K2 (K24) 1 King Street, Concord West

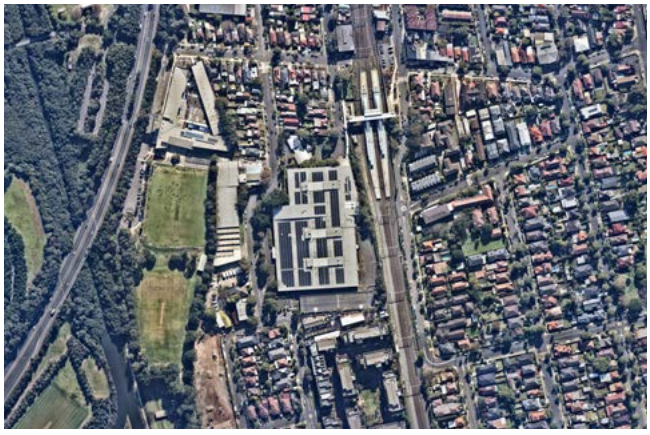


Figure K24-1 Aerial photo (source: nearmap.com)

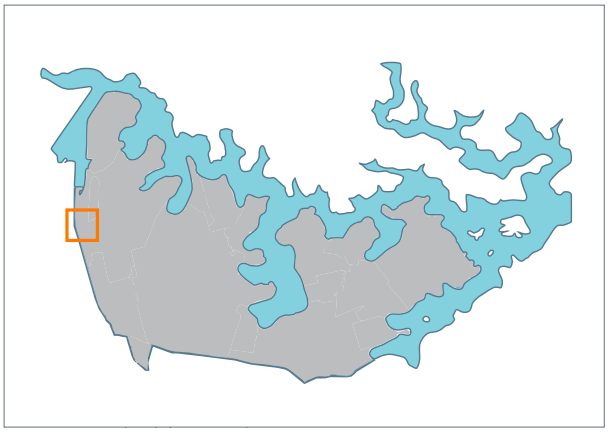


Figure K24-2 Council area map

Figure K24-3 1 King Street, Concord West - Location Plan

K24.1 General Objectives

O1 To facilitate the development of a high quality residential development which also provides mixed and community uses.

O2 To deliver new publicly accessible open spaces for residents and the local community.

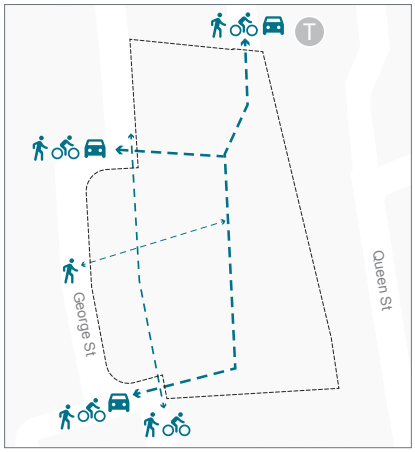
O3 To concentrate height and density close to the railway station and sensitively transition towards lower existing and planned residential dwellings.

O4 To deliver a diverse mix of dwelling types including accessible, adaptable and affordable housing to meet local housing demand.

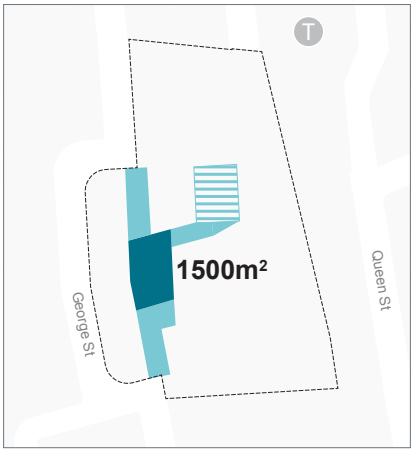
O5 To encourage modal shift by providing safe and direct pedestrian, cycle and vehicular links through the site that connect to existing and planned active transport.

O6 To maintain existing views and vistas across the site.

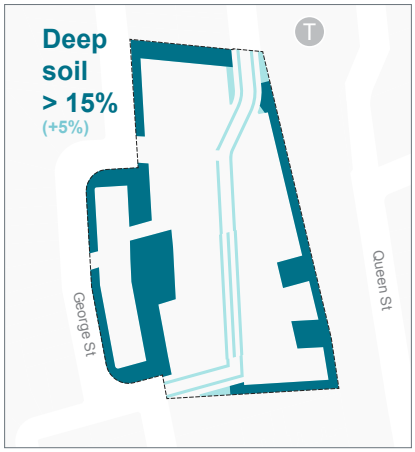
O7 To improve tree canopy coverage and ensure adequate landscaping is achieved with sufficient deep soil zones.



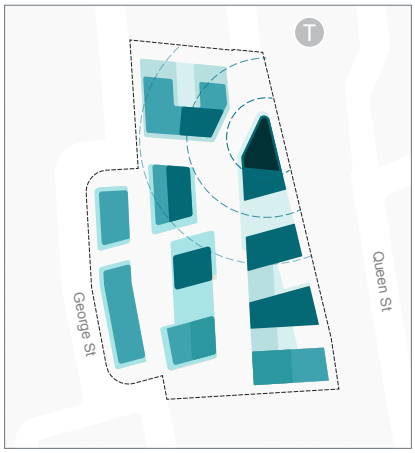
Active transport routes and vehicle connectivity across the site



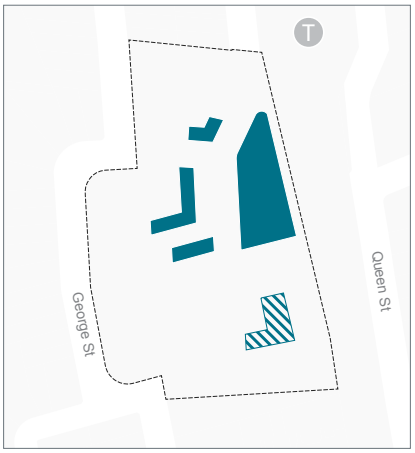
Central green open space connected to green link and town square



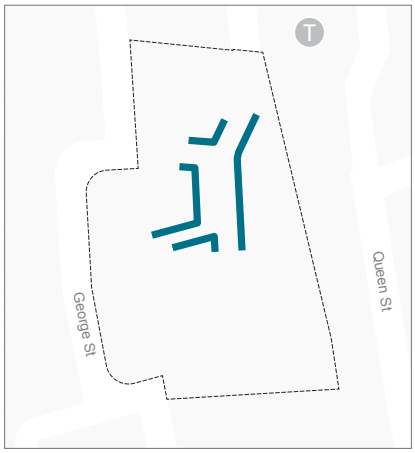
Deep soil zones that enable increased tree canopy coverage



Sensitive building heights that transition to surrounding neighbours



Non-residential uses close to the train station



Active frontages focused around the new town square

Figure K24-4 Urban Design Principle Diagrams

K24 1 King Street, Concord West

K24.2 Movement and Access Network

Objectives

O8 To provide increased pedestrian, cycle and vehicular connectivity to Concord West Train Station and encourage active transport across the wider neighbourhood.

O9 To deliver high quality streets which are carefully designed and landscaped to create safe and attractive pedestrian and cycle environments with low traffic speeds.

O10 To minimise the visual impacts of car parking and vehicular services and access points.

O11 To provide a hierarchy of new local streets consistent with their function.

Controls	
C1.	Provide a two-way privately owned, publicly accessible road that services pedestrian, cycle and vehicular access and connects King Street with George Street as shown in Figure K24-5.
C2.	Provide a north-south pedestrian and cycle corridor (minimum 8m wide) through the site as shown in Figure K24-5. It should: • include a separate 2-way cycleway (minimum 3m wide) that connects into the planned neighborhood cycleway; and • include a pedestrian pathway (minimum 2.5m wide) that connects into the George Street footpath.
C3.	Provide a east-west pedestrian through-site link (minimum 6m wide) as shown in Figure K24-5 and should include a minimum footpath width of 2.5m.
C4.	All pedestrian and cycle access through the site should: • be direct and legible; • be publicly accessible 24 hours a day; • be open to the sky; • not feature significant level changes i.e. stairs; and • be well lit to safety standards.

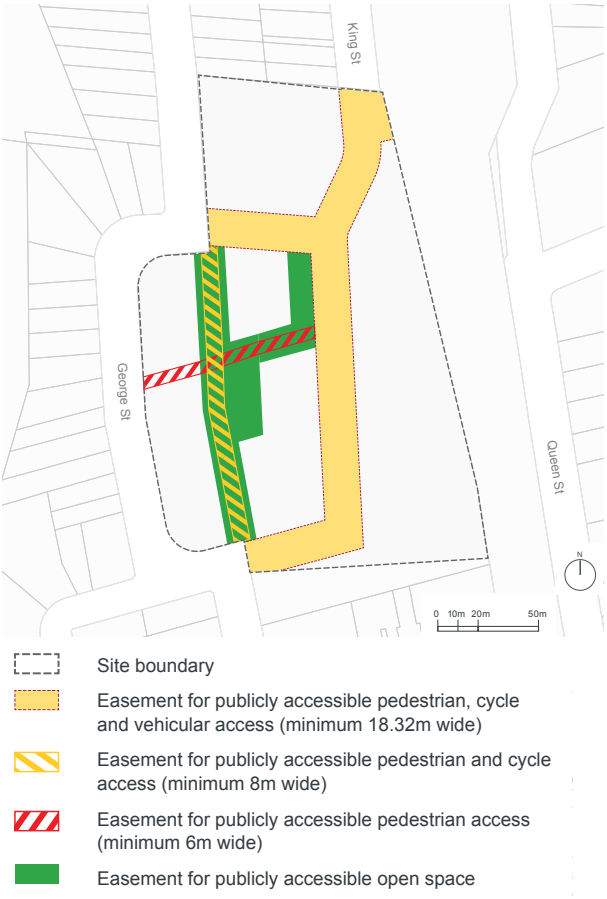
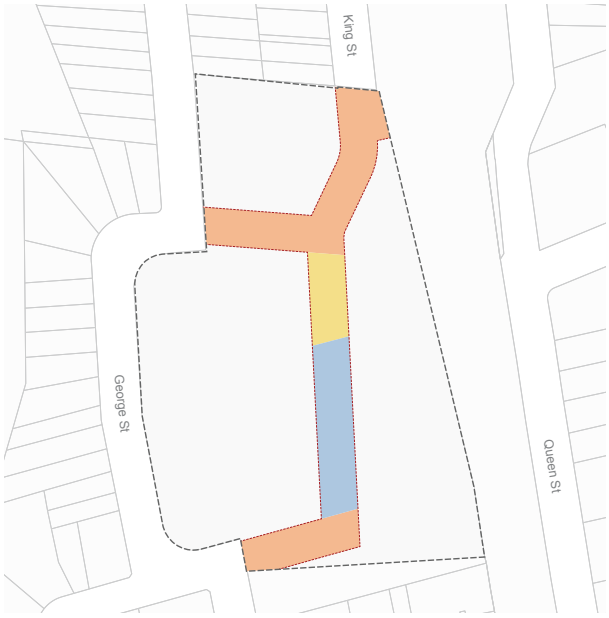


Figure K24-5 Public Access Plan

Controls	
C5.	New roads should reflect the street character plan shown in Figure K24-6 and be constructed to the satisfaction of Council in accordance with Figure K24-7 to Figure K24-9.
C6.	Proposed vehicular intersections at George Street must also consider cycle and pedestrian movements to ensure the proposed arrangements do not result in adverse or dangerous conflicts.
C7.	Basement car park entry points should be consolidated to minimise the impact on the public domain. Preferred driveway access points are identified in Figure K24-10.

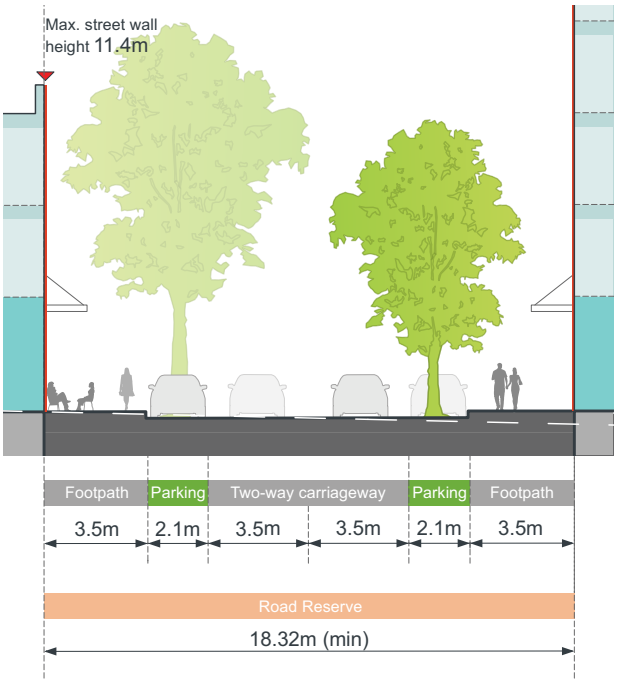


Primary Street

Primary Street with central median

Primary Street with traffic calming

Figure K24-6 Street character plan



Primary Street

Carriageway: 1 travel lane and 1 parking lane in both directions

Footpath: 3.5 metres on both sides

Landscape character: tree planting and parking bays with WSUD

Figure K24-7 Primary street

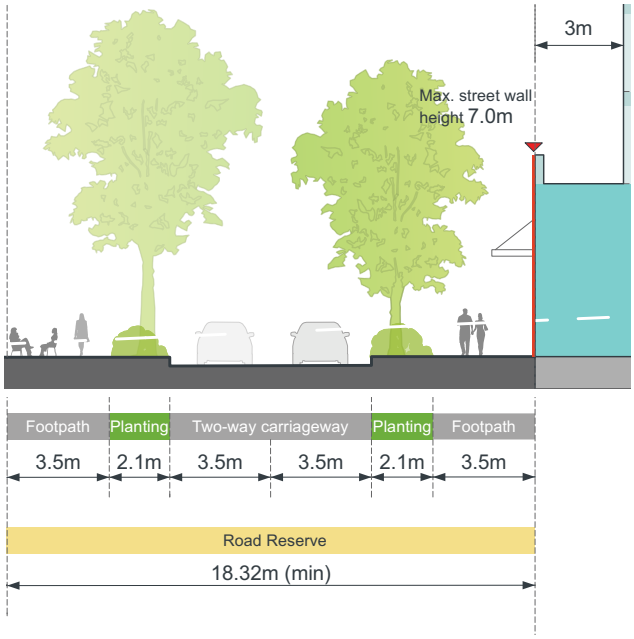
Primary Street with central median

Carriageway: 1 travel lane and 1 parking lane in both directions

Footpath: 3.5 metres on both sides

Landscape character: tree planting and WSUD in parking bays and central median

Figure K24-8 Primary street with central median



Primary Street with traffic calming

Carriageway: 1 travel lane in both directions, no car-parking

Footpath: 3.5 metres on both sides

Landscape character: tree planting and WSUD between carriageway and footpath

Figure K24-9 Primary street adjoining town square

K24 1 King Street, Concord West

K24.3 Landscape and Public Domain

Objectives

O12 To provide a centrally located publicly accessible open space that is an adaptable and usable size.

O13 To ensure high quality landscaping that incorporates suitable vegetation of different scales, strengthens indigenous vegetation and enhances Connecting with Country landscape values on Wangal land.

O14 To allow adequate provision on site for stormwater infiltration, deep soil tree planting and areas of communal outdoor recreation.

O15 To increase tree canopy coverage to mitigate climatic impacts on buildings and outdoor spaces, provide shade and reduce urban heat island effects.

Open Space

Controls	
C8.	Provide centrally located publicly accessible, privately owned open space (minimum of 1,400m^2) that is generally consistent with that shown in Figure K24-10. This open space should have a minimum dimension of 30m, be landscaped, green and provide opportunities for children's play.
C9.	Provide a centrally located town square that is generally consistent with that shown in Figure K24-10. This 'urban heart' should be a pedestrian priority space that is supported by active frontages and opportunities for public seating and outdoor dining.
C10.	50% of public open space and plaza is to receive at least four hours direct sunlight between 9am and 3pm on 21 June.

Deep Soil

Controls	
C11.	Deep soil zones are to be provided as identified in Figure K24-10. Additional opportunities for deep soil zones beyond the areas identified are encouraged.
C12.	Deep soil zones are to be a minimum of 15% of the total site area in line with the ADG requirements where deep soil calculations should not have a width of less than 6m. An additional 5% of the site area (20% overall total) should also be provided as deep soil in line with the Homebush North DCP where the calculations do not include any land that has a length or width less than 1.5m.
C13.	Buildings and structures including basements are not to encroach into identified deep soil zones.
C14.	Deep soil zones should have a minimum width of 6m. Median strips and verges are also to be deep soil with a minimum width of 1.5m.

Tree Canopy Coverage

Controls	
C15.	A minimum of 30% of the site area is to be covered by tree canopy.
C16.	The two trees in the north west corner of the site that are identified to have potential heritage landscape value are to be retained.
C17.	Trees which are not planted in deep soil zones are not to be included in tree canopy coverage calculations.

Maximising canopy cover significantly improves the micro-climate and supports active transport choices.

Public Domain / Ground Floor Uses Plan

Figure K24-10 Public Domain Plan

K24 1 King Street, Concord West

K24.4 Built Form Envelopes

Objectives

O16 To ensure the bulk and scale of development on the site is sympathetic to the existing context and compatible with the desired future character of the area.

O17 To concentrate height and density close to the railway station.

O18 To reduce height and density along sensitive interfaces towards lower existing and planned residential uses.

O19 To provide adequate privacy and access to daylight, ventilation and outlook for existing and proposed properties.

Building Heights

Controls	
C18.	New development is to conform with the maximum heights and number of storeys as shown in Figure K24-12 Building Envelope Controls Plan and Figure K24-13 to Figure K24-18 Sections.
C19.	Minimum floor to floor heights for new development area as follows:

Use	Minimum floor to floor height	Minimum floor to ceiling height
Retail	4.4m	4m
Commercial	3.7m	3.3m
Adaptable	3.7m	3.3m
Residential	3.2m	2.7m
Community	3.7m	3.3m

Bulk and Scale

Controls	
C20.	The maximum floor plate size for any building above 8 storeys in height is to be 750m^2 gross floor area.
C21.	The upper-most level of buildings are to be designed to reduce the visual bulk and scale. Options to achieve this include setbacks and the use of dark colours and roof elements that create deep shadows.
C22.	Building façades are to be articulated to incorporate breaks that reflect building entries and/or provide visual connectivity to streets, links and open spaces.

Setbacks

Controls	
C23.	New development must provide setbacks as identified in Figure K24-12 Building Envelope Control Plan and comply with building separation distances in accordance with the Apartment Design Guide.
C24.	'Undesirable' elements such as vents, electricity substations, or plant and equipment spaces are not permissible within setback areas. All such elements should be integrated into the building design and screened from view where possible.

FSR

Controls	
C25.	The maximum overall density of the Precinct is not to exceed the maximum FSR shown in the LEP.
C26.	Development of each part of the site is not to exceed the maximum floor space ratio shown in Figure K24-11 Maximum FSR Plan.

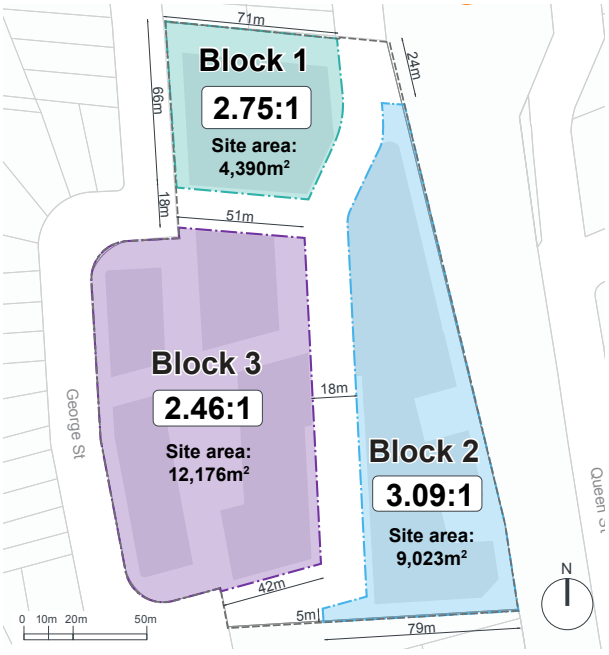


Figure K24-11 Maximum FSR Plan

Building Envelope Controls Plan

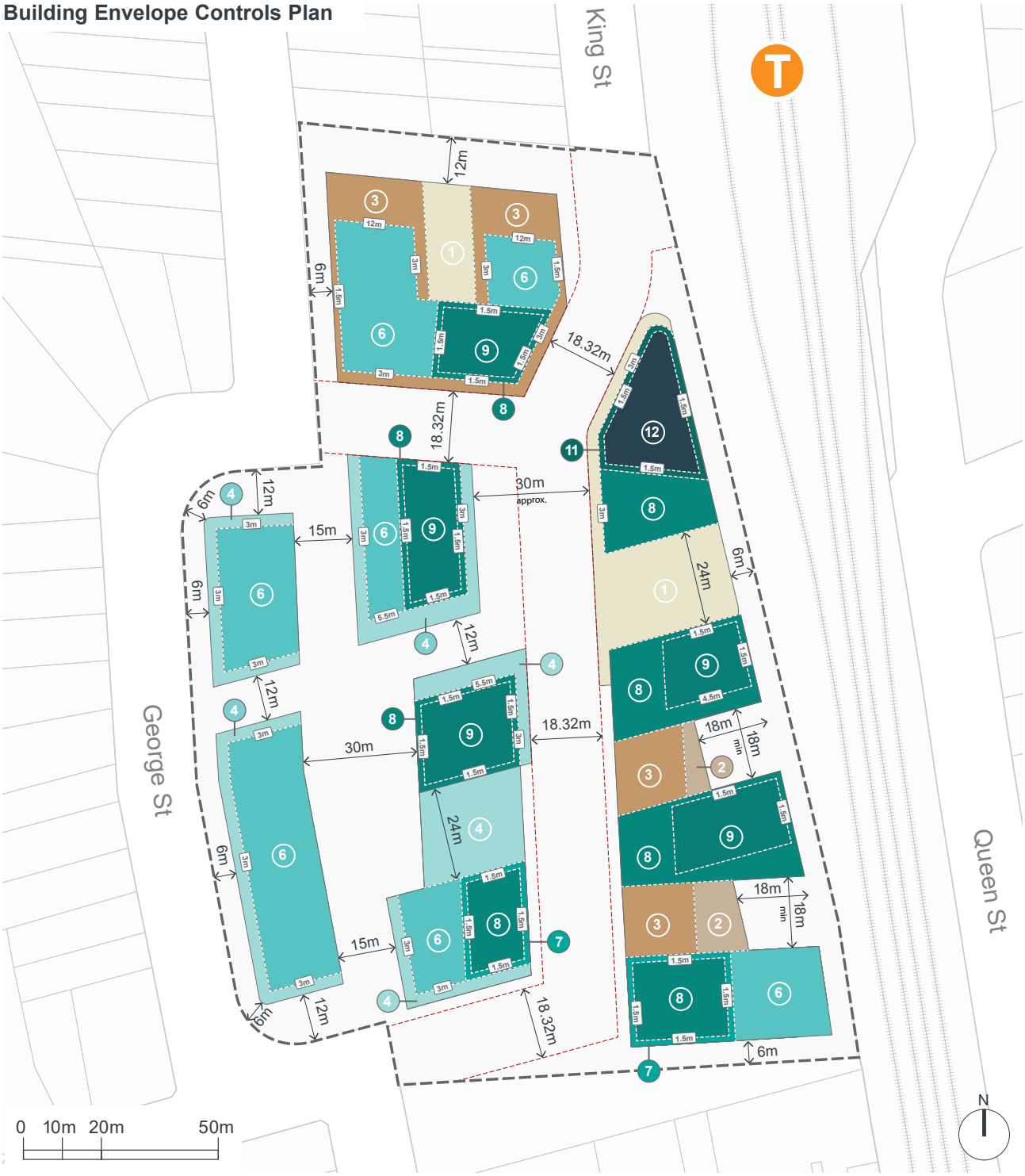


Figure K24-12 Building Envelope Controls Plan

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K24 1 King Street, Concord West

Building Envelope Controls Sections

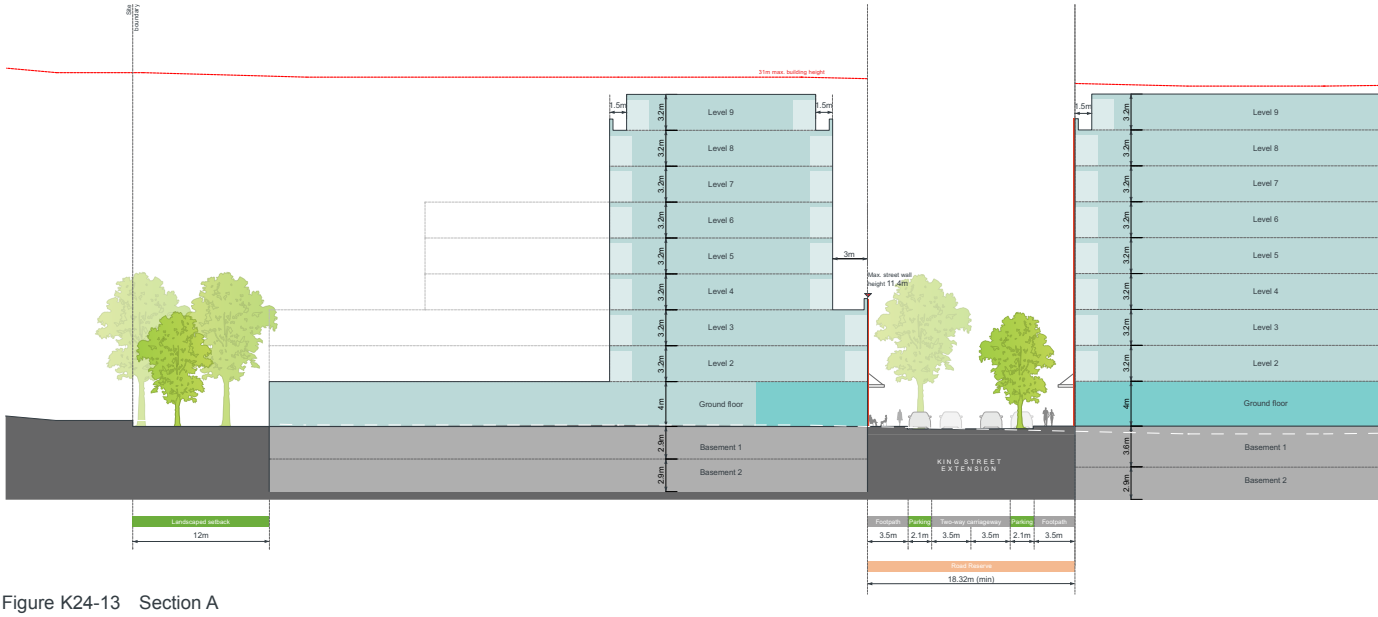
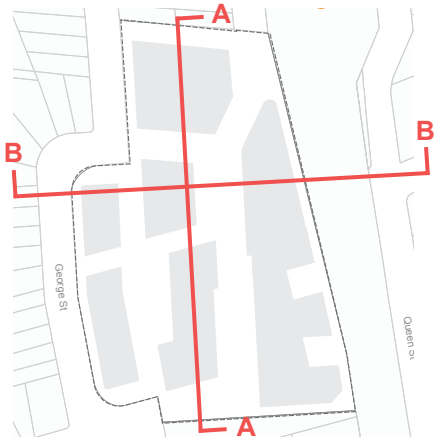


Figure K24-13 Section A



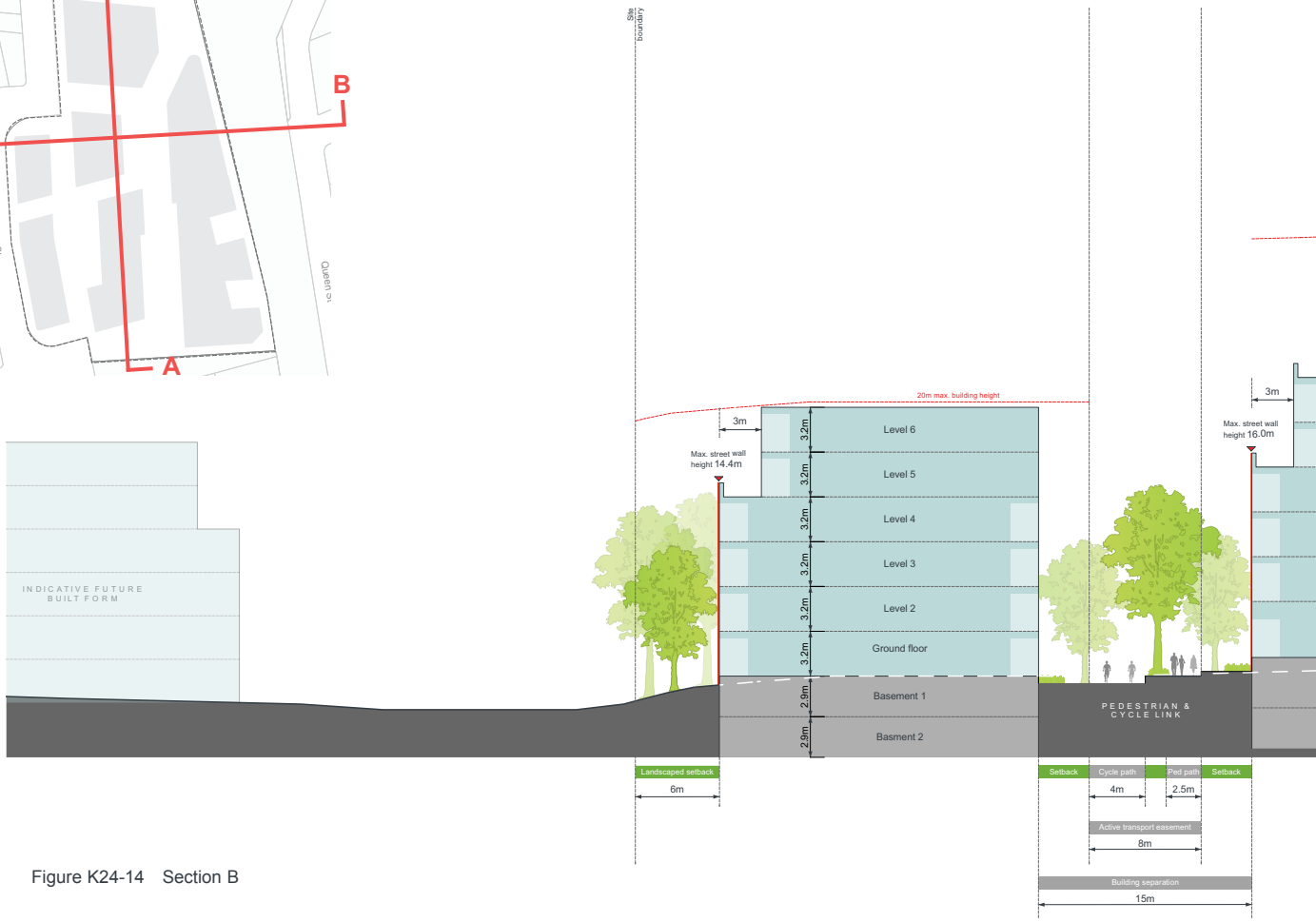


Figure K24-14 Section B

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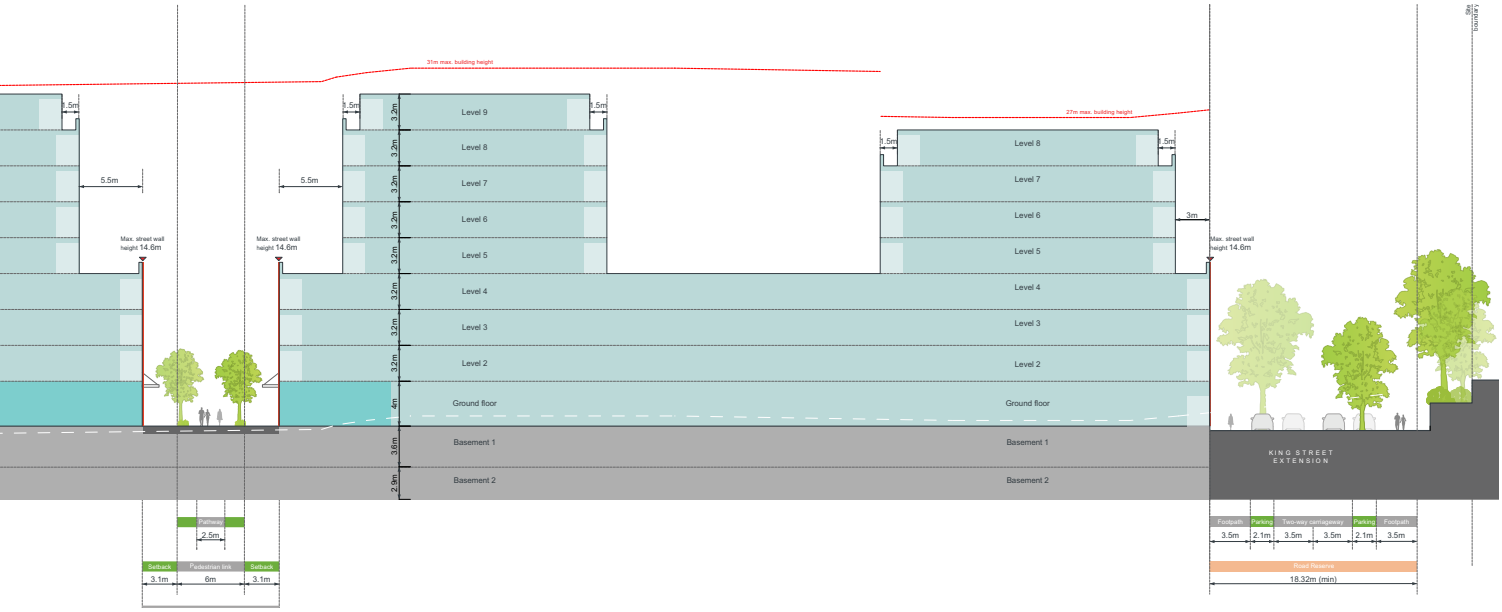
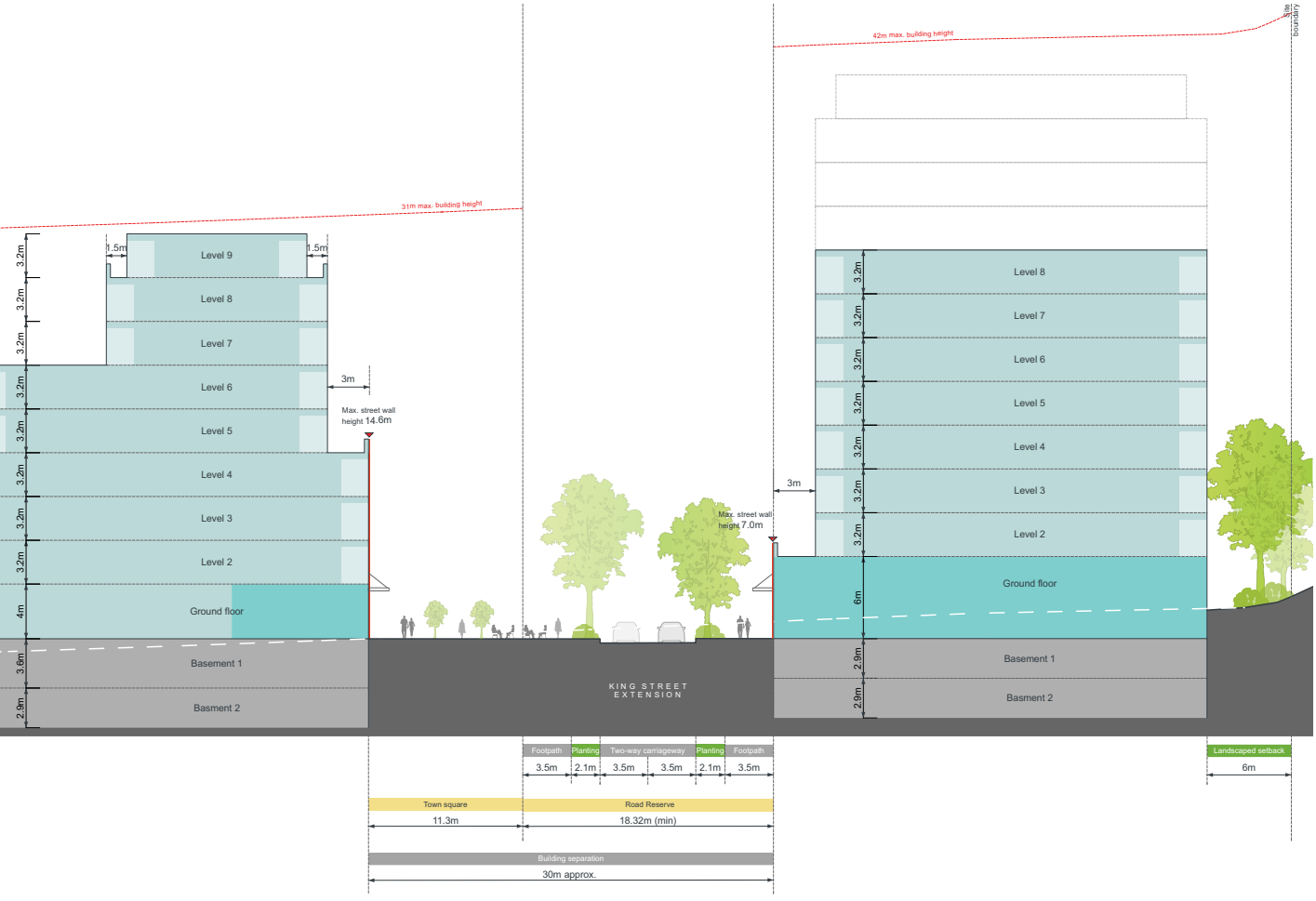

31m max. building height
27m max. building height
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Ground floor
Basement 1
Basement 2
Max. street wall height 14.6m
3m
KING STREET EXTENSION
Pathway
Setback
Pedestrian link
Footpath
Parking
Two-way carriageway
Road Reserve
18.32m (min)


31m max. building height
42m max. building height
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Ground floor
Basement 1
Basmment 2
Max. street wall height 14.6m
Max. street wall height 7.0m
3m
KING STREET EXTENSION
Footpath
Planting
Two-way carriageway
Landscaped setback
Town square
Road Reserve
11.3m
18.32m (min)
Building separation
30m approx.

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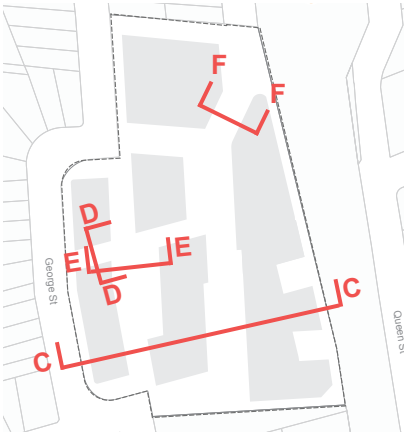
K24 1 King Street, Concord West



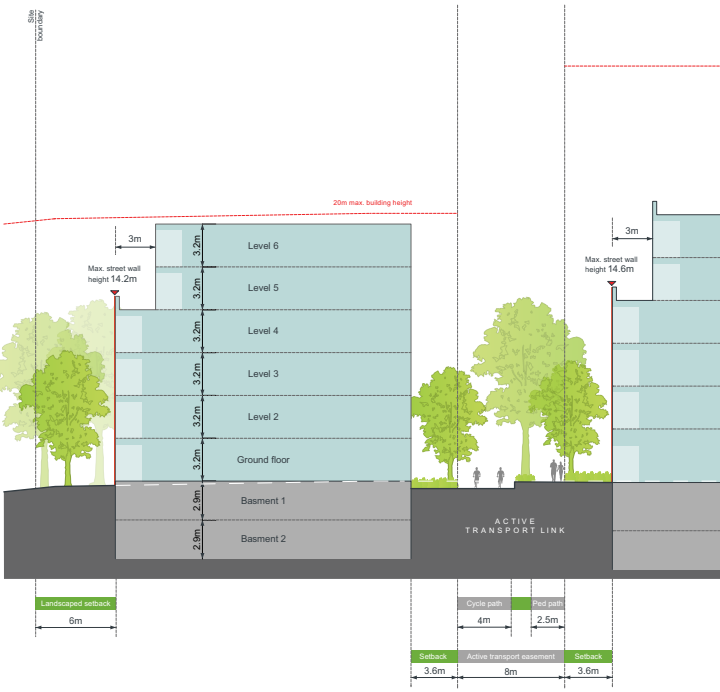


Figure K24-15 Section C

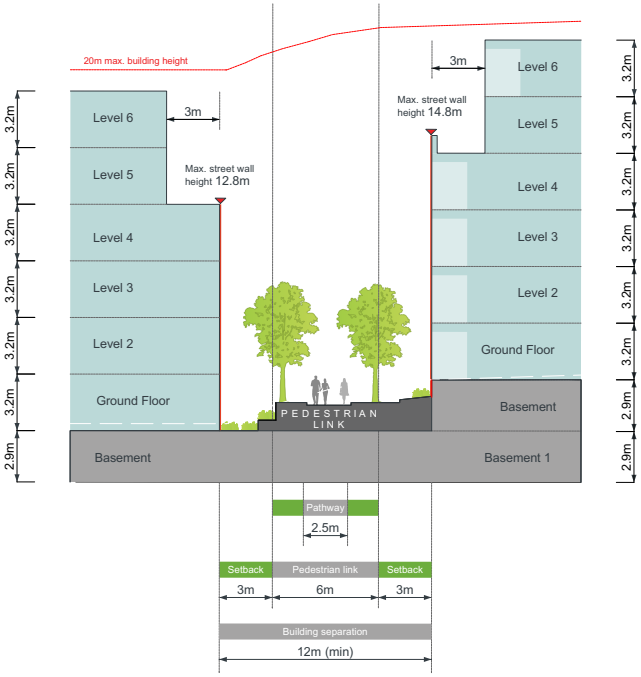


Figure K24-16 Section D

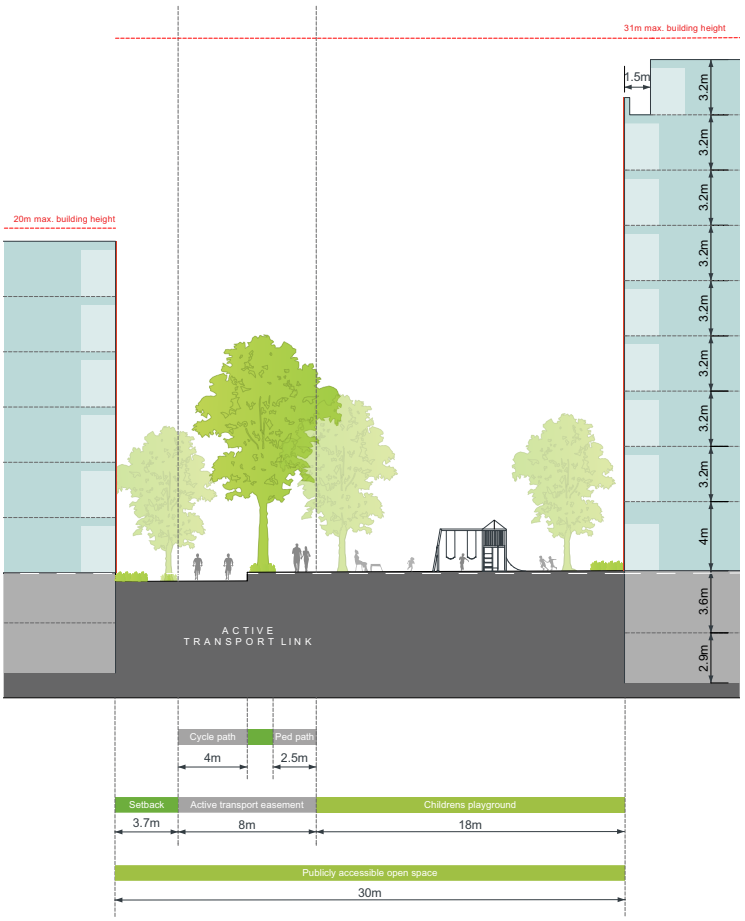


Figure K24-17 Section E

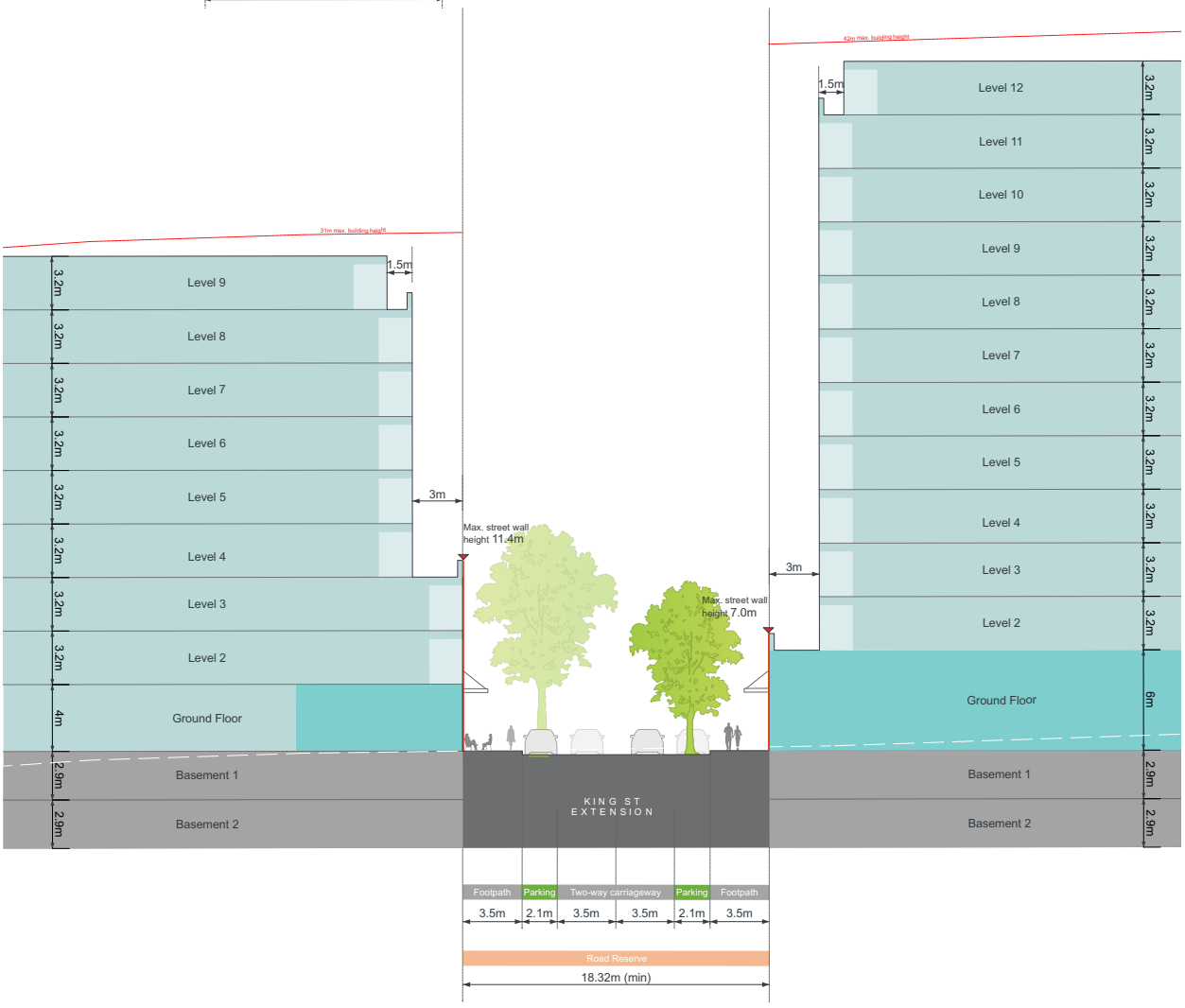


Figure K24-18 Section F

K24 1 King Street, Concord West

K24.5 Appearance

Objectives

O20 To ensure building exteriors positively contribute to the streetscape and the desired future character of the area.

O21 To add visual quality and interest to new buildings, with a focus on breaking up massing of higher density forms when viewed from the public domain, publicly accessible places and neighbouring properties.

Controls	
C27.	To achieve diversity and interest, architectural expression, details and materials of each building should be varied and present overall as a group of buildings rather than one building designed by a single designer or company.
C28.	New development is to place particular focus on creating a 'human scale' at the lower levels through the use of detailed design, insets and projections that create interest and, where relevant, the appearance of finer grain along the street.
C29.	External walls are constructed of high quality and durable materials and finishes with low maintenance attributes (‘self-cleaning’) such as face brickwork, rendered brickwork, stone, concrete and glass.
C30.	The composition of facades is to balance solid and void elements and not use large areas of a single material, including glass.
C31.	Roof plant, lift overruns, utilities, vents and other service related elements are to be integrated into the built form design and complementary to the architecture of the building.
C32.	Buildings on corners are to address both streets and architectural elements are to be composed so that they 'turn the corner'.

K24.6 Ground Floor Residential Interfaces

Objectives

O22 To ensure residential dwellings on the ground level have a high level of amenity and create a positive interface with the street.

O23 To maximise opportunities for passive surveillance of the public domain and enhance public safety and security.

Controls	
C33.	Ground floor dwelling units facing the street and public domain are to have individual entries from the street.
C34.	Except for accessible units, residential uses on the ground floor should be raised between 0.4m-1.0m above ground level to improve internal privacy of residents and passive surveillance.
C35.	Underground parking areas are to protrude no more than 1m above the level of the footpath or adjacent public domain and are to: • be integrated into the landscape and building design; • not have car ventilation grills on the street frontage unless screened by landscaping in a garden bed with a minimum plan depth of 1m; and • have any ground floor car parking areas sleeved with uses fronting the street.

K24.7 Active Frontages

Objectives

O24 To create engaging and vibrant active non-residential frontages and provide interest and variety along the street.

O25 To focus active frontages around the central town square and close to the station.

Controls	
C36.	Ground level active uses must be provided along 'Active frontages' as identified in Figure K24-10.
C37.	Along active frontages: • continuous awnings must be provided to shelter pedestrians from weather; • tenancies must be a minimum of 10m deep; • shop entries are to be level with the footpath. Where this is not possible entries are to be a maximum of 0.35m above the footpath level. Shop entries cannot be below the street level; and • The design guidance shown in Figure K24-19 must be applied.
C38.	Ground floor tenancies along active frontages should be no more than 8m wide to provide variety and interest along the street.

Awnings provide continuous all weather shelter for pedestrians.

Vertical elements such as support walls and columns (ideally continued to the upper levels) support a vertical rhythm along the street.

A maximum of 70% of the ground floor facade is glazing and balanced with solid elements

Tenancies should be as narrow as possible (ideally 5-8m wide) and a minimum of 10m deep.

Figure K24-19 Design guidance for active frontages

K24 1 King Street, Concord West

K24.8 Amenity

Objectives

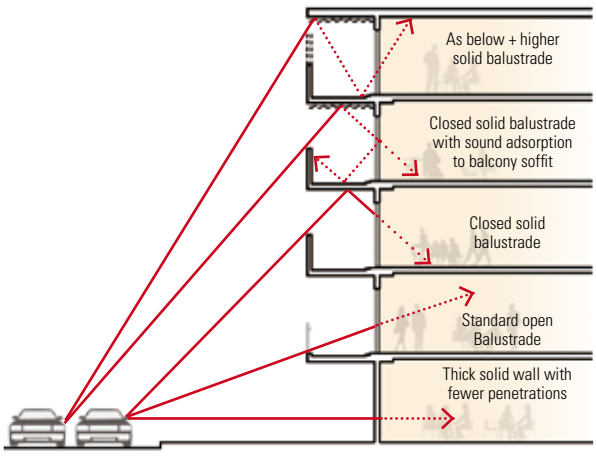
O26 To minimise the impact of new development on the outlook, privacy and sun access of adjoining properties.

O27 To minimise overshadowing of streets, links and public open spaces.

O28 To protect building users from negative impacts (noise, air quality, vibration) from the rail line.

Controls	
C39.	Siting and built form configuration optimises solar access within the development and minimises overshadowing of adjoining properties.
C40.	Development near the rail line is to consider the provisions of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and *Development Near Rail Corridors and Busy Roads Interim Guidelines* and the design approaches illustrated in Figure K24-20.

Controls	
C41.	For residential components of new development, noise sensitive areas (living rooms, bedrooms) are located away from the rail line.
C42.	Windows located near the rail line are to be appropriately acoustically treated (eg. double-glazed, laminated glazing, acoustic seals).
C43.	Habitable rooms of dwellings (excluding balconies) are to be designed to achieve the following internal noise levels: 1) bedrooms: a maximum of 35 dB(A) at any time between 10:00pm and 7:00am 2) elsewhere in the apartment (other than a garage, kitchen, bathroom or hallway): a maximum of 40dB(A) at any time.



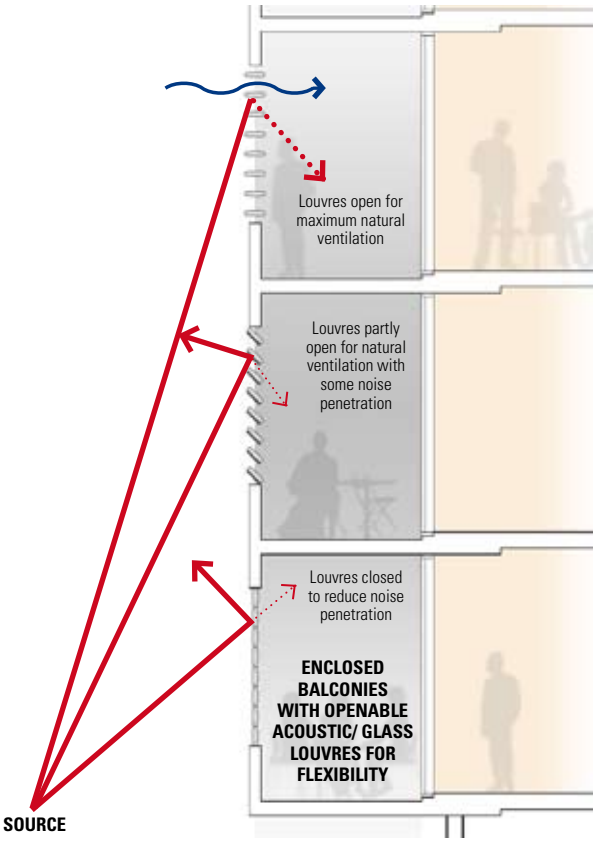


Figure K24-20 Noise mitigating facade treatments
(Source: Development Near Rail Corridors And Busy Roads Interim Guideline, NSW)

K24.9 Diversity of Uses

Objectives

O29 To provide a mix of apartment types and sizes that encourage and facilitate a diverse community from different social backgrounds.

O30 To increase jobs and skills (employment generation) on the site through the provision of adaptable retail and commercial spaces.

O31 To include uses that serve the population related needs of the Canada Bay community.

Housing Mix and Affordable Housing

Controls	
C44.	Dwelling mix is to be provided in accordance with the Canada Bay Local Environmental Plan 2013.
C45.	Dwellings dedicated to Affordable Housing are to be of equivalent design quality, diversity and mix as all other dwellings.
C46.	Affordable housing is to be providing in accordance with the *Canada Bay Local Environmental Plan 2013* and the requirements of the *Canada Bay Affordable Housing Contribution Scheme.*
C47.	Ground floor apartments and terrace style typologies on the lower floors of apartment buildings facing streets and open spaces are encouraged.
C48.	Residential typologies should feature inclusive designs that cater for young families with children, the elderly and people with disabilities.

Commercial and Retail Uses

Controls	
C49.	The minimum amunt of non-residential uses across the site is 3,500m^2, and the maximum is 5,000m^2 Gross Floor Area in general accordance with Figure K24-10.
C50.	Social and community uses, such as a childcare centre or community meeting space and/or gyms are encouraged within the non-residential floor areas.

K24 1 King Street, Concord West

K24.10 Sustainability & Performance

Objectives

O32 To achieve world leading practice in design, construction and operation to deliver on sustainability outcomes, targeting a net positive environmental impact.

O33 To mitigate the impacts of climate change on key infrastructure and assets.

All new streets and pedestrian/ cycle links should implement water sensitive urban design treatments (WSUD).

Controls	
C51.	All new development is to achieve the 'Performance Objectives' identified in Figure K24-38.
C52.	The development is to achieve beyond the baseline compliance requirements set by BASIX through the following key interventions: • efficient appliances and improved thermal design; • avoid natural gas in all residential development and provide appliances that can be powered by renewable energy sources such as; – electric heat pumps for hot water, – induction cooktops, – electric heating and cooling e.g. efficient air-conditioners with low GWP (Global Warming Potential); • solar photovoltaic and battery ready facilities; • recycled water infrastructure; • green facade treatment for cooler dwellings; and • access to car share facilities best practice parking measures including provision of EV charging and smart metering systems for all parking spaces.
C53.	All new streets should accommodate stormwater flows and implement Water Sensitive Urban Design (WSUD) treatments to the satisfaction of Council.

Basis	Response
Sustainable Buildings SEPP	• Average 7 star NatHERS	minimum 6 star NatHERS • BASIX Energy 62 (BASIX Higher Standards) • BASIX Materials Index
PRCUTS *Sustainability Implementation Plan*	• BASIX Water 50 • 5.5 star NABERS Energy for Apartment Buildings • 5.5 star NABERS Water for Apartment Buildings • Energy infrastructure
Green Star Buildings	• Credible reductions in upfront carbon and energy use • Fossil fuel-free • 100% renewable energy • High impact refrigerants are eliminated, where possible • 80-90% diversion of construction and demolition waste from landfill
Movement and Place	• Level 1 EV charging points to every residential car parking spaces and Level 2 charging points to 10% of non-residential car parking spaces
Nature-based Solutions	• 30% urban tree canopy • Increase biodiversity with a high proportion of indigenous planting (+60%) and a significant nesting tree per 500m^2 of landscaped area

Figure K24-21 Performance Objectives (Mott MacDonald, July 2023)