

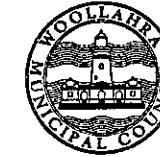
Woollahra
Municipal Council

Development Control Plan

for

188 Oxford
Street,
Paddington &
Part Lot 1, DP
215537

**Development Control Plan
for
188 Oxford Street, Paddington & Part Lot 1, DP 215537**



**Woollahra
Municipal Council**

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These guidelines were produced for Woollahra Municipal Council by:



Planning and
Urban Design

The process involved extensive cooperation and consultation between the Consultants, the community and Woollahra Municipal Council.

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GENERAL PROVISIONS

Introduction

This development control plan applies to No. 188 Oxford Street Paddington, being land in Lot 101, DP 819165, and to part Lot 1, DP 215537. These lands are shown on the Master Siting Plan. For over ninety years the site has been occupied by the Royal Hospital for Women. The hospital has played a major part in the history of Paddington, and its site together with certain buildings and structures form important elements of the Paddington conservation area.

Due to the intended closure of the hospital functions in 1996, the owners of the property, the Benevolent Society, made a formal request to Woollahra Council to rezone the site for future redevelopment. Prior to that request, the Society and its consultants carried out a broad program of community consultation to obtain opinions on the nature of possible future development and use of the site. As a consequence of that consultation, the Society's consultants prepared a concept plan for the site indicating a mix of residential, commercial and public open space uses. The plan also prescribed the form, scale, detail and quantity of development within residential and commercial areas.

In November 1995, Woollahra Council made a decision to prepare a new local environmental plan to amend Woollahra Local Environmental Plan 1995. The amendment will rezone the site to a combination residential, commercial and open space zones and will apply height and floor space controls. The Council also decided to prepare a development control plan for the site which would contain controls and guidelines for street dimensions, building siting, building setbacks, materials, building configuration, fences, parking, energy efficiency, heritage conservation and landscaping.

The controls and guidelines contained in this plan seek to reflect the community's desire for a prescribed quantity and style of development which is, to a large degree, compatible with the character and heritage significance of Paddington.

How to use this development control plan

The development controls and guidelines contained in this plan should be read in conjunction with Woollahra Local Environmental Plan 1995, as amended, and other relevant planning documents including:

- the Woollahra Parking Development Control Plan;
- the Woollahra Access Development Control Plan; and
- the Woollahra Section 94 Contributions Plan.

Woollahra LEP 1995 is a statutory document which contains objectives and controls relating to the use of land, provisions to regulate the scale and intensity of development and provisions to protect and conserve buildings, structures, places and areas of heritage significance. The provisions of the LEP have legal weight and therefore have more force than the guidelines in this plan.

Reference to Woollahra LEP 1995 and its maps will show the nature and distribution of land use zones applying to the site and the development standards such as height and floor space controls.

The master siting plan shows the location of building types, public open space and roadways. There are design controls and guidelines for each building type, for the identified heritage items for the open space and roadways.

Compliance with the minimum requirements set out in this plan will not guarantee approval of an application by the Council.

The Council may decide to exercise its discretion to allow development which does not meet the minimum requirements of this plan if it considers that the objectives of this plan, the LEP and other relevant DCPs will be satisfactorily achieved and that compliance with those minimum requirements is unreasonable and unnecessary in the circumstances.

OBJECTIVES

The objectives of this plan are:

To achieve a high quality of site planning and development that:

- provides a compatible relationship between development on the site and development on adjoining properties in terms of scale, materials and orientation;
- minimises the physical impact of development on properties adjoining the site in terms of privacy overshadowing and visual dominance;
- provides a range of housing types;
- conserves items of heritage significance; and
- retain and protect significant trees on the site.

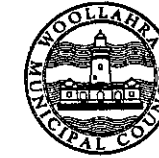
To achieve a high quality of public spaces, including streets and recreational spaces, that:

- are safe and accessible of pedestrians;
- can be used and enjoyed for maximum periods of the day;
- are suitably landscaped;
- maintain pedestrian linkages through the site; and
- minimise through traffic of vehicles.

The Development Control Plan was adopted on 26 August 1996 and came into force on 24 January 1997. See schedule of amendments for additions.

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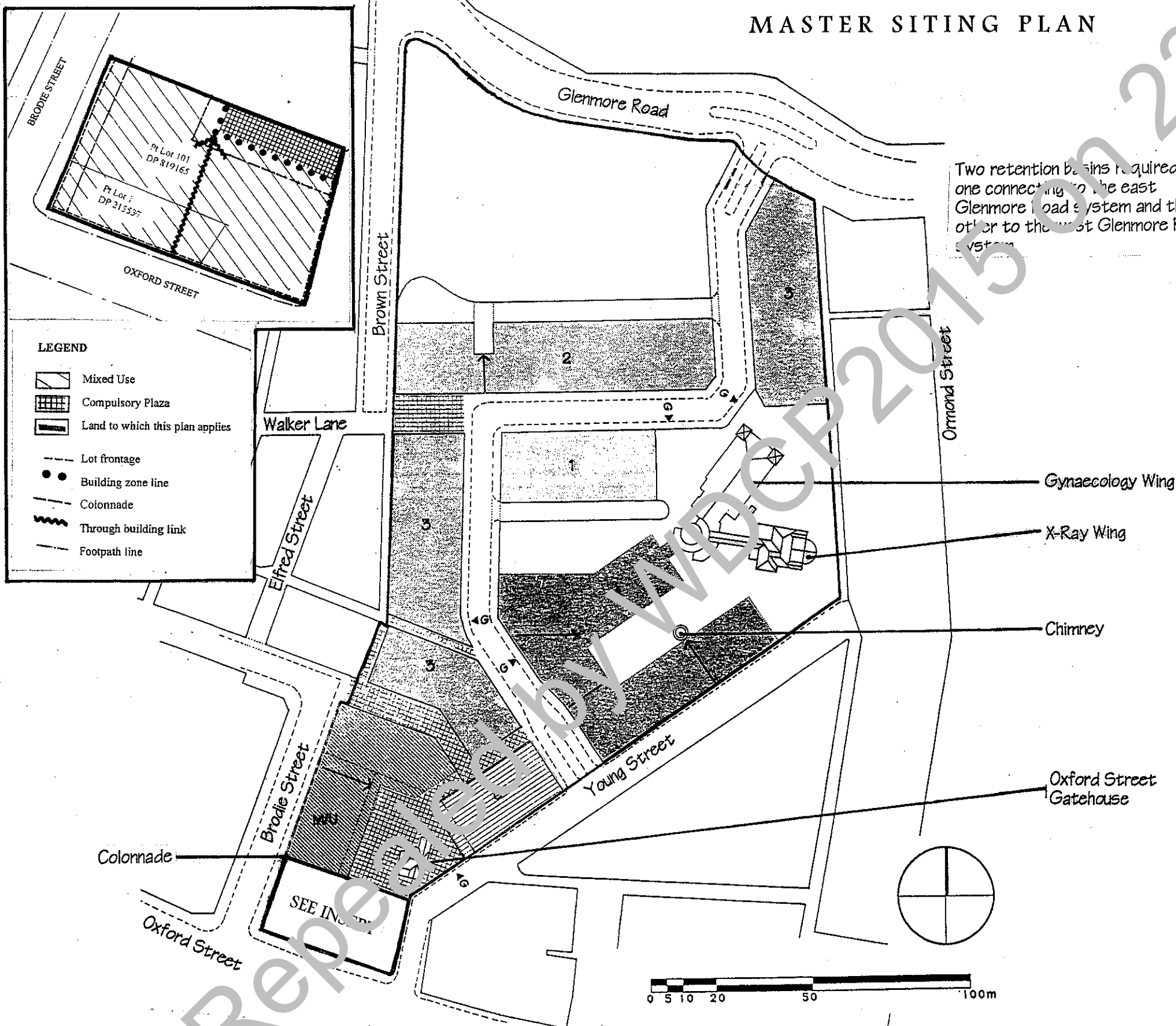
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MASTER SITING PLAN

NOTES

The Master Siting Plan shows the indicative location for groups of new buildings. The location of these buildings should not be altered unless there is a need to reduce or avoid adverse environmental impact or unless it can be demonstrated that environmental and conservation benefits for development and areas on the site and for development and areas outside the site will be achieved.

In the area zoned Residential 2(b) (The Precinct with Apartments & retained Hospital Wings), where there is no building footprint, development ancillary to residential, such as garden sheds, gazebos and the like, may be allowed with consent to a maximum height of 4 metres subject to consideration of environmental and conservation impact.

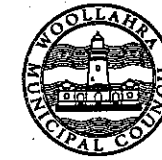


LEGEND

- 1 Terrace Type 1
- 2 Terrace Type 2
- 3 Terrace Type 3
- Apartment
- Mixed Use
- Commercial
- Compulsory Plaza
- Retained Historic Building
- G Suggested Underground Carpark Entry
- Lot frontage
- Building zone line
- Colonnade
- Through building link
- Footpath line

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OXFORD STREET FRONTAGE Context Statement & Urban Design Principles

CONTEXT

Character Zones

Oxford Street, between Queen Street to the east and Boundary Street to the west, may be divided into three distinct areas, or "character zones".

From the east, the first area is Paddington, which extends from Queen Street, through to the Paddington Town Hall and the Post Office. Paddington is dominated by the small retail frontages along the northern side of the road, with the southern side being a combination of civic uses (churches/school) and retail. There are a few modern intrusions, such as the OTC/Telstra Building. The western end of this section is terminated by a significant civic grouping of buildings, including Juniper Hall, the Post Office, the Town Hall and a small park.

The second area is known as "Paddinghurst" and extends from the Town Hall and the Post Office, down to Glenmore Road. Paddinghurst is the most diverse area of the three character zones. It is dominated on the southern side by Victoria Barracks for most of its length. The northern side is a broad mixture of building types. There are commercial shopfront terraces, residential terraces converted for retail and commercial uses, commercial buildings, a petrol station, modern housing, the hospital and the Paddington RSL. The latter four represent modern intrusions into a traditional streetscape.

The third area is from Glenmore Road to Boundary Street and is known as Darlinghurst. West of Glenmore Road, in Darlinghurst, the traditional small retail frontages start again on both sides of the street, though there are a few larger buildings on the southern side.

Oxford Street building typology

There are three distinct building typologies along Oxford Street. These are: the terrace (commercial or residential), the 19th century/early 20th century civic/commercial; and modern commercial/residential development.

The commercial/residential terrace is distinguished by its long and narrow blocks, which are built to the boundary at the front, and usually also to both sides. Usually, shopfronts are located at the ground floor with offices, studios or residential above.

The 19th century/early 20th century civic/commercial developments are represented by hotels, such as the Imperial or Greenwood Tree Hotels, and the Post Office and Town Hall. The forms are longer, rectangular and well detailed, with a vertical emphasis above the awning. The commercial and hotel buildings usually have an awning.

Modern commercial/residential development exhibits a wide range of building typologies, which are grouped together, as their form and relationship to the street is similar. They are usually large in scale vertically (for example: OTC/Telstra, Oxford Towers), or large in scale horizontally (RSL, Apartments - No. 160). Architecturally, these modern buildings do not relate to earlier surrounding development.

Heights and skyline

The commercial/residential terrace form is the most common building type along Oxford Street. They are usually two storeys in height, being around 10m to the ridge line/top of the parapet. They form a consistent skyline, punctuated by common walls or chimneys.

The roof form is either a skillion behind a parapet or pitched roof.

The 19th century/early 20th century civic/commercial buildings punctuate the terraces as elements that visually stand out more among terraces. These buildings are generally higher, approximately 13m, with skyline elements such as towers and parapets, which then exceed the 13m height. The Town Hall and the Imperial Hotel are good examples of towers on corners, which provide distinct landmarks along Oxford Street. The Post Office and Greenwood Tree Hotel are examples of buildings with strong parapets that add variety to the skyline of Oxford Street.

Modern development generally lacks the detail to the skyline, often presenting a flat plane to the street, as seen in the Oxford Towers and OTC/Telstra buildings.

Urban design principles

Development along the Oxford Street frontage is to adhere to the following urban design principles:

- development shall align with the Oxford Street frontage;
- development shall be modulated to break the continuous facade and to give the appearance of a number of building sections;
- the built form of new development shall reflect the civic/commercial building typology of Oxford Street;
- the ground floor of development along Oxford Street is to provide an active retail element;
- development is to continue the skyline character of Paddington with its undulating parapets, providing interest and identity, using specific details and features;
- the building along Oxford Street shall not exceed a height of 13 metres from existing ground level; and
- a distinctive gateway feature shall be provided on the ground floor level which links Oxford Street with the internal courtyard.

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All measurements are in metres
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STREET TYPES

ENTRY

MAIN STREET

ACCESS MEWS

PEDESTRIAN WAY

SECTION

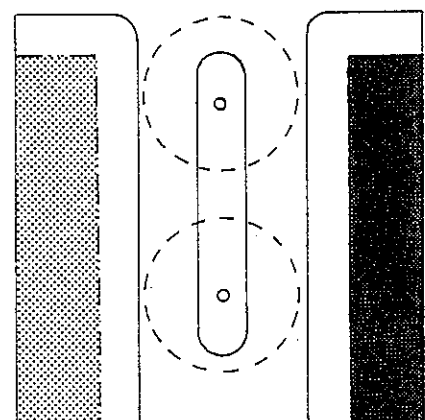
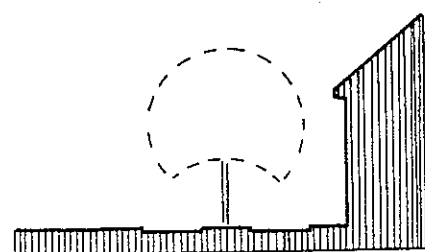
PLAN

DIMENSIONS

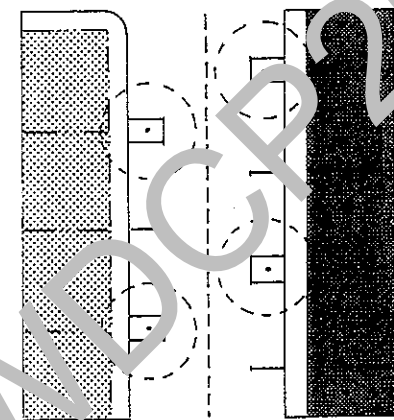
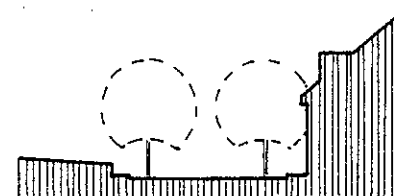
NOTE:
Entrance Ways and the Main Street
are to be designed so as not to
inhibit access to large vehicles,
such as emergency vehicles,
removalist trucks and garbage
trucks. The final design is to be to
Council's satisfaction.

SPECIFICATIONS

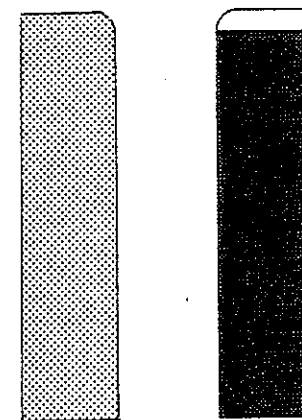
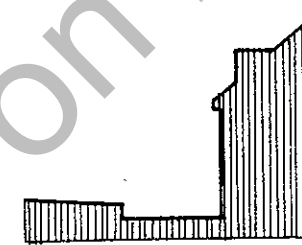
DESIGN SPEED	30 km/h
PAVEMENT WIDTH	2.5m + 3.5m
R.O.W. WIDTH	15m
DRAINAGE	Stone Kerb & Gutter
AVERAGE DAILY TRAFFIC	< 1000



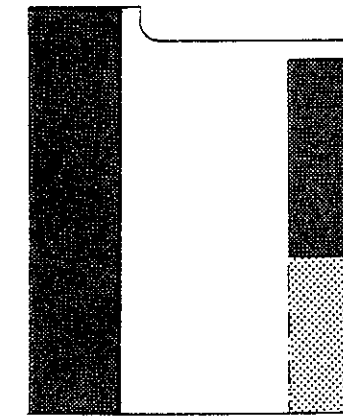
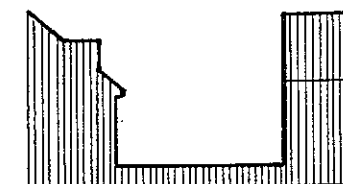
2.5 | 3.5 | 3.0 | 3.5 | 2.5
15m



1.2 | 2.3 | 5.0 | 2.3 | 1.2
12m



6.0m



varies

PEDESTRIAN ACCESS ONLY
WITH LIMITED SERVICE
VEHICLE ACCESS

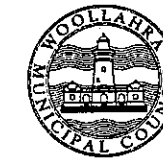
DESIGN SPEED	—
PAVEMENT WIDTH	varies
R.O.W. WIDTH	varies
DRAINAGE	Stone Flush Drain
AVERAGE DAILY TRAFFIC	0

DESIGN SPEED	30 km/h
PAVEMENT WIDTH	7m
R.O.W. WIDTH	12m
DRAINAGE	Stone Kerb & Gutter
AVERAGE DAILY TRAFFIC	< 1000

DESIGN SPEED	15 km/h
PAVEMENT WIDTH	6m
R.O.W. WIDTH	6m
DRAINAGE	Stone Kerb
AVERAGE DAILY TRAFFIC	< 300

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BUILT FORM GUIDELINES

TERRACE TYPE 1

TERRACE TYPE 2

TERRACE TYPE 3

BUILDING USE

- Uses of the buildings shown here are in conformance with the zoning.

BUILDING SITING

- Buildings shall be located on lots relative to the property lines with setbacks as shown.
- Setbacks from street frontages should occur only for groups of two or more buildings.

PERMITTED VARIATIONS

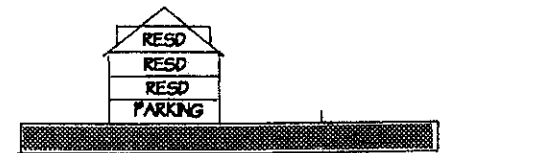
- Balconies, verandahs and bay windows are permitted in the areas shown.
- Terraces may vary in width, and set back.

BUILDING HEIGHT

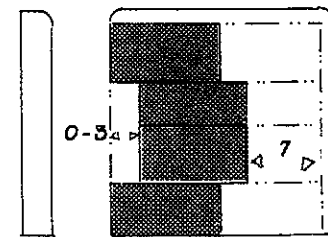
- Maximum heights are set in the LEP and are shown here diagrammatically.
- Height is defined as being the greatest distance measured vertically from any point on the building to the existing ground level.

PARKING

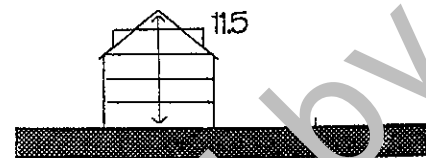
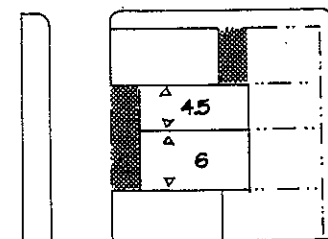
- Parking spaces will be provided within the areas shown here.



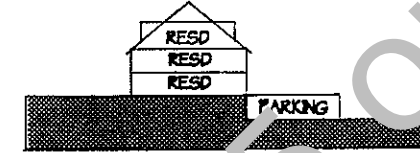
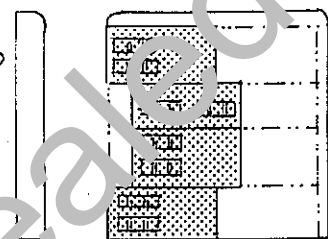
NO REQUIRED SETBACK FROM CORNER



THE SETBACKS SHOWN HERE ARE MINIMUM SETBACKS

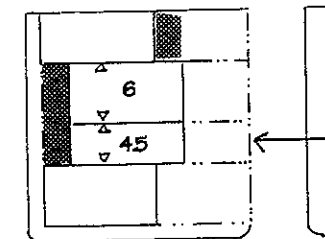
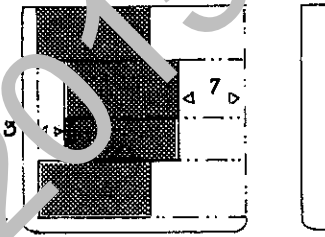


PARKING ENTERED FROM MEWS

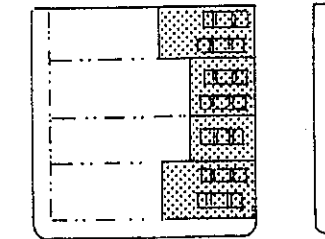
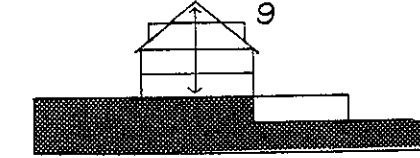


THE SETBACKS SHOWN HERE ARE MINIMUM SETBACKS

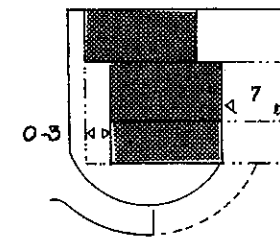
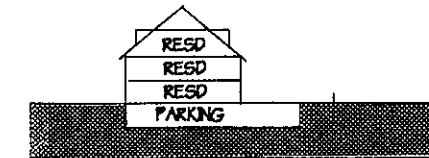
NO REQUIRED SETBACK FROM CORNER



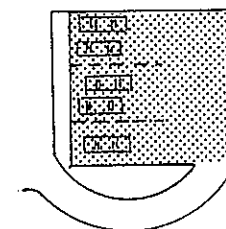
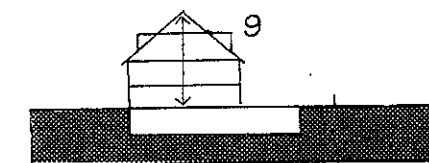
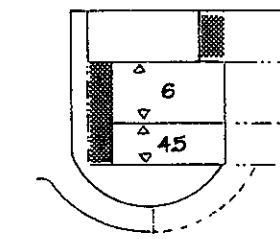
ALLOTMENT BOUNDARIES



PARKING ENTERED FROM MEWS



THE 7 METRE SETBACK IS THE MINIMUM SETBACK FROM THE BOUNDARY ABUTTING BEGG LANE AND FROM THE BOUNDARY ABUTTING THE LANEWAY BEHIND THE PROPERTIES FRONTING ELFRID STREET.



PARKING UNDERGROUND ENTERED VIA RAMP

ACOUSTIC TREATMENT

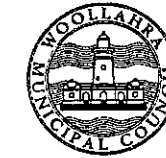
Step 1
The indoor sound level recommended as satisfactory for each building type shall be determined from AS 2107 (Table 1).

Step 2
The traffic noise exposure level shall be determined for each relevant location within the site in accordance with Clause 2.2 of AS 3671. This level shall be compared with the indoor sound level determined in Step 1. The difference in sound level between the two determines the traffic noise reduction level (TNR) in accordance with Clause 3.3 of AS 3671.

Step 3
Having determined the TNR, the relevant construction category incorporating the appropriate level of acoustic treatment can be selected in accordance with Clause 3.3 of AS 3671.

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BUILT FORM GUIDELINES

APARTMENTS

COMMERCIAL

MIXED USE

BUILDING USE

- Uses of the buildings shown here are in conformance with the zoning.
- Shopfronts to be on the ground floor at street level

BUILDING SITING

- Buildings shall be located on lots relative to the property lines with setbacks as shown.
- Building facades will extend along the street frontage.

PERMITTED VARIATIONS

- Balconies, turrets, bay/dormer windows, awnings and colonnades are permitted in the areas shown.
- Awnings shall be along street frontages and colonnades around the plaza

BUILDING HEIGHT

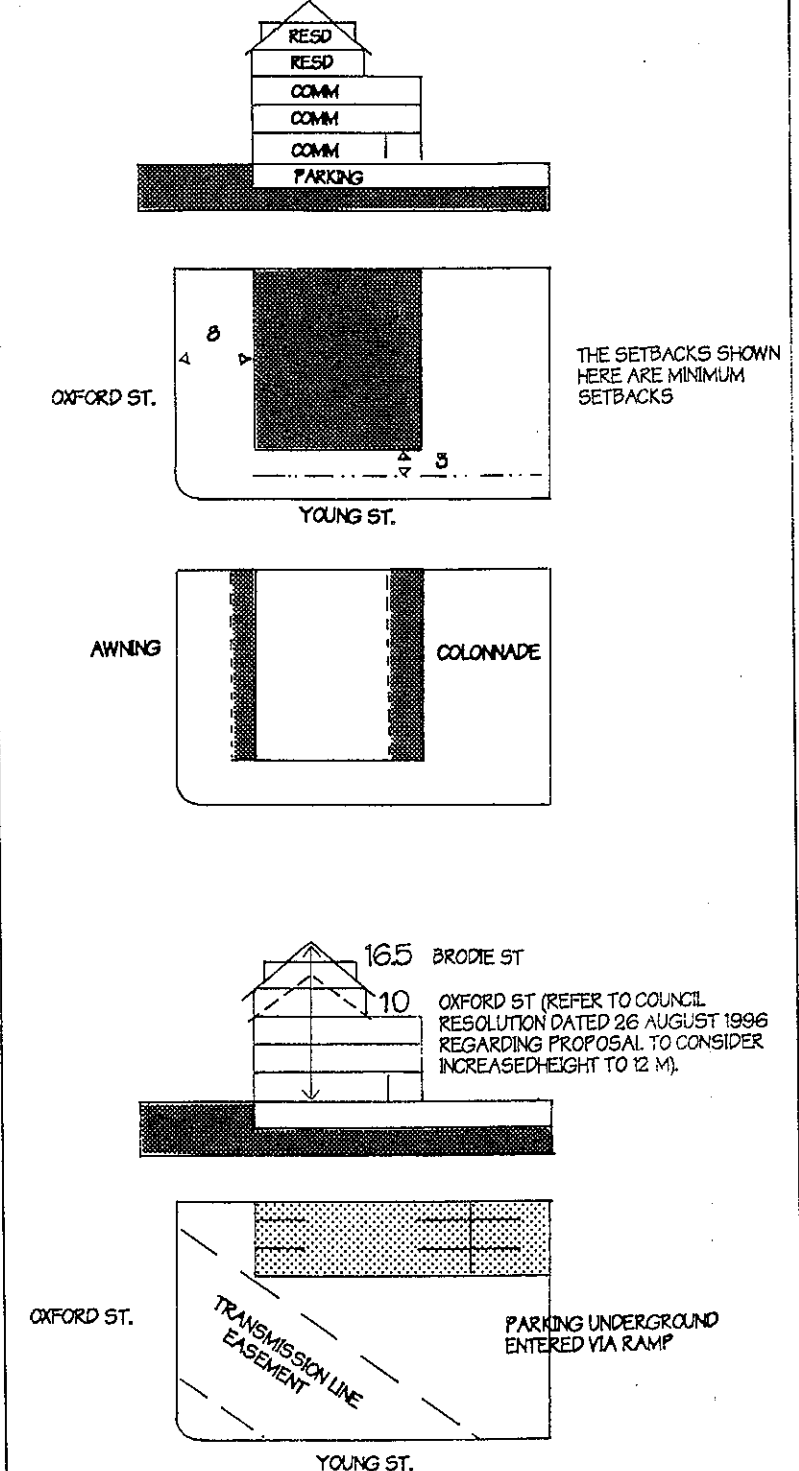
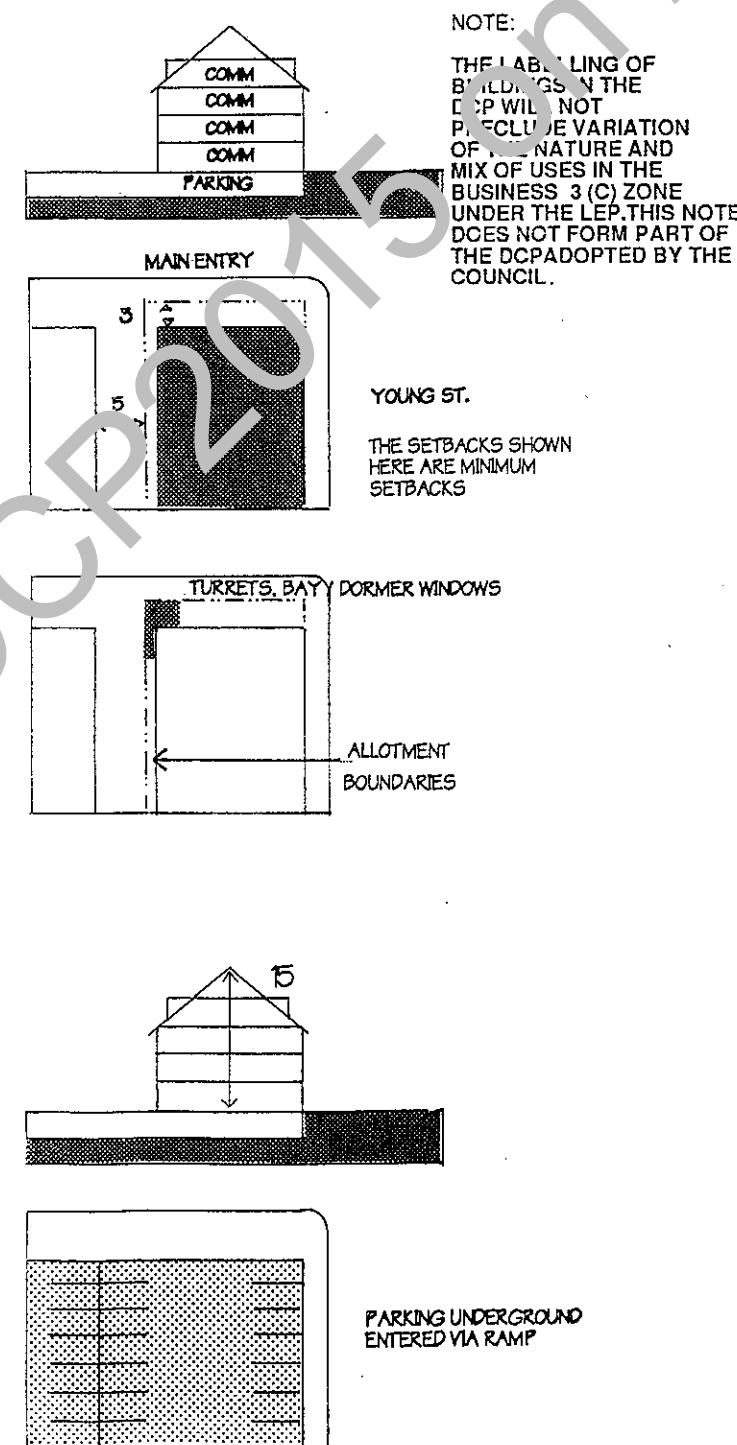
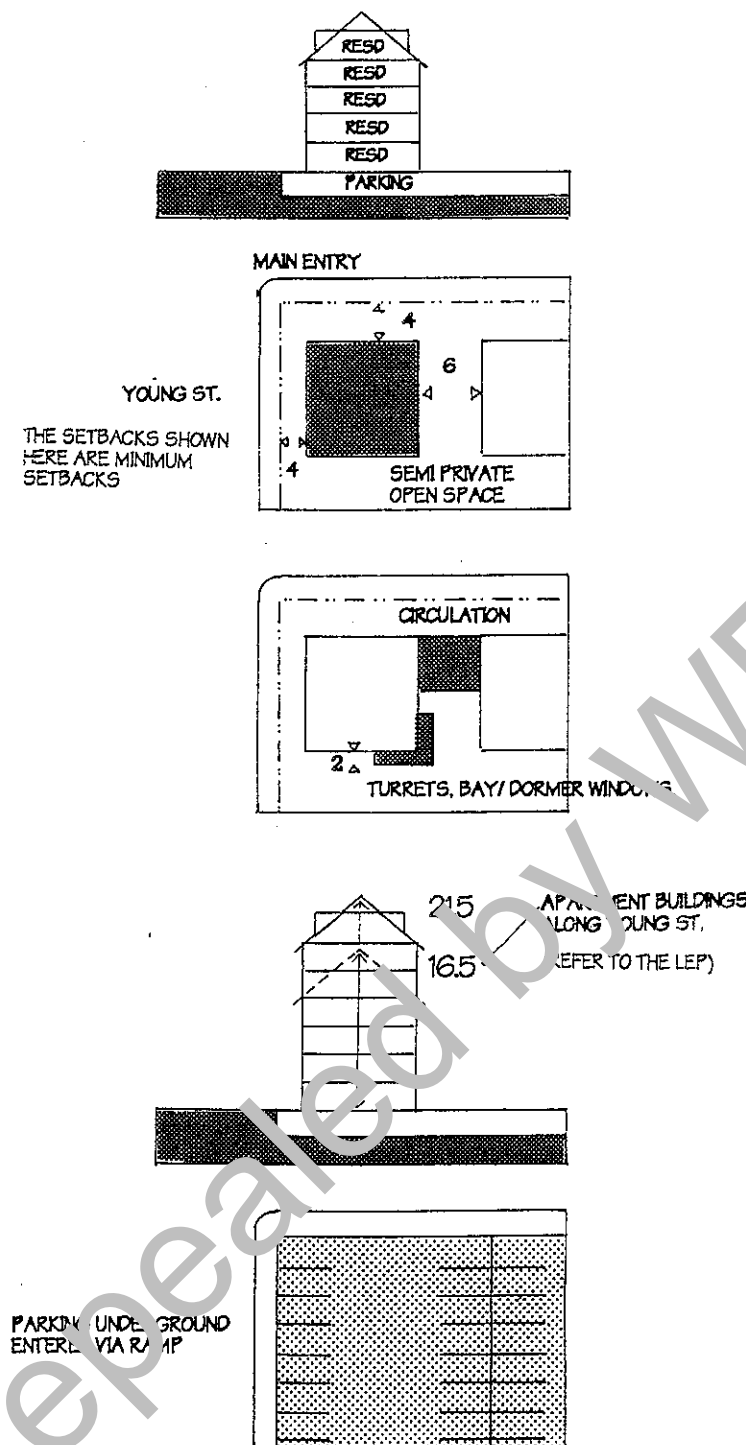
- Maximum heights are set in the LEP and are shown here diagrammatically.
- Height is defined as being the greatest distance measured vertically from any point on the building to the existing ground level.

PARKING

- Parking spaces will be provided within underground garages, accessed by ramp.
- The underground car park along Oxford Street shall set back from the underground transmission easement, unless the easement is relocated.

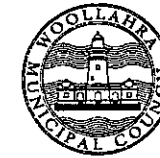
ACOUSTIC TREATMENT

Refer to guidelines on Page 6.



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ARCHITECTURAL STANDARDS

EXTERNAL
BUILDING
WALLS

GARDEN
WALLS &
FENCES

BALCONIES,
VERANDAHS,
ETC

ROOFS &
GUTTERS

WINDOWS &
DOORS

MISC.

MATERIALS

- Rendered paint finish for terraces.
- face brick and stucco shall be used for the apartments.
- Stone/detailing around windows, parapets shall be used for the apartments, along the lines of the existing Gynaecology Wing.
- Mixed use buildings fronting Oxford Street
 - rendered paint finish

- Cast iron/steel palisade fences with iron spearheads.
- Timber pickets.
- Base plinths and garden walls: stone, and pigmented renders. Rendered paint suitable for walls only.

- Balcony railings to be sympathetic with fencing.
- Appropriate decorative timberwork important.
- Curved roof form for balconies is an important element within Paddington.
- Traditional steel or timber posted awnings on the commercial/mixed use buildings.

- Corrugated iron/Colorbond (esp. For verandahs, etc), slate or imitation slate.
- Important roof elements in Paddington include ornate gables and finials, as well as parapets and chimneys.
- Gutters, flashing, and fascias shall be used for the Paddington urban conservation area.

- The following are permitted:
 - painted timber (preferred, but not where sufficient depth & width to form and glazing elements);
 - clear glass; and
 - leadlight in doors, or small feature windows.

- Colours and signage colours or suitable variations are preferred.
- Advertising signs on mixed use buildings fronting Oxford Street and other commercial buildings.

CONFIGURATIONS

- Terraces: Common walls to be clearly articulated, expressing the rhythm of the terrace form.
- Apartments/commercial:
 - Window sills, floor levels to be clearly articulated;
 - Windows to be set into facade to provide a sense of depth; and
 - Facades to be detailed, eg brick/stone banding.
- Mixed use buildings fronting Oxford Street
 - modulate facade to give appearance of a number of sections
 - provide for a distinctive gateway feature on the ground floor level which links Oxford Street with the internal courtyard.

- Front fences &/or walls: < 1.2m high.
- Side fences: maximum 1.8m.
- A degree of privacy should be maintained between the yards of terraces.

- Balconies to be clearly expressed.
- Bay windows may be used in place of balconies in apartments and commercial buildings, or end terraces.
- Turrets permitted centrally or in corners of apartment or commercial buildings.
- Mixed use buildings fronting Oxford Street
 - modulate facade to give appearance of number of sections
 - provide for a distinctive gateway feature on the ground floor level which links Oxford Street with the internal courtyard.

- Terraces may have either a parapet and roof or pitched roof of approx. 40 degrees.
- Apartments and commercial buildings may use hipped roof forms of approx. 40 degrees.
- Appropriately proportioned dormer windows permitted in all building types.
- Quad, half round or ogee gutter profiles suitable, but not modern profiles such as fascia gutters. Downpipes to be of circular section

- Size, location and proportion should relate to those found in Paddington on traditional buildings.
- Vertical emphasis.

- Future structures are to be designed and sited in such a way that they will not detract from the heritage significance of Paddington, the site, or any buildings or structures to be retained.
- Advertising signs on mixed use buildings fronting Oxford Street and other commercial buildings.
 - location, size and nature of all advertising signs is to conform with Council's advertising code.

ENERGY EFFICIENCY

- Southern walls - minimise openings.
- Northern walls - maximise openings, while providing shading from summer sun to minimise cooling costs.
- Provide appropriately insulated walls.

- Recycled stone & timbers shall be used where possible.

- Balconies to face north where possible.

- Collection of rain water for watering gardens, especially around the apartments.
- Possible recycling of grey water.

- Suitable shading devices should be used where possible to suit orientation.

- Secondhand brick paving and recycled stone should be considered for landscaping.
- Use of deciduous trees in appropriate locations to provide summer shelter and winter sun.

GENERAL

- The materials used in the apartments should be sympathetic with the retained Gynaecology and X-Ray Wings.

- Consider the historic character of fencing.
- Consider the visual impact of fencing & walls.
- Investigate semi-transparent fencing and hedging as alternatives.
- Low retaining walls can double as fences.

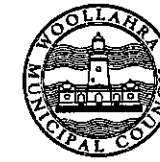
- Roof forms should relate to those traditionally found in Paddington, as well as surrounding buildings.
- Use of roof space is desirable.
- Opposite windows in apartments should be staggered so as not to face each other, to preserve privacy.

- Appropriate acoustic treatment with respect to construction materials and openings in buildings shall be determined in accordance with Australian Standards AS 2107 & AS 3671. The steps involved are documented on page 5 of this DCP.

- A minimum of two hours solar access to windows of habitable rooms should be achieved between 9am and 3pm on 22 June.

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HERITAGE STANDARDS

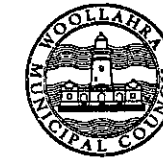
<p>FORM & USE</p> <p>EXTERNAL BUILDING WALLS</p> <p>ROOFS & GUTTERS</p> <p>WINDOWS, DOORS, BALCONIES, VERANDAHS</p> <p>INTERNAL FINISHES</p>	<p>GYNAECOLOGY BUILDING</p> <ul style="list-style-type: none"> Maintain existing form. No new major additions permitted. Remove the 1940s addition and other smaller additions and accretions. Building is suitable for conversion to residential units, commercial suites. It is possible to have a child care on the ground floor. <hr/> <ul style="list-style-type: none"> Repair, repoint and clean brick and stonework. Rationalise services and repair locations where removed. <hr/> <ul style="list-style-type: none"> Repair roofing and slating where needed, replacing elements if needed. Repair and replace roof plumbing where needed. <hr/> <ul style="list-style-type: none"> Return the verandahs to their original open configuration, maintaining them as open space to the internal use. Reinstate and maintain the external timber finishes to the verandahs. Maintain existing timber windows. <hr/> <ul style="list-style-type: none"> Retain all early internal finishes where they remain. Return wards to open form if practical with the proposed use. 	<p>X-RAY WING</p> <ul style="list-style-type: none"> Maintain existing form. No new major additions permitted. Building is suitable for conversion to residential units, commercial suites. It is possible to have a child care on the ground floor (with Gynaecology Wing). <hr/> <ul style="list-style-type: none"> Repair, repoint and clean brick and stone work. Rationalise services and repair locations where removed. <hr/> <ul style="list-style-type: none"> Repair roofing and slating where needed, replacing elements if needed. Replace flat roof on circular turret with a reconstruction of the original. Repair and replace roof plumbing where needed. <hr/> <ul style="list-style-type: none"> Maintain openings with their timber shutters along connecting passage way. Provide new stairs (stairs/lift) either integrated in or as a discrete new structure. Maintain and repair old stairs and lift. Maintain existing timber windows. <hr/> <ul style="list-style-type: none"> Retain all early internal finishes where they remain. Retain marble stairs in worn condition as a feature of the circulation space. 	<p>GATE HOUSE</p> <ul style="list-style-type: none"> Remove recent additions and take back to original gatehouse form. No new major additions permitted. <hr/> <ul style="list-style-type: none"> Repair, repoint and clean brick and stonework. Rationalise services and repair locations where removed <hr/> <ul style="list-style-type: none"> Repair roofing where needed, replacing elements if needed. Repair and replace roof plumbing where needed. <hr/> <ul style="list-style-type: none"> Reinstate the original front porch. Maintain existing timber windows. <hr/> <ul style="list-style-type: none"> Retain all early internal finishes where they remain. 	<p>MISC. ITEMS</p> <ul style="list-style-type: none"> Chimney - retain in place, with no alterations. Repair, repoint and clean brick of chimney. The Pillars and Crowns at the Oxford Street entry should be reused in an entry way to the site. Brick and render side fences to Begg, Young and Brown Streets to be retained to distinguish the boundaries, minimal intervention only. Remnant sandstone blocks that are used as a wall to the carpark behind Hardwick House to be reused in the landscaping of the site. 1820 Memorial Stone currently fixed to Macquarie House is to be reused on the building that the Benevolent Society decides to occupy on the site.
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GENERAL

- Subdivision of the site is allowed, such that any resulting development does not prevent the site being read as a whole.
- Any building or sections of buildings to be removed, including original fittings, are to be documented as part of the development process (as specified in the Burra Charter) prior to removal, and that the recording be included in any interpretation of the site.
- Future structures shall be designed and sited in such a way that they will not detract from the heritage significance of Paddington, the site, or any buildings or structures to be retained.
- An interpretation of the site, incorporating a history of the property, shall be included in any future development, and displayed on the site. The interpretation shall cover the entire period of use of the site.
- Brick and render side fences to be retained to distinguish the boundaries, minimal intervention only.

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LANDSCAPE STANDARDS - PAVEMENTS

PAVEMENTS

PRINCIPLE:

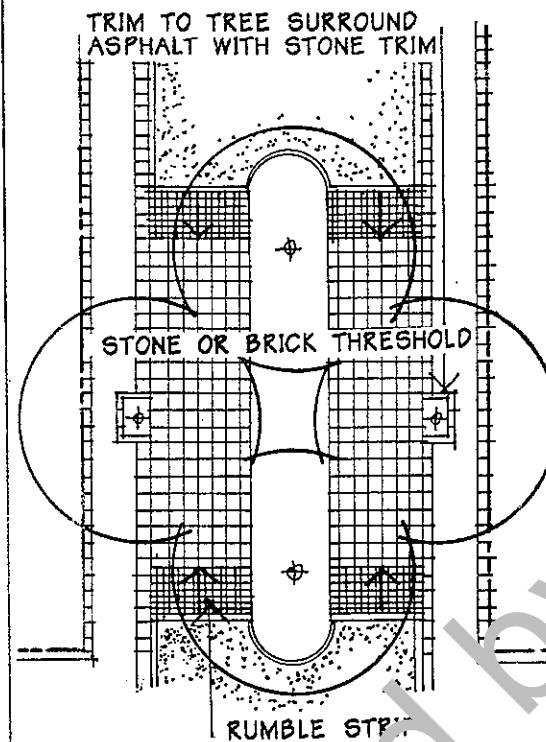
Adopt a palette of pavement materials for use in all zones to identify hierarchy of open space and uses

STREETS

ENTRY

Road Surface: Asphalt with stone and/or brick threshold and rumble strips to identify entry zone

Footpaths: Asphalt with stone trim/brick trim



MAIN STREET:

Road Surface: Asphalt

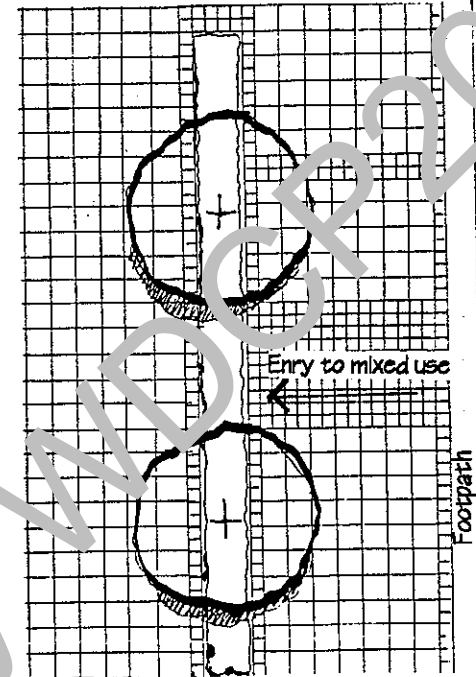
Footpaths: Asphalt with stone/brick trim and tree surround

ACCESS STREET:

Road Surface: Identify the hierarchy of this access street by a combination of pedestrian and vehicular paving, eg asphalt with stone trim or brick paving

MIXED USE

- Pavement to create separate identity through pavement selection and patterns
- Pavement to relate to footpath materials and provide a transition, eg brick with stone trim to relate to stone trim in footpaths



EXAMPLE OF POSSIBLE
PAVING PATTERNS

PUBLIC OPEN SPACE

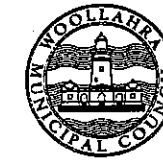
- Axial paths to footpaths (eg continue stone trim and asphalt with)
- Provide hierarchy of path widths consistent with the level of usage
- Utilise high quality materials as a focal point eg stone paving as central feature

PRIVATE OPEN SPACE

- Pavements should be non slip safe paving materials selected to suit the owner's preference
- Materials that complement the pavement in the public open space areas are preferred

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LANDSCAPE STANDARDS - LIGHTING/FURNITURE

LIGHTING

PRINCIPLE:

Lighting is to provide a safe environment while reinforcing the character of the areas within the site

FURNITURE, SIGNAGE AND BUILT ELEMENTS IN THE LANDSCAPE

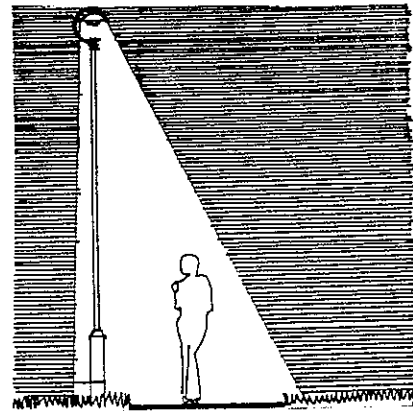
PRINCIPLE:

All furniture and external elements are to be consistent in design and colour to provide a coherent, logical theme

CLIMATE & PRIVACY CONTROL

STREETS

- Street lighting is to be an acceptable fitting to Sydney Electricity Standards for design and maintenance
- Post tops lights to be used on entry and main Streets as well as major pedestrian links
- Identify signage by the use of spotlighting
- Utilise vandal resistant lighting



- Incorporate clear, consistent street signage used as a design element in the landscape
- Provide clear entry signs to identify the area and its precincts
- Provide removable bollards where necessary at entries to zones where periodic vehicular access is required

- Locate deciduous trees in streets to provide sun access in winter and shade in summer
- Semi open foliated trees to be used in streets to allow views through branching

MIXED USE ZONE

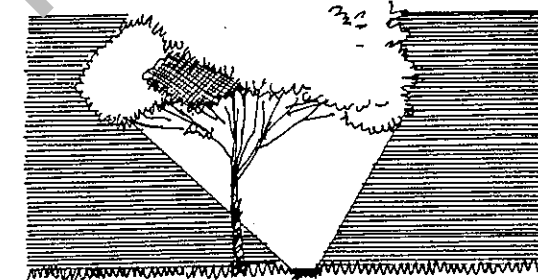
- Provide light levels to Australian Standards while maintaining a unique design character for this area

- Provide seating, bicycle racks, features (eg water, pergolas, colonnades for shade and mixed pedestrian use

- Locate trees and built elements to reduce overlooking from Level 1

PUBLIC OPEN SPACE

- Public Open Space is to be well lit with post top lighting identifying major through pedestrian links
- Utilise 'mood' lighting such as spot lights and inground uplights to identify features and buildings



- Provide seating, bicycle racks
- Consider structures to reinforce the cultural heritage of the site, eg Victorian focal point of sculpture or water feature

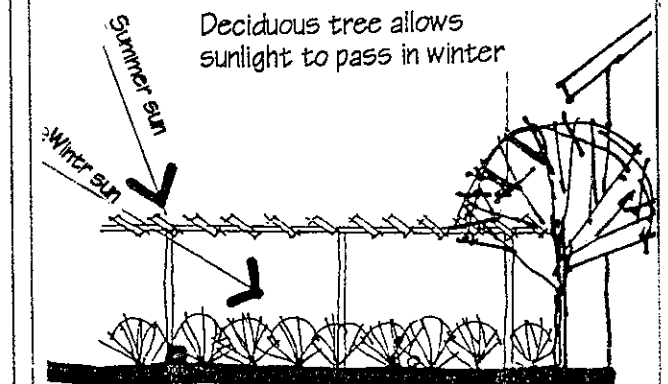


- Provide shady seating areas for use by residents
- Consider overshadowing to public open space in tree locations

PRIVATE OPEN SPACE

- Provide light levels to Australian Standards at entries to Private Open Space

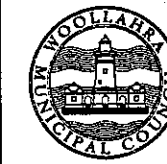
- To owners selection



- Consider overshadowing to neighbour's in tree selection and planting locations
- Provide pergolas for climate control

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LANDSCAPE STANDARDS - PLANTING

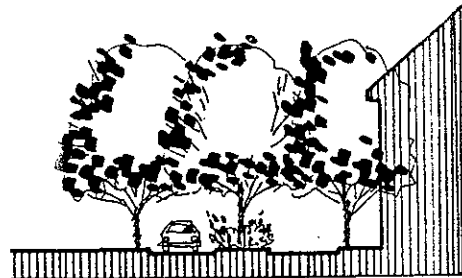
STREETS

GENERAL: Planting in streets should respect views from residences and compliment the architectural lines (eg street trees planted in line with boundary walls)

Tree planting in streets is to be regular in spacing and consistent in alignment with kerb

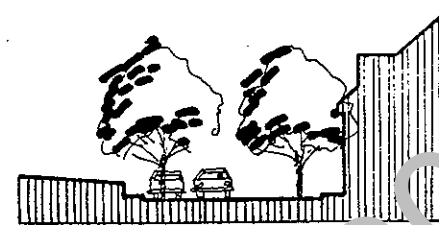
Street trees are to identify the hierarchy of the street and provide climate control

ENTRY STREET



ENTRY ST Large scale deciduous trees located both sides of road and in median (approx height 10m) to create avenue

MAIN STREET



MAIN ST: Large to medium scale deciduous trees located on both sides of road to continue the avenue

MIXED USE

- A strong planting theme is to be created by the use of semi mature tree species
- Define the boundary of this zone by the use of trees planted to respect building form
- Plant deciduous trees in an east west alignment and evergreen in a north south alignment for best solar access

PUBLIC OPEN SPACE

- Reflect the cultural heritage of the site by the use of plant species
- Ficus, Phoenix and Magnolias can be used as Victorian tree species of large scale
- Axis can be identified by the use of hedging
- Shrubs and accents are to be planted in massed groups to avoid scattered single plant species of little impact

PRIVATE OPEN SPACE

- At least one tree of the species listed is to be planted in private open space areas to create a continuity of design
- Provision of on-site soft landscaping shall be made on private allotments to the satisfaction of Council.

PLANT SPECIES LIST

The following plants indicate the character selection of plants suitable for the site. Many are heritage (Victorian) species

	Entry St	Main St	Boundary	Public Open Space	Private Open Space
Trees: Exotic					
Albizia julibrissin					
Acer negundo					
Ainus jorullensis					
Citharexylum fruitcosum					
Fraxinus sp					
Magnolia grandiflora					
Nyssa sylvatica					
Pistacia chinensis					
Platanus hybrida					
Quercus robur					
Robinia pseudo acacia					
Schinus molle					
Ulmus parvifolia					
Trees: Native					
Acacia elata					
Angophora costata					
Callitris rhomboidea					
Elaeocarpus reticulatus					
Eucalyptus haemastoma					
Eucalyptus piperita					
Ficus macrophylla					
Ficus rubiginosa					
Grevillea robusta					
Lophostemon confertus					
Shrubs					
Buxus microphylla japonica					
Callistemon sp					
Camellia sasanqua					
Coleonema pulchrum					
Gardenia augusta 'Magnifica'					
Hebe sp					
Hydrangea sp					
Lavandula sp					
Michelia figo					
Murraya paniculata					
Photinia glabra rubens					
Raphiolepis indica					
Viburnum tinus					
Accents/Groundcovers					
Agapanthus orientalis					
Chrysanthemum maximum					
Crinum pedunculatum					
Cyathia cooperi					
Dianella sp					
Felicia amelloides					
Lomandra longifolia					
Pelargonium peltatum					
Vinca minor					
Viola hederacea					
Palms					
Archontophoenix cunninghamiana					
Howea forsteriana					
Livistona australis					
Phoenix canariensis					

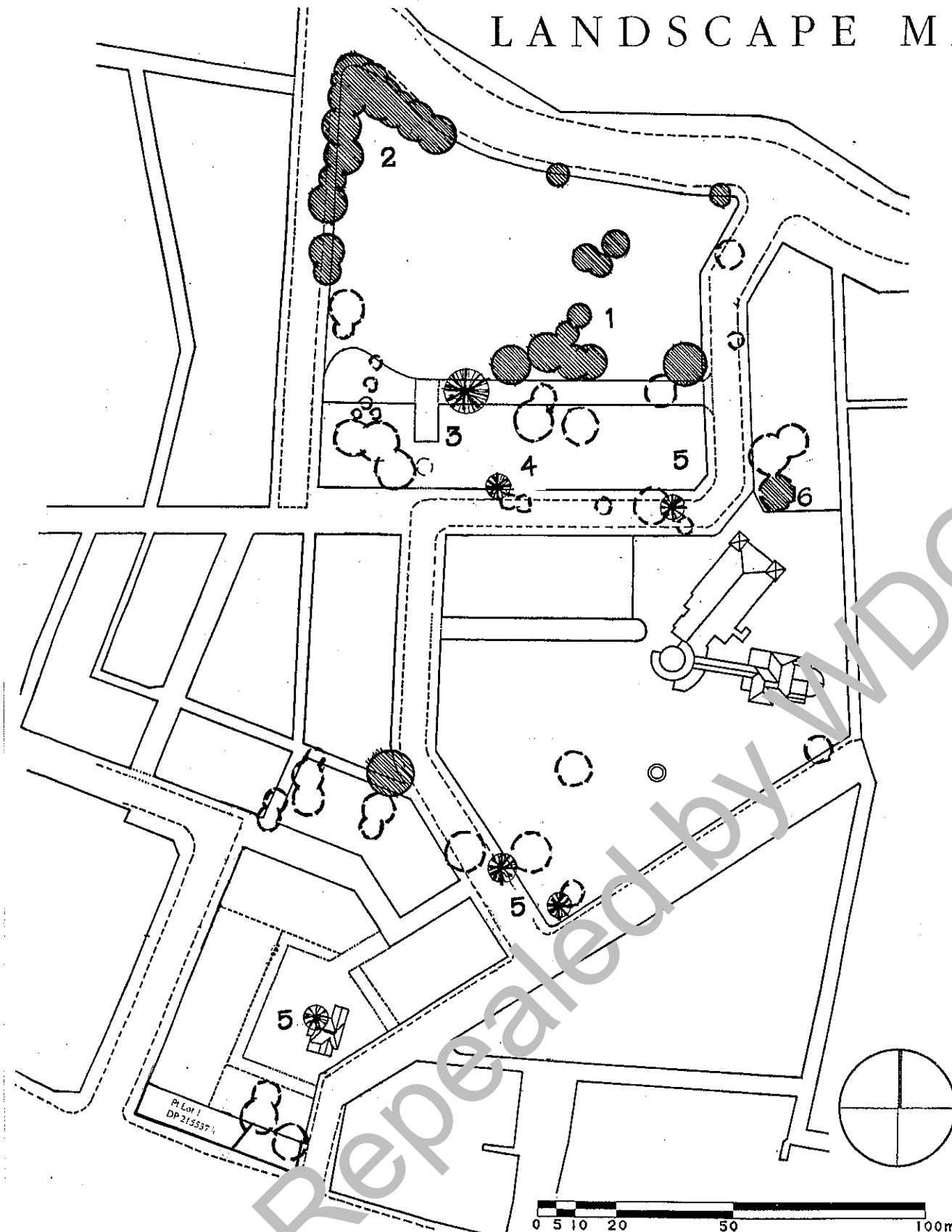
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LANDSCAPE MANAGEMENT PLAN



This Landscape Management Plan outlines how the existing landscape is to be managed when the site is redeveloped.

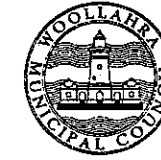
1. Cluster of existing trees to be retained. They include:
 - Cinnamomum Camphora
 - Cedrus Deodora
 - Ficus SP
 - Bauhinia SP
 - Eucalyptus SP
2. Cluster of Camphor Laurels to be retained. Long term replanting will need to be undertaken.
3. Canary Island Date Palm to be transplanted.
4. Bangalow Palm to be transplanted.
5. Butia Palm to be transplanted.
6. London Plane Tree to be retained.

LEGEND

-  Trees to be retained and protected
-  Trees to be transplanted
-  Trees to be removed

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SCHEDULE OF AMENDMENTS

Amendment	Adopted	In Force	Description
No. 1	9.2.98	11.2.98	<ul style="list-style-type: none">• applies to part Lot 1 DP 215537 and part Lot 1 DP 819 165• insert reference to part Lot 1 DP 215537 in introduction section• amend master siting plan to include part Lot 1 DP 215537• amend landscape management plan to include part Lot 1 DP 215537• include section on "Oxford Street Frontage - Context Statement and Urban Design principles"• add architectural standards for mixed use buildings fronting Oxford Street• amend built form guidelines for mixed use buildings fronting Oxford Street