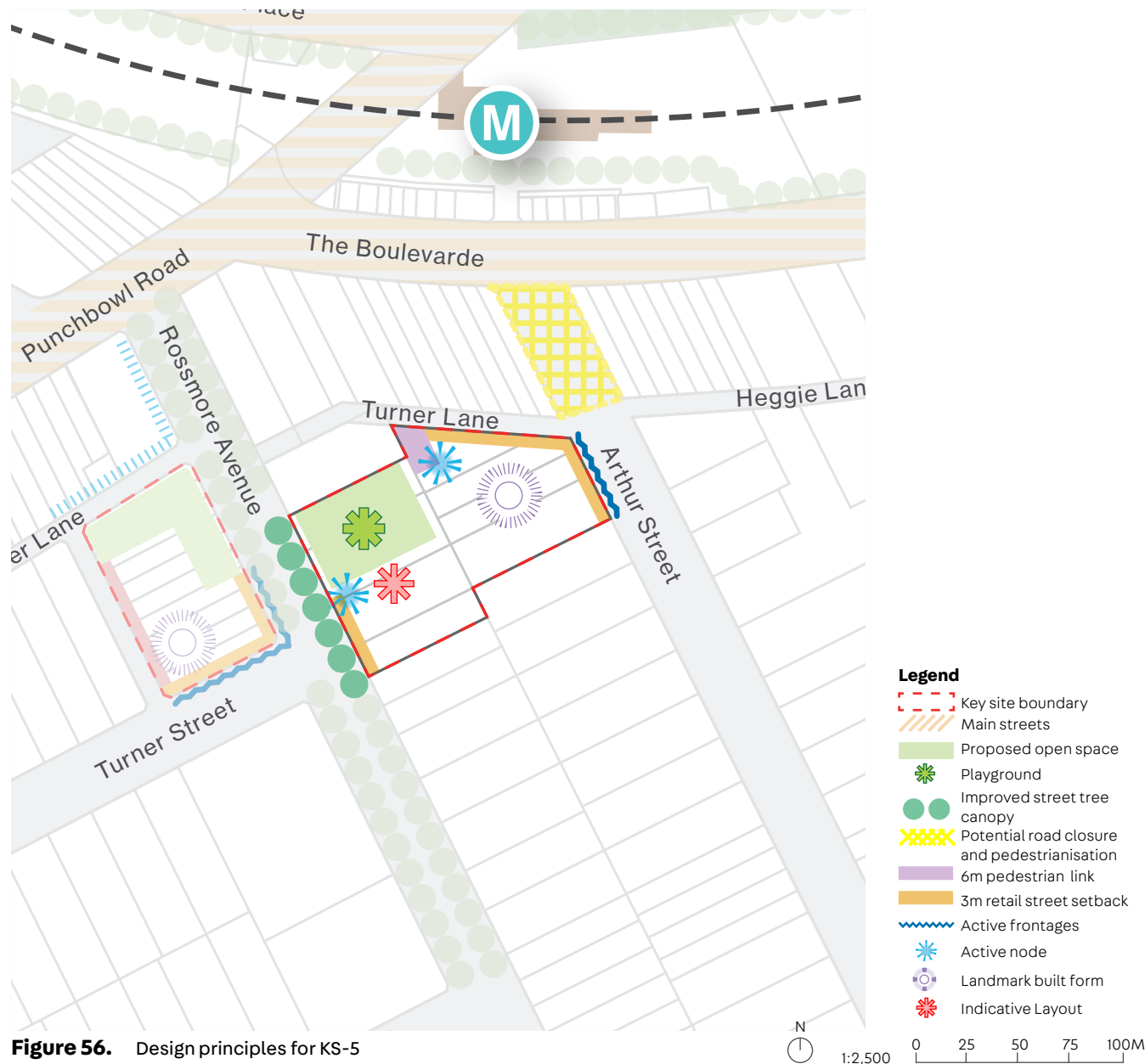
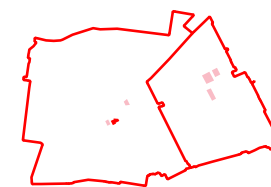
Image - Matron Ruby Grant Park, Zetland, NSW
(Source: Architectus)



6.6 KS-5 Punchbowl Community Centre, Punchbowl

Vision

The Punchbowl Community Centre key site refers to the block between Arthur Street and Rossmore Avenue. It also has a frontage to Turner Lane. The precinct is within 400 metres of the station and will deliver open space and community facilities with a mixed of uses throughout the remainder of the site. The key site will setback off Turner Lane to expand and enhance this lane into a pedestrian friendly shared way with activation along both sides.





Design Principles

- P1. Deliver a 1,000sqm open space that achieves a minimum solar access for 4 hours (for 50% of the site) on June 21st to ensure optimal conditions for the growth of trees and landscape and also for usability of the park.
- P2. Deliver tree lined streets along Rossmore Avenue through new tree planting, landscaping and high quality paving.
- P3. Provide a retail ground level setback along Turner Lane, Arthur Street and Rossmore Avenue providing space for active uses including outdoor dining as well as landscaping and high quality paving.
- P4. Provide a new north-south through site link between Turner Lane and the open space to improve pedestrian connectivity.
- P5. Provide high quality active frontages along identified street.
- P6. Development interfacing the proposed laneway and open space should provide space for a retail premise to allow for active surveillance of the public domain.
- P7. Design a distinctive building along Arthur Street, characterised by its unique and innovative architectural design.
- P8. Provide high quality landscape design on the rooftop reflecting Connecting to Country principles, enhancing local amenity, establishing habitat, and supporting passive cooling of the urban environment.

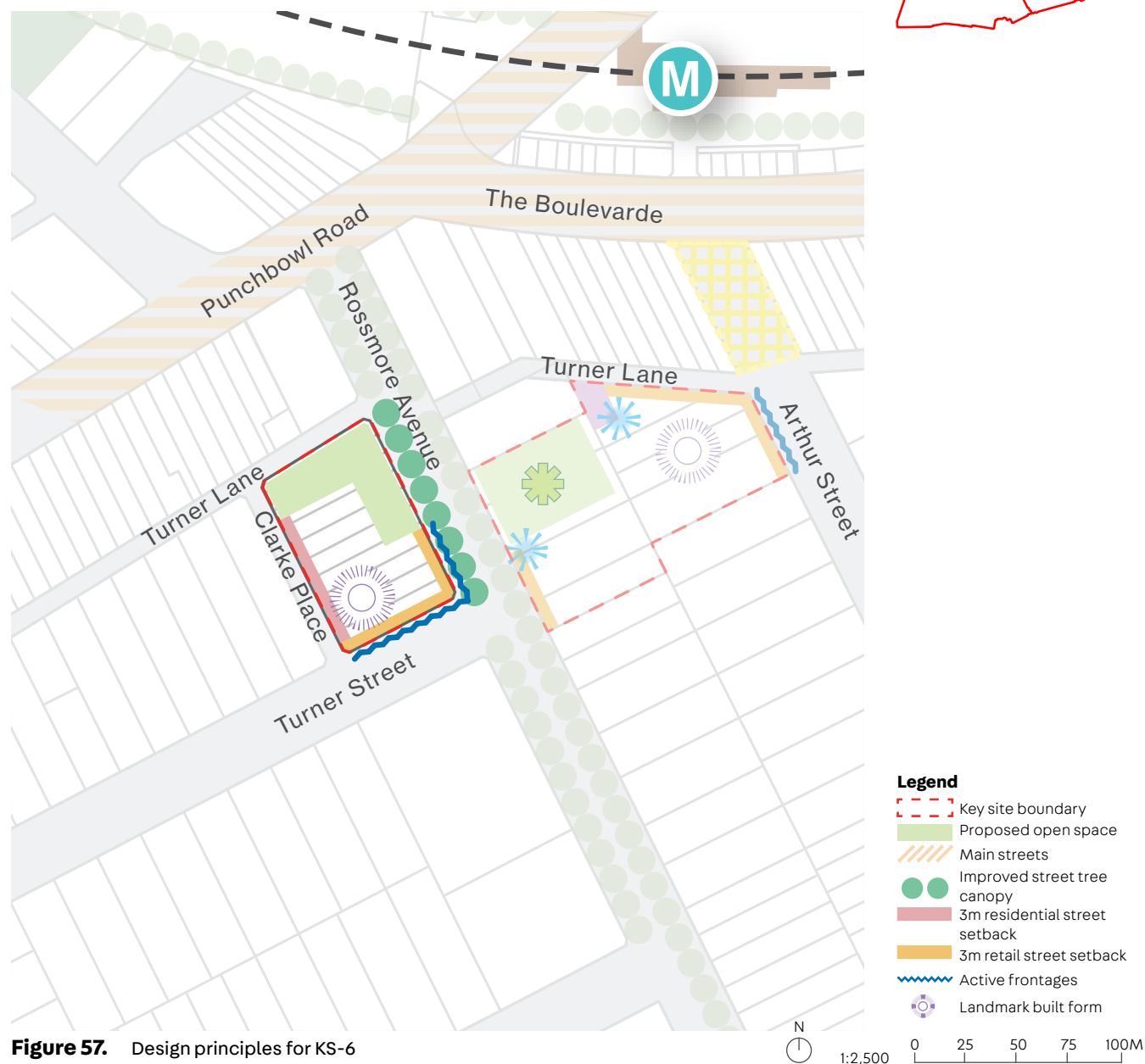
Image - North Rosebery Park, Rosebery, NSW
(Source: Architectus)



6.7 KS-6 Rossmore Avenue, Punchbowl

Vision

The Rossmore Avenue key site refers to the block between Turner Lane, Rossmore Avenue, Turner Street and Clarke Place. The key site will deliver a portion of the site as public open space with commercial and retail uses on the ground floor and residential above. The site is located within 400m of the station and sits at the end of the Local Centre.





Design Principles

- P1. Deliver a 980sqm open space that achieves a minimum solar access for 2 hours (for 50% of the site) on June 21st to ensure optimal conditions for the growth of the trees and landscape and also the usability of the park.
- P2. Deliver a tree lined street along Rossmore Avenue through new tree planting, landscaping and high quality paving.
- P3. Provide a retail ground level setback along Rossmore Avenue featuring space for active uses including outdoor dining as well as landscaping and high quality paving.
- P4. Provide high quality active frontages along identified streets.
- P5. Create ground level apartments that interface with the street featuring private landscaping, deep soil and direct street access from the street, enhancing amenity, access and passive surveillance of the public domain.
- P6. Create a quality building along Turner Street, characterised by its unique and innovative architectural design.
- P7. Provide high quality landscape design on the rooftop reflecting Connecting to Country principles, enhancing local amenity, establishing habitat, and supporting passive cooling of the urban environment.

Image - Botany Road, Zetland, NSW, Candalepas Associates (Source: Rory Gardiner)

