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City of Ryde
Development Control Plan 2014

Part: 4.2
Shepherd's Bay, Meadowbank

Translation

ENGLISH

If you do not understand this document please come to Ryde Civic Centre, 1 Devlin Street, Ryde Monday to Friday 8.30am to 4.30pm or telephone the Telephone and Interpreting Service on 131 450 and ask an interpreter to contact the City of Ryde for you on 9952 8222.

ARABIC

إذا تعذر عليك فهم محتويات هذه الوثيقة، نرجو الحضور إلى موكز بلدية رايد Ryde Civic Centre على العنوان: 1 Devlin Street, Ryde من الاثنين إلى الجمعة بين الساعة 8.30 صباحًا والساعة 4.30 بعد الظهر، أو الاتصال بمكتب خدمات الترجمة على الرقم 131 450 لكي تطلب من أحد المترجمين الاتصال بمجلس مدينة رايد، على الرقم 9952 8222، نيابةً عنك.

ARMENIAN

Եթէ այս գրութիւնը չէք հասկնար, խնդրեմ եկէք՝ Ռայտ Սիվիք Սենթըր, 1 Տելվին փողոց, Ռայտ, (Ryde Civic Centre, 1 Delvin Street, Ryde) Երկուշաբթիէն Ուրբաթ կ.ա. ժամը 8.30 – կ.է. ժամը 4.30, կամ հեռաձայնեցէք Հեռաձայնի եւ Թարգմանութեան Սպասարկութեան՝ 131 450, եւ խնդրեցէք որ թարգմանիչ մը Ռայտ Քաղաքապետարանին հետ կապ հաստատէ ձեզի համար, հեռաձայնելով՝ 9952 8222 թիւին։

CHINESE

如果您看不懂本文，請在周一至周五上午 8 時 30 分至下午 4 時 30 分前往 Ryde 市政中心詢問 (Ryde Civic Centre, 地址: 1 Devlin Street, Ryde)。你也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接通後你可以要求一位傳譯員爲你打如下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

FARSI

اگر این مدرک را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر دوشنبه تا جمعه به مرکز شهرداری رایدRyde Civic Centre, 1 Devlin Street, مراجعه کنید یا به سرویس مترجم تلفنی شماره 131 450 تلفن بزنید و از یک مترجم بخواهید که از طرف شما با شهرداری رایدRyde شماره 9952 8222 تلفن بزند.

ITALIAN

Se non capite il presente documento, siete pregati di rivolgervi al Ryde Civic Centre al n. 1 di Devlin Street, Ryde, dalle 8.30 alle 16.30, dal lunedì al venerdì; oppure potete chiamare il Telephone Translating and Interpreting Service al 131 450 e chiedere all'interprete di contattare a vostro nome il Municipio di Ryde presso il 9952 8222.

KOREAN

이 문서가 무슨 의미인지 모르실 경우에는 1 Devlin Street, Ryde 에 있는 Ryde Civic Centre 로 오시거나 (월 – 금, 오전 8:30 – 오후 4:30), 전화 131 450 번으로 전화 통역 서비스에 연락하셔서 통역사에게 여러분 대신 Ryde 시청에 전화 9952 8222 번으로 연락을 부탁하십시오.

Amend. No.	Date approved	Effective date	Subject of amendment

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1.0 INTRODUCTION

The purpose of this Part is to guide the future development of the Shepherd's Bay, Meadowbank. This Part consists of a series of planning provisions targeting the renewal and revitalisation of Shepherd's Bay, Meadowbank. These provisions will see the employment area progressively transformed into a transit-orientated, mixed use environment.

1.1 The Objectives of this Part

This Part aims to revitalise Shepherd's Bay, Meadowbank through development provisions that:

1. encourage new development or the adaptive re-use of existing buildings containing a mix of residential, commercial and local retail;
2. describe the maximum scale, bulk and height of new buildings;
3. facilitate convenient access between work, home and leisure;
4. create a place specifically designed for the enjoyment and use of pedestrians and cyclists;
5. provide for a high level of aesthetic amenity, particularly at street level;
6. recognise and reinforce the area's topography, landscape setting and unique location on the Parramatta River foreshore;
7. facilitate uses and development that are compatible with, and complement, public use of the Parramatta River and its foreshores;
8. provide for safe, attractive and convenient public spaces that are well used;
9. preserve, protect and enhance elements of cultural and environmental significance.

1.2 Land Affected by this Part

This Part applies to land within Shepherd's Bay, Meadowbank as identified in Figure 4.2.01.

Figure 4.2.01 Meadowbank Employment Area

1.3 Relationship to Other Plans and Policies

The following documents should be referenced in relation to any proposed development within Meadowbank:

- Local Planning Study 2010
- Ryde Local Environmental Plan 2014
- State and Regional Plans relating to Sydney Harbour Catchment

2.0 DESIRED CHARACTER

2.1 Introduction

City of Ryde, as part of its commitment to Centre Revitalisation, has endorsed an Urban Villages concept for the City's traditional centres. An Urban Village is a place in a city which has the characteristics of a village and may be defined as an urban precinct located around a public transport interchange, incorporating:

1. A mix of land uses;
2. Attractive and well used public spaces;
3. A safe and convenient pedestrian environment;
4. Urban design elements which promote community pride and identity; and
5. Appropriate scale of built form that optimises the areas location between a major railway line and arterial road.

2.2 Desired Future Character

1. The vision for Shepherd's Bay, Meadowbank is to create a higher density transit-orientated neighbourhood, providing for a mix of residential and commercial/retail uses.
2. Excellent transport infrastructure will provide a high level of access and mobility, ensuring efficient connections from the east to west and north to south.
3. Shared zones and dedicated pedestrian and cycle ways will encourage walking and cycling whilst connecting green open spaces and transport nodes to create a high quality public domain for residents and visitors
4. New mixed use development will integrate with surrounding neighbourhoods and buildings, ensuring that the bulk and scale of new buildings is sensitive to the foreshore location and maximises the view potential towards the Parramatta River and surrounding regions.
5. Commercial and retail development will be concentrated around Meadowbank Station and along Church Street, whilst residential development will dominate between these employment nodes.
6. An improved public domain that provides an improved level of amenity that allows for higher densities across the area.

2.2.1 Integrated Public Domain and Development

Developments are to ensure that social, economic, environmental and urban design issues are considered together and with proper regard for their mutual and cumulative impacts. All planning, design and development activities must take account of, and effectively respond to, the linkages and interfaces between public space and private land.

2.2.2 Sustainability and Environmental Performance

Shepherd's Bay, Meadowbank will develop into a transit-oriented community that maximises the potential of urban consolidation and the integration of economic, infrastructure and physical resources. Development is to create a safe and comfortable environment for residents and workers in both private and public open spaces, through best practice design that ensures buildings and spaces achieve maximum environmental performance and minimum resource use.

Development is to be designed having regard to:

1. wind effect;
2. reflectivity;
3. noise attenuation;
4. solar access and energy conservation;
5. water conservation and re-use;
6. stormwater management;
7. adaptive re-use of buildings, where practicable;
8. landscape setbacks;
9. use of native plant species;
10. use of recycled materials;
11. waste reduction; and
12. cyclist facilities.

The development of public spaces must contribute to greater biodiversity, habitat protection and enhancement, and air and water quality. Development of contaminated land shall not proceed until the site has been remediated to a standard commensurate with the use of the land for any purpose permitted with consent in any environmental planning instrument.

2.3 Land-use

Under the LEP 2014 Shepherd's Bay, Meadowbank is zoned B4 Mixed Uses. The aim of this zone is to allow a mix of compatible uses and to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. Shepherd's Bay due to its unique setting in relation to transport, water and major roads provides the opportunity to meet these goals. The zone permits a range of uses. This development control plan provides additional detail to land use planning in Meadowbank. Specific aims in relation to land use include:

- Provide a mix of uses in areas where more intense development is to occur such as in the Station Precinct and the Church Street Precinct;
- Protect residential areas from the impacts of noise and pollution along busy roads by providing a non residential buffer;
- Provide a predominantly residential land use in the centre of Shepherd's Bay, Meadowbank; and
- Ensure that land uses and public domain upgrades compliment each other and are coordinated.

Part 5, Precinct Controls provide additional detail in relation to land use across the area.

2.4 Precincts

Shepherd's Bay, Meadowbank consists of four precincts (see Figure 4.2.02) differentiated by land-use, urban form and character. For detailed descriptions, objectives and controls for the precincts refer to Precinct Specific Development Controls (Section 5). The four precincts are:

Station Precinct

The station precinct is located in the north-western corner of the site and includes the area surrounding the existing Meadowbank Station.

Constitution Road Precinct

This precinct is centred on Constitution Road an important access to Shepherd's Bay, Meadowbank. It is bounded by Nancarrow Avenue to the south, Porter Street to the east, and Bowden Street to the west.

Waterfront Precinct

The waterfront precinct comprises the area south of Nancarrow Avenue. It includes the area along the foreshore, as well as Faraday Park.

Church Street Precinct

The Church Street precinct is situated between Porter Street and Church Street on the eastern edge of the site.

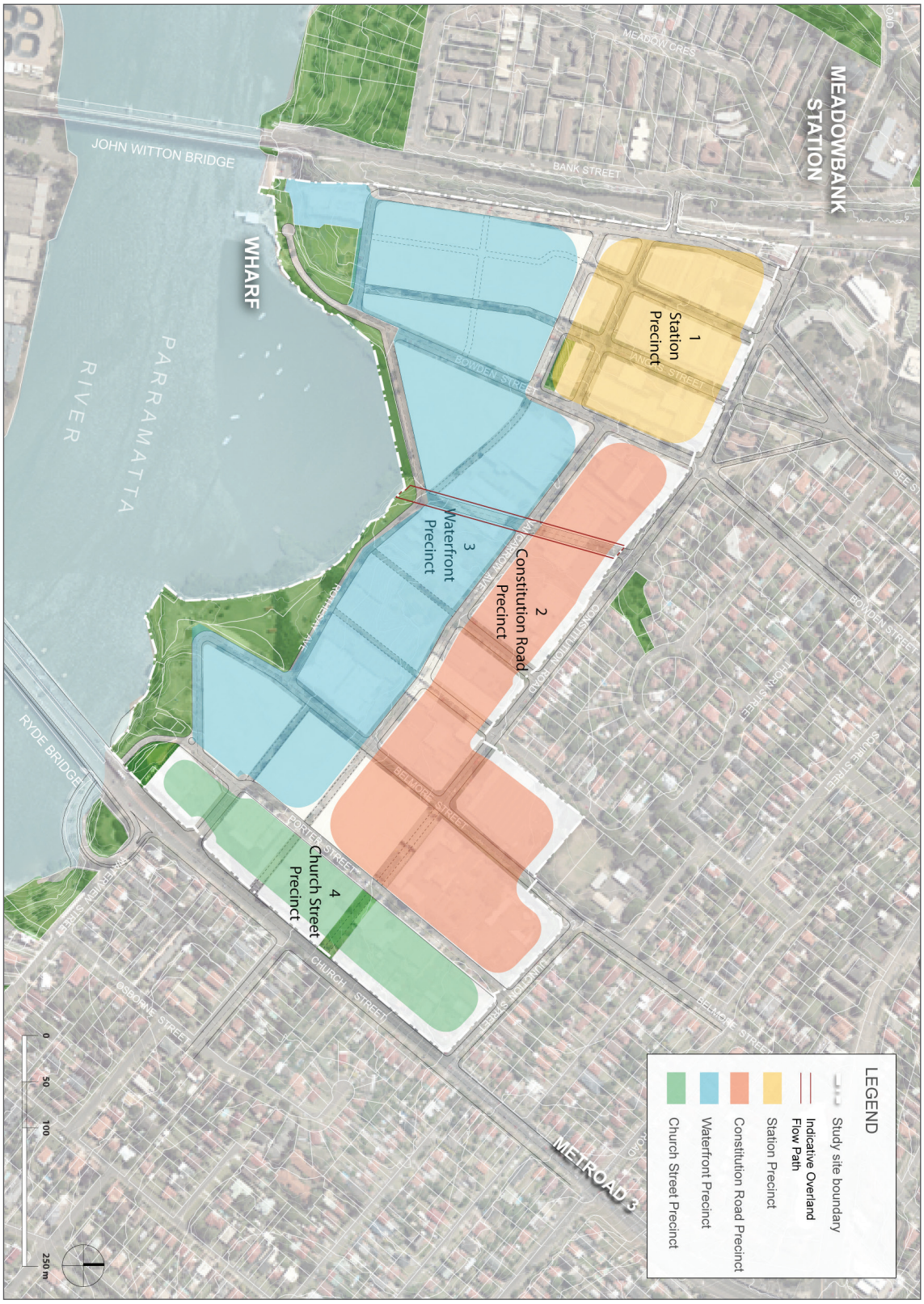


Figure 4.2.02 Precinct Plan

3.0 DESIGN EXCELLENCE PROVISIONS

Good building design should positively contribute to the overall architectural quality of the area and provide buildings appropriate to their context. In some circumstances, this contribution may be as an iconic or landmark building, but more typically it is as a well-mannered building that fits sensitively into the streetscape and surrounding built form.

This DCP sets out a number of controls that aim to achieve design excellence. This will ensure an appropriate transition between the development and public domain as well established areas.

3.1 Site Analysis

Site analysis is the first step in preparing a development proposal and must be undertaken prior to the consideration of any development options. A site analysis assesses and documents the key opportunities and constraints of a site and shows how these, in conjunction with Council's requirements, have determined the final proposal for the site.

Objectives

1. To appropriately assess the site and its constraints in order to develop a proposal that is appropriate to the sites setting and surrounding built form.
2. To ensure that the built form and architectural features of the development are appropriate for the locality.

Controls

The site analysis:

a. Must be submitted with any development application for building works;

b. Should address the performance criteria, design solutions and controls set out in this Part.

Note: The level of detail will depend on the size of the proposed development, with minor work requiring less information.

The level of detail should be clarified with Council's Environment and Planning Group;

c. Should indicate the relationship of the site/development to the following:
   i. the public open spaces (or public domain) like parks, streets and verges;
   ii. its context including other buildings;
   iii. pedestrian and cycle connectivity, both along the edges and where appropriate through the site;
   iv. heritage items where applicable; and
   v. the future built form of the area and the precinct.

d. Should include plans, sketches, photographs and supporting written information; and

e. Must indicate how the analysis has influenced the proposed design.

3.2 Staged Development Applications

A staged development application provides for a more consistent urban design outcome. A staged development application sets out the concept proposal for the development of the site.

The staged application sets the site layout and broad building envelopes that will guide the more detailed development applications later on.

Objectives

1. To develop an appropriate building envelope that is in keeping with the site characteristics, public domain and surrounding built form.
2. To ensure consistent design outcome over large sites and areas
3. To ensure that all residential amenity controls (e.g. solar access, natural ventilation etc) can be achieved over the site prior to commencing the detailed design of a development.

Controls

a. On sites over 5000 m^2 a stage development application is required that addresses:
   i. Existing and future character;
   ii. Design principles drawn from an analysis of the site and its context;
   iii. Proposed staging of development;
   iv. Distribution of land uses, including open space and landscaping;
   v. Ways in which the development will interface with, and contribute to, the public domain and the context;
   vi. Pedestrian, cycle and other transport access and circulation systems;
   vii. Parking provision;
   viii. Impact on traffic movements;
   ix. Built form, including the height and bulk of buildings;
   x. Infrastructure provision;
   xi. Site densities and coverage;
   xii. Design elements;
   xiii. Heritage conservation/interpretation;
   xiv. Remediation of the site;
   xv. Provision of public facilities and/or public art;
   xvi. Social, cultural and economic impact assessment; and
   xvii. Analysis of the potential impact of the proposed development.

b. A photo montage from the Parramatta River of the proposed scheme and/or a 3-dimensional model at a scale of no less than 1:200.

c. Staged development applications must be considered by Council's urban design review panel.

4.0 GENERAL DEVELOPMENT CONTROLS

4.1 Development and the Public Domain

This section details controls that seek to manage the interface between the public and private domain and enhance accessibility and environmental amenity throughout the area. It covers:

1. Mixed-use development;
2. Pedestrian and cyclist amenity, access and linkages;
3. Views and vistas;
4. Landscaping and open space;
5. Street furniture and public art;
6. Safety; and
7. Advertising and signage.

4.1.1 Mixed-Use Development

Council seeks to encourage development that fosters Shepherd's Bay, Meadowbank as a vibrant, attractive, safe and economically viable urban village, characterised by a mix of residential, commercial and retail uses. Mixed use involves different uses being designed to compatibly coexist either horizontally on adjacent parcels of land or vertically with in the same building.

Objectives

1. To accommodate a mix of activities – residential and commercial – in a manner that protects residential amenity while promoting economic viability.
2. To encourage a range of local uses in the vicinity of the rail station.
3. To allow for a mix of uses comprising predominantly commercial and retail uses in the Station Street and Church Street precincts.
4. To encourage lively and safe streets by requiring active street frontages and uses (retail and commercial) at ground level in designated precincts.
5. To accommodate small-scale supporting retail activity designed specifically to service, the needs of residents, workers and visitors to the area.
6. To encourage flexible building design that is adaptable to a variety of uses and future changes of use.

Controls

Mixed-use development will comprise either:

a. a combination of medium and high density residential development with compatible employment related activity; or

b. compatible employment related activities including:
   i. restaurants and cafés;
   ii. small scale retail establishments such as convenience stores and news agencies up to 2000 m^2;
   iii. small commercial offices and studios such as real estate agencies offices;
   iv. professional suites such as doctors suits; and
   v. home offices.

c. Home office accommodation is allowed throughout the area.

d. Retail developments, restaurants and cafés are to be generally located at street level.

e. Commercial uses are encouraged at the level immediately above street level, including but not confined to, professional and commercial offices, services such as dry cleaners, newsagency, and leisure uses such as a gym, places of worship or meeting rooms.

f. Ground floor apartments are to be of flexible design to facilitate change of use and ensure privacy for occupants.

g. Where upper levels of development are used for either commercial or residential activity, the amenity of both uses must not conflict or be compromised by other uses in the development.

h. Private living spaces and communal or public spaces should be clearly identified and defined.

i. Pedestrian entry to the residential control of mixed-use developments should be
   i. separated from entry to other land uses in the building(s); and
   ii. have a clear address and presentation to the street.

j. Active streetscapes will be encouraged by the use of outdoor restaurant seating, whether on private or public land. Refer to Council's Outdoor Dinning Policy.

k. New large scale warehousing is not appropriate in the area.

l. The Church Street frontage should be used for commercial uses with residential uses setback at 12m and fronting Porter Street.

4.1.2 Public Domain, Access and Pedestrian/Cyclist Amenity

The public domain provisions are intended to achieve a high quality of urban design and pedestrian comfort in the public spaces of Shepherd's Bay, Meadowbank and to encourage people to walk and cycle. This environment should be legible, safe, clear and distinct, functional and accessible to all, provide opportunities for social and cultural activities, and be characterised by excellence of design appropriate to a mixed-use area.

Shepherd's Bay, Meadowbank is noted for its relatively steep topography with pedestrian and cycle access needing to take into account gradients that are in some cases 1:7. The aim is to ensure the area is as accessible as possible for all people including those with mobility disabilities, aged people, people with prams.

Vehicle crossings over footpaths need to be managed and minimised to ensure that they do not detract from the quality of the public domain, disrupt pedestrian movement or threaten safety.

Objectives

1. To enhance pedestrian and cyclist accessibility and the connectivity and permeability of the street network.
2. To limit the number of vehicle crossings and high vehicle access points for any development.
3. To provide appropriate linkages to public transport.
4. To provide an upgraded public domain throughout the area.

Controls

a. The achievement of maximum heights and density is contingent on meeting the public domain provisions of this plan and all public domain items being provided by the proponent.

b. New developments must be provided with a minimum of one barrier free access point to the main entry.

c. Publicly accessible pedestrian and cycle ways must be provided through large sites. (even if not envisioned by this plan) (refer to Figure 4.2.03)

d. New pedestrian and cycleway access points, gradients and linkages are to be designed to be fully accessible by all.

e. New commercial development should provide facilities, including showers, bike lockers etc, to encourage walking and cycling to work – refer to Part 9.3 - Parking.

f. New roads, shared ways, pedestrian and cycle paths shall be provided in accordance with Figure 4.2.03.

g. Constitution Road, Faraday Lane and Porter Street (see Figure 4.2.03, Figure 4.2.04, Figure 4.2.04a, Figure 4.2.04b, Figure 4.2.05, Figure 4.2.06 and Figure 4.2.07) are to be widened.

h. The design of new roads, shared ways footpaths and cycle paths shall be in accordance with Figure 4.2.03, Figure 4.2.04, Figure 4.2.04a, Figure 4.2.04b, Figure 4.2.05, Figure 4.2.06 and Figure 4.2.07.

i. Shared pedestrian links, cycle ways, public roads and lanes are to be of a high standard and treated in a way which indicates their shared status. The selection of paving, street furniture, lighting, bollards, signage and paving should compliment the existing upgrade works to Shepherds Bay (refer to the Ryde Public Domain Technical Manual).

j. The design and location of vehicle access to developments should minimise conflicts between pedestrian and vehicles on footpaths, particularly along high volume pedestrian streets.

k. Service vehicle access is to be combined with parking access and limited to a maximum of one access point per building.

l. Wherever practicable, vehicle access is to be a single crossing, perpendicular to the kerb alignment.

m. Vehicle access ramps parallel to the street frontage will not be permitted.

n. Vehicle entries are to have high quality finishes to walls and ceiling as well as high standard detailing. No service ducts or pipes are to be visible from the street.

o. The ground floor of all development is to be flush with the street footpath for the predominant level of the street frontage and at the main entry to the building.

p. Recesses for roller doors and fire escapes are to be wide and shallow to provide for personal security. Narrow, deep recesses are to be avoided.

q. Pedestrian links must be a minimum width of 3.5 m, clear of buildings and open 24 hours a day. Pedestrian links identified in Figure 4.2.03 must be dedicated to Council.

r. Developments must be setback from the corner on blocks with poor site lines. The setback distance will be at the discretion of Council.

s. The Rothsay Avenue to Bowden Street pedestrian link must be a minimum width of 6 m.

4.1.3 Implementation - Infrastructure, Facilities and Public Domain Improvements

New and improved infrastructure (road network and drainage), and public domain improvements (planting, public art) within the area is necessary to support its growth and development to create a vibrant and commercially viable area. Such elements are also vital for strengthening and sustaining the existing and future community.

The basis for the infrastructure, facilities and public domain improvements within the Corridor is documented within this DCP.

The provisions of these elements will be achieved through:

1. Development contributions under s94 of the Environment Planning and Assessment Act 1979;
2. Development process achieved through design and implemented as a condition of the development; and
3. Development process achieved through a negotiated outcome undertaken through the planning agreement process.

This control relates to achieving infrastructure, facilities and public domain improvements through the development processes.

Objectives

1. To ensure the provision of infrastructure, facilities and public domain improvements within Shepherd's Bay.

Controls

a. The public land such as the road verge adjoining a development site is to be embellished and if required dedicated to Council as part of any new development. The design and construction of the works are to be undertaken in accordance with section Figure 4.2.03, Figure 4.2.04, Figure 4.2.04a, Figure 4.2.04b, Figure 4.2.05, Figure 4.2.06 and Figure 4.2.07.

b. The Access Network being the roads, pedestrian connections and open space network as shown Figure 4.2.03 is to be embellished if required and dedicated to Council as part of the new development. The design and construction of the works are to be undertaken in accordance with Ryde Public Domain Technical Manual and section 4.1.2 of this DCP

c. S94 contributions still apply throughout area, notwithstanding any land dedications, public domain improvements, infrastructure provision etc as required by this DCP.

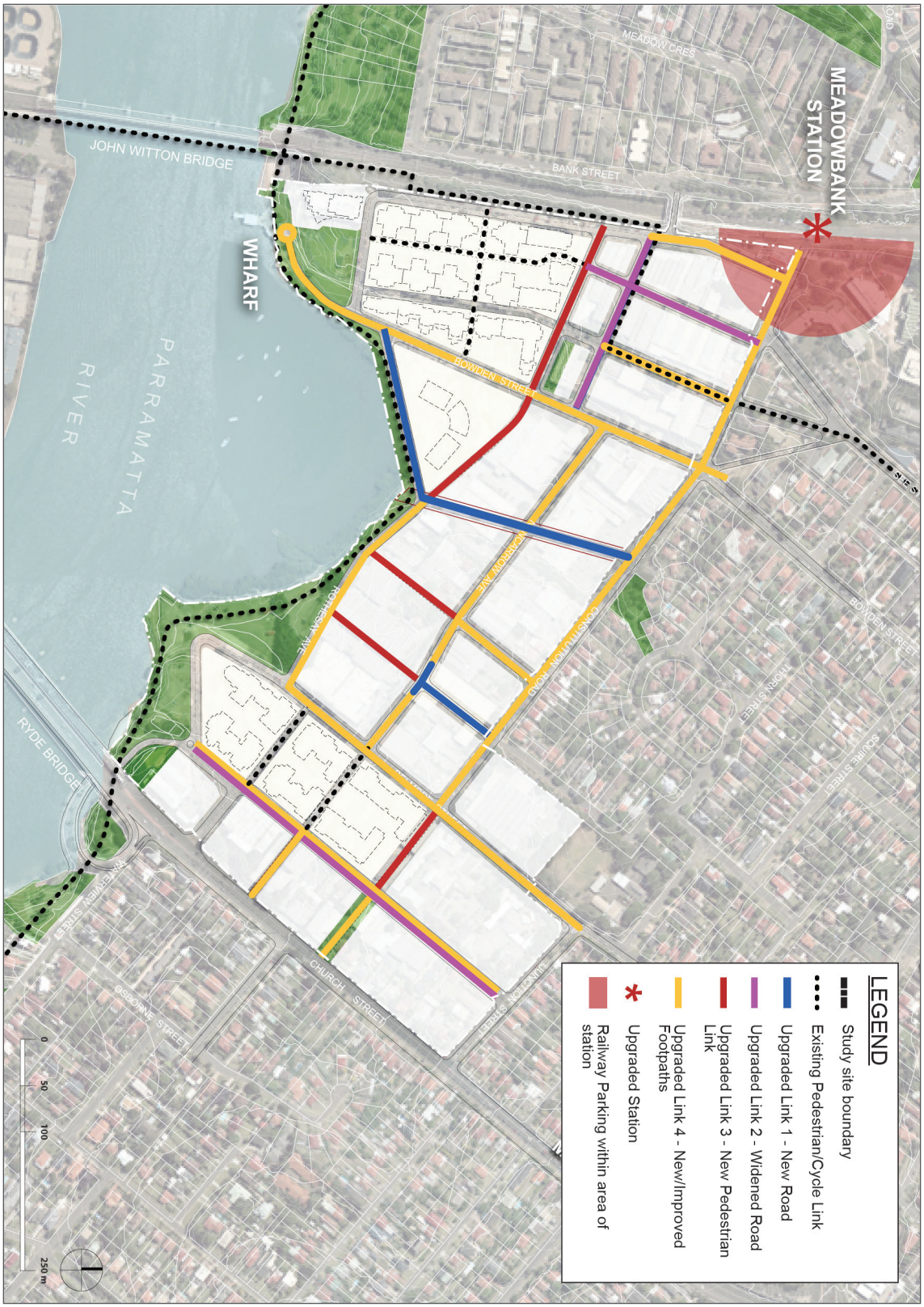


Figure 4.2.03 Public Domain Upgrades

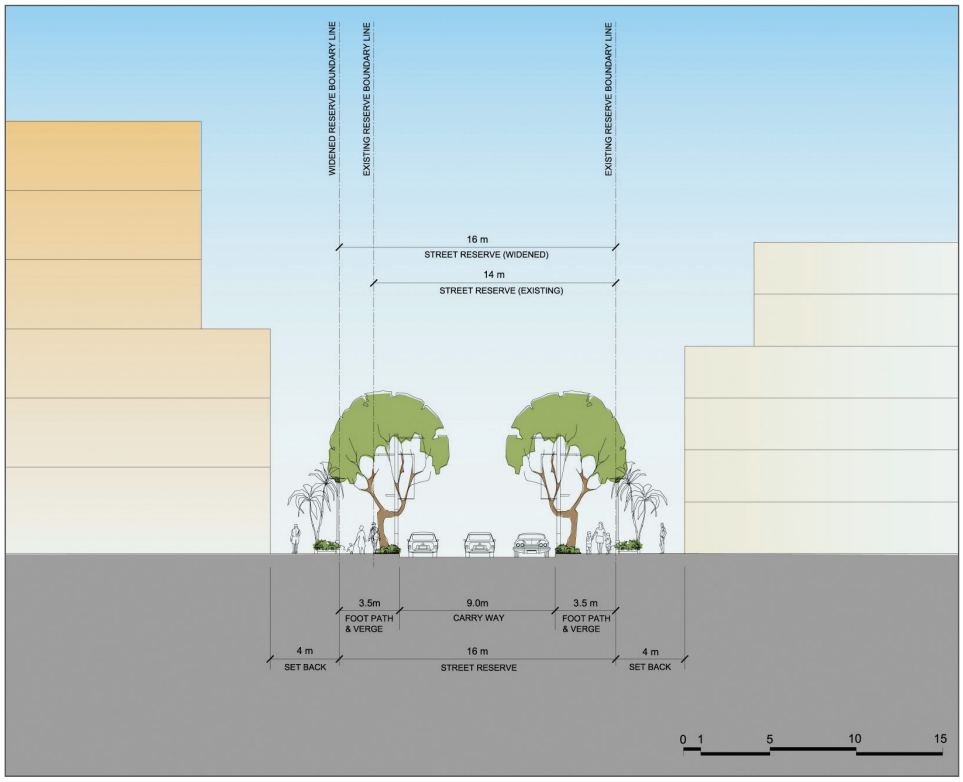
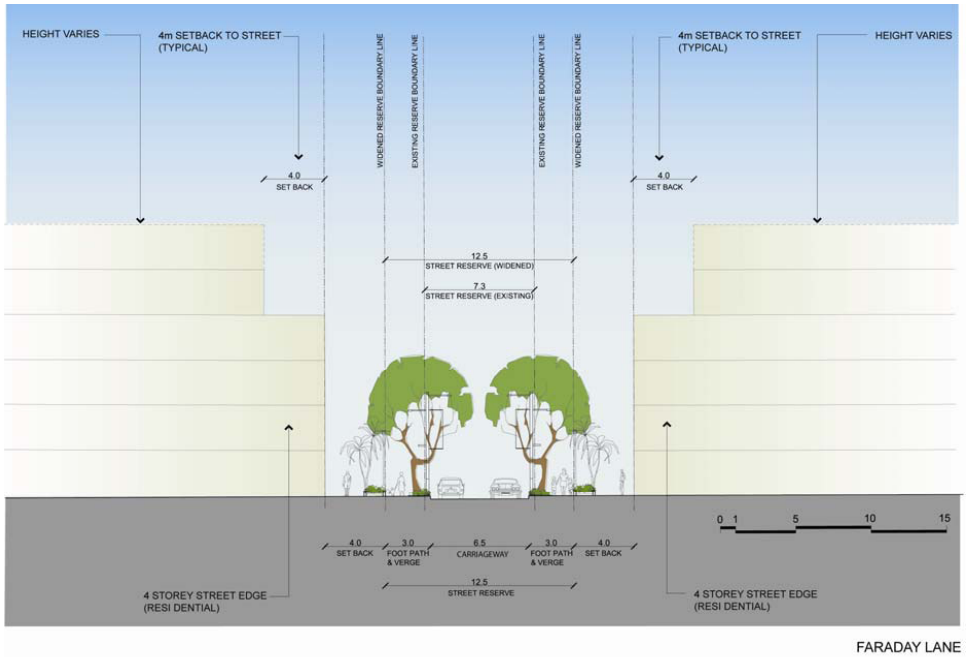


Figure 4.2.04 Porter Street widening



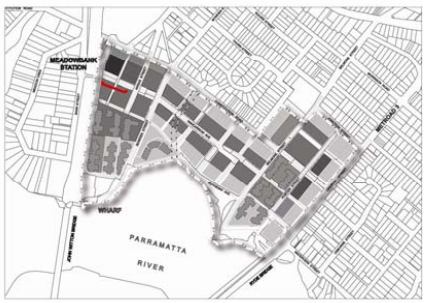
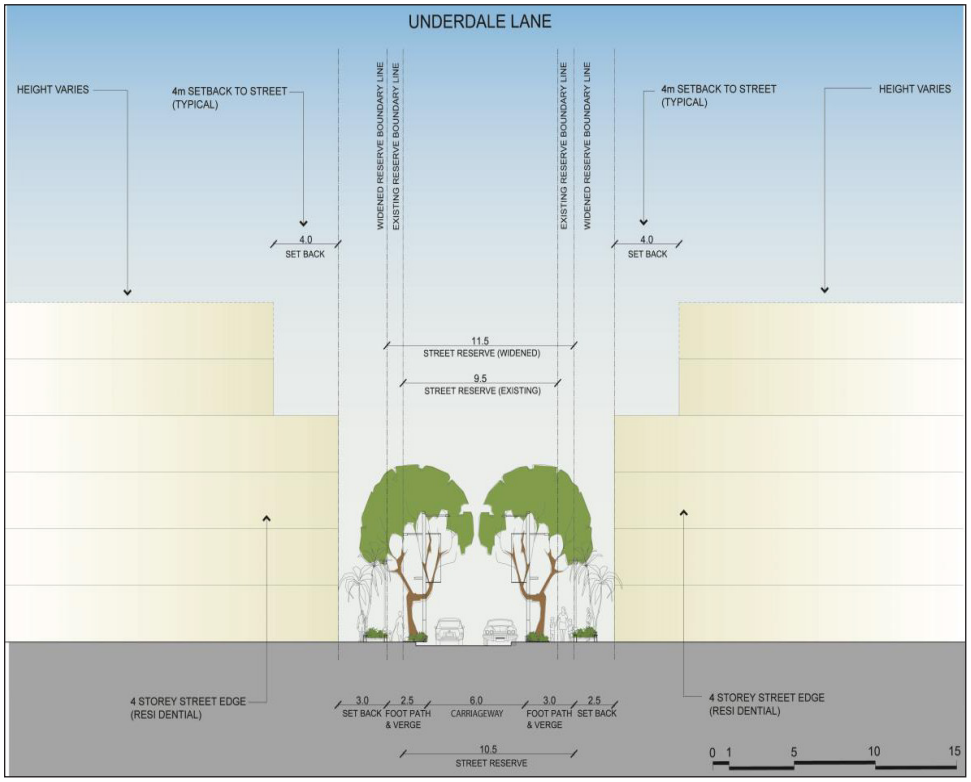


Figure 4.2.04a Faraday Lane Widening



UNDERDALE LANE

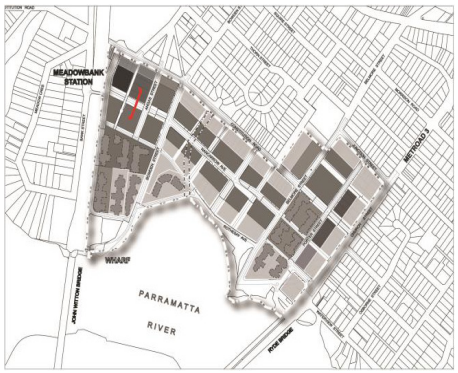


Figure 4.2.04b Underdale Lane Widening

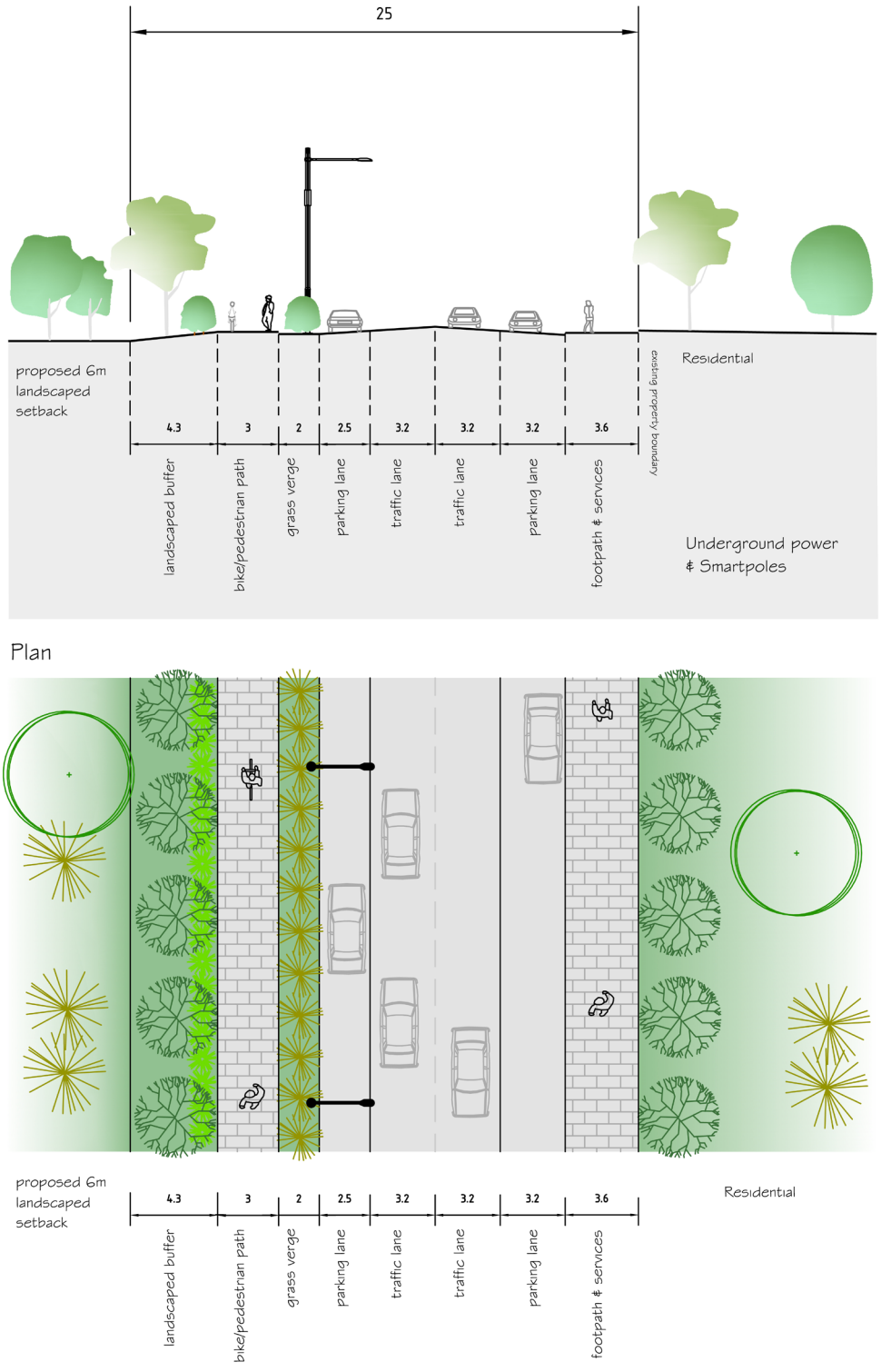


Figure 4.2.05 Constitution Road Widening (Section A)

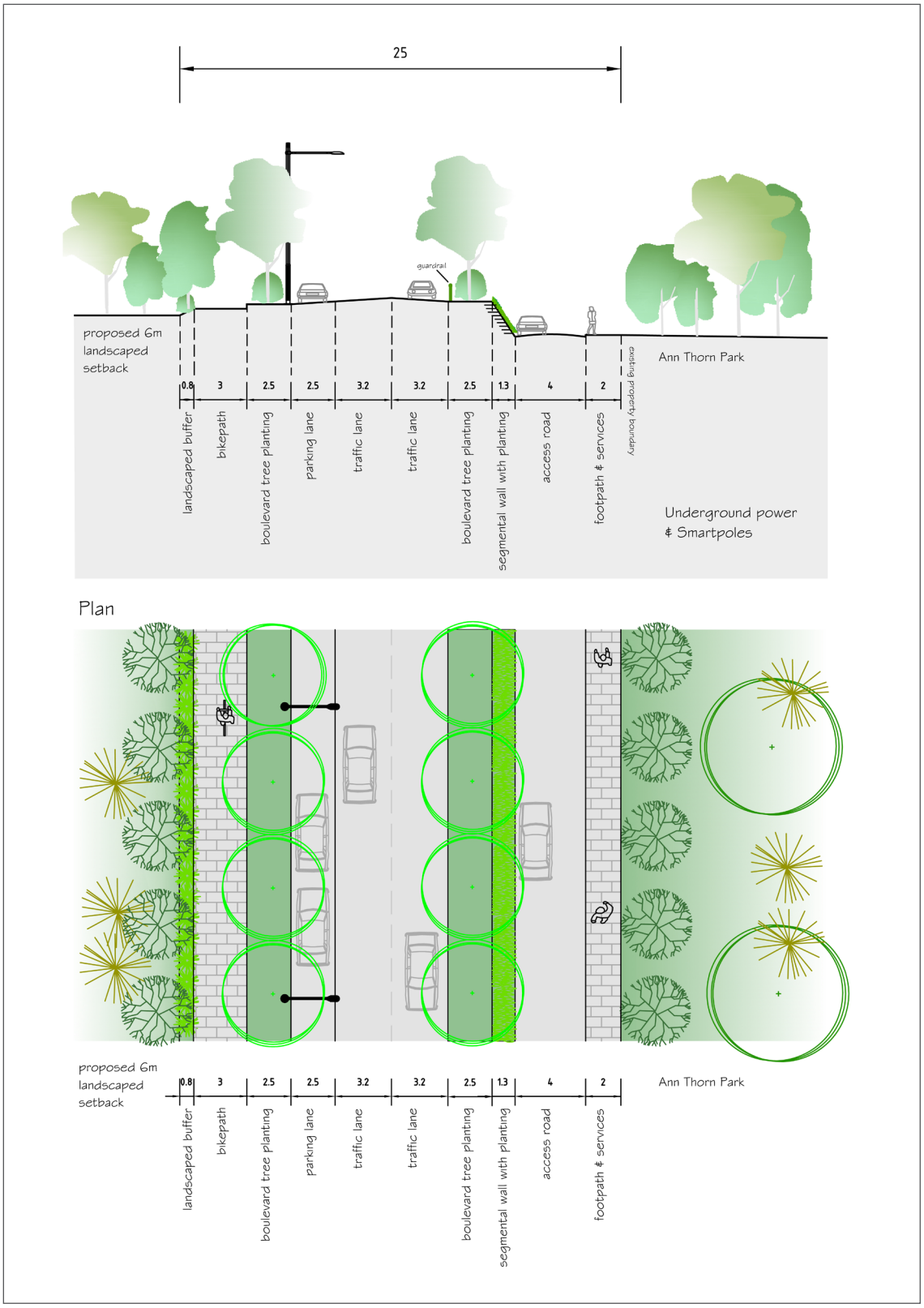


Figure 4.2.06 Constitution Road Widening (Section B)

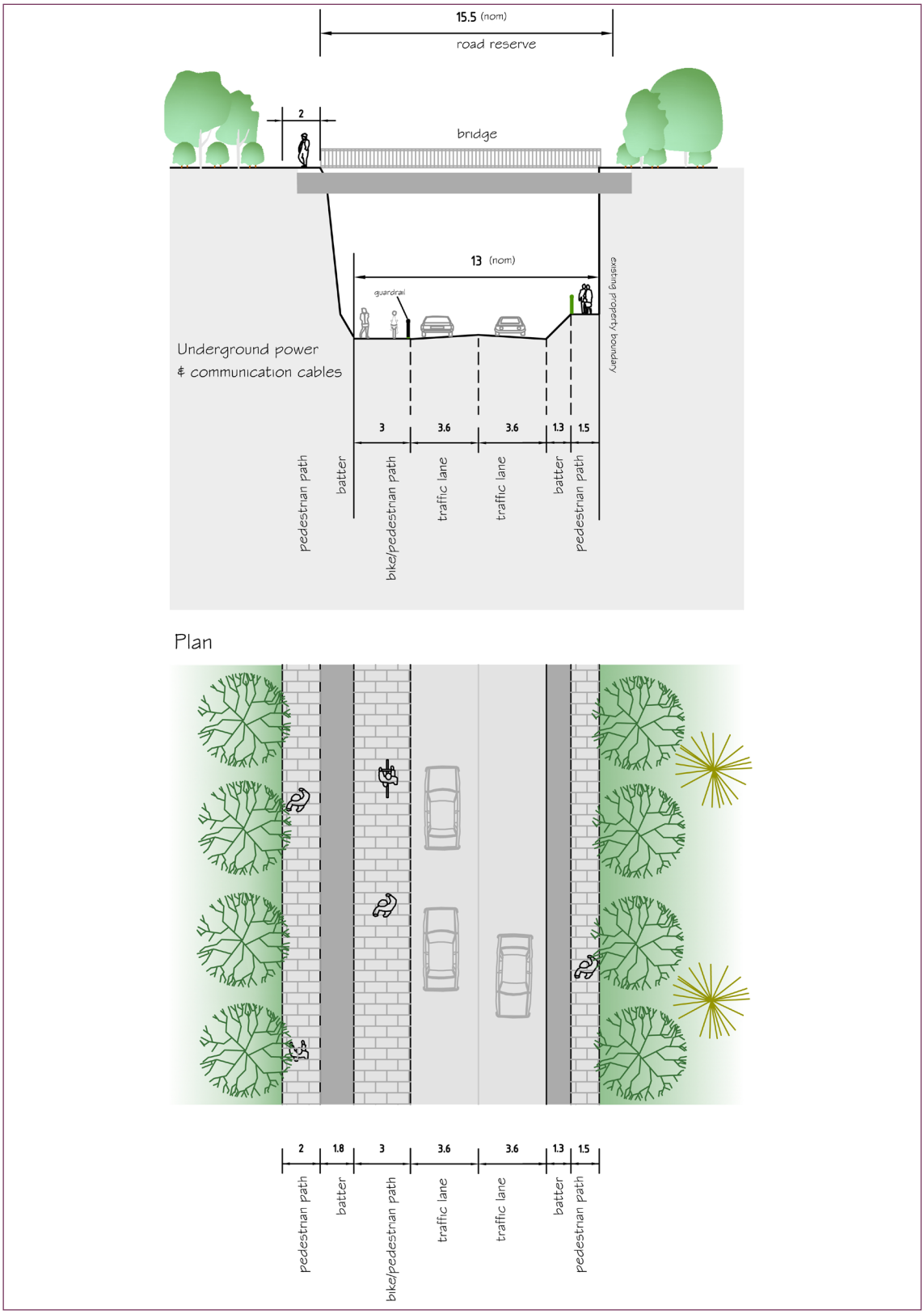


Figure 4.2.07 Constitution Road Widening (Section C)

4.1.4 Views and Vistas

The topography of Shepherd's Meadowbank Basin, with falls of some 20 metres towards the south to the Parramatta River, provides a number of vantage points for views. Much of the north-south orientated existing road structure enables views from elevation points, in particular Bowden and Belmore Streets. The foreshore public open space, contiguous with the Parramatta River, enables views through trees and vegetation. Limited vistas towards Sydney Olympic Park and the City of Sydney are possible from some vantage points.

Objectives

1. To reinforce and protect views to the Parramatta River and beyond and enhance permeability through the area - north-south and east-west.
2. To maintain and enhance view corridors, view sheds and panoramas both into and out of the area.
3. To protect views from the water of the northern treed ridgeline of Meadowbank.
4. To facilitate views by reflecting topographical changes in building heights.

Controls

a. Panoramic views of Parramatta River are to be maintained from Faraday Park, Settlers Park, Anderson Park, and Helene Park (refer to Figure 4.2.08)

b. Development is to ensure that vistas towards Parramatta River are maintained (refer to Figure 4.2.08)

c. Development must reflect the topography of the area taking into consideration views from the Rhodes Peninsula, Railway Bridge and Ryde Bridge.

d. Maintain views for pedestrians and cyclists along the public open space to the Parramatta River.

e. Provide a four (4 m) metre setback along both sides of Bowden Street and Belmore Street from the north at Constitution Road towards the south at the junction of the Parramatta River. (Refer to section 4.2.2)

f. Maintain secondary views through the site from pedestrian and cycle links from Nancarrow Avenue to the Parramatta River.

g. New buildings are to take into account the existing views on the subject site and adjoining sites.

h. Orientate new development to take advantage of water views and vistas.

i. New developments are not to materially compromise views of the northern ridgeline of Meadowbank.

j. Development applications will be required to include an assessment of views in accordance with the above controls.

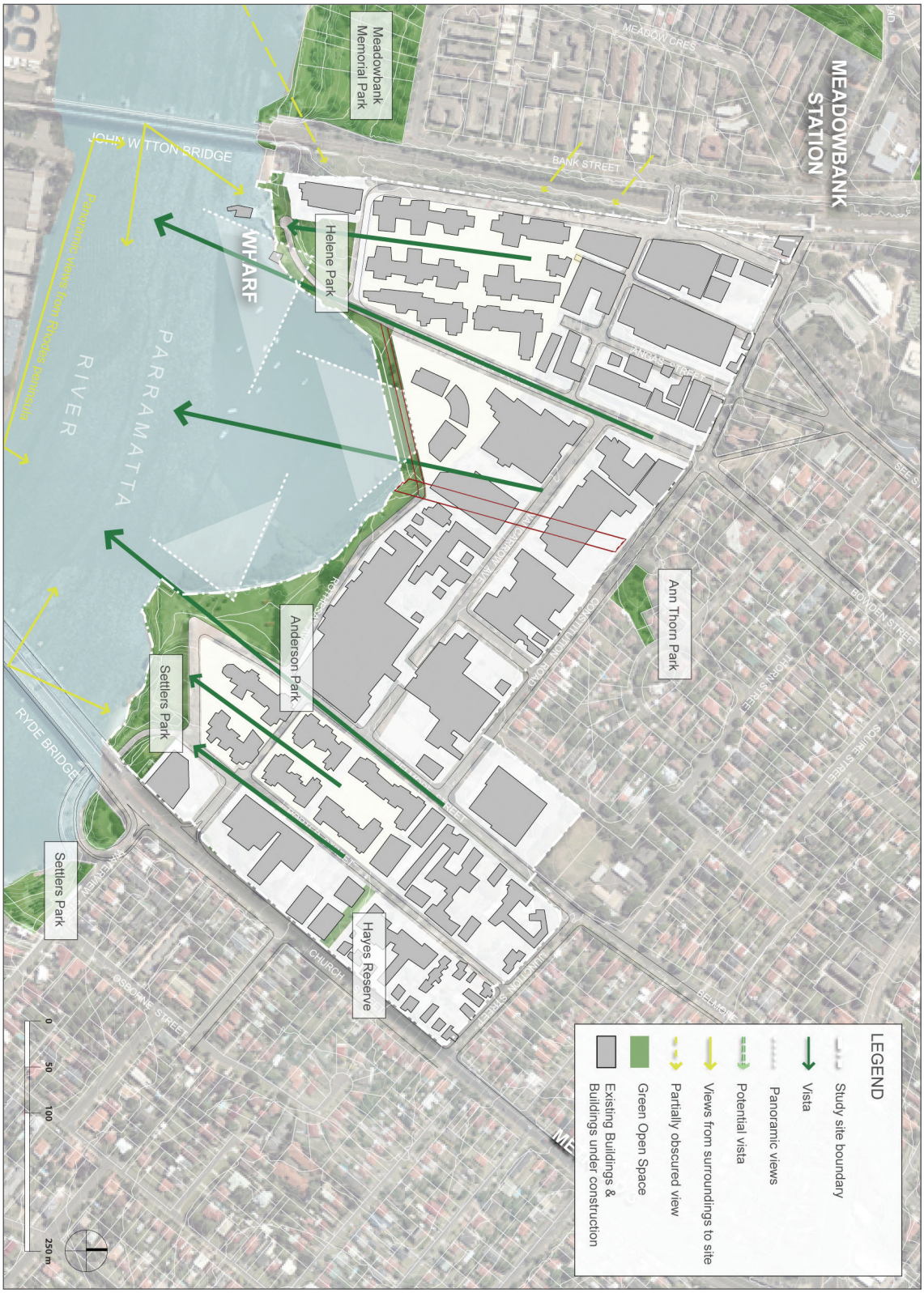


Figure 4.2.08 View and Vistas

4.1.5 Landscaping and Open Space

The unique features of topography, mature trees and vegetation - in particular mangroves at the foreshore and mature fig trees along Rothesay Avenue and at Helene Park - distinguish Meadowbank from other waterfront areas in Sydney. Their preservation is essential. The tree canopy along the northern ridgeline further defines the character and scale of Shepherd's Meadowbank Basin. The existing foreshore and park edge to the Parramatta River are the area's major open space assets.

Controls in relation to landscaping and trees seek to protect this feature of Meadowbank, enhance amenity and environmental qualities at street level, soften the appearance of buildings and improve the visual quality of the area. The public domain will create more linkages and connections from all parts of the site to the foreshore. These are primarily north / south links.

In addition wider street verges and street trees will form 'green' links from the water north to Constitution Avenue. This will be particularly important when the site is viewed from public areas of the foreshore, the Parramatta River, and the Rhodes Peninsula.

Objectives

1. To facilitate development of open space that contributes to greater biodiversity, habitat protection and enhancement.
2. To provide a network of linked, quality landscaped areas of public and private open spaces, pedestrian connections and streets.
3. To retain and preserve all existing mature trees that add to the quality of the area.

Controls

a. All development proposals are to be accompanied by a Landscape Plan prepared by a qualified and suitably experienced landscape architect. This is to include an arborist's report on existing trees, and demonstrate how proposed landscaping will contribute to ecological sustainability. Management of construction impacts must also be addressed.

b. Roof gardens are encouraged and must be considered in any landscaping plan.

c. Any development located adjacent to, or immediately across the road from open space is required to address the open space by way of design and orientation.

d. All existing mature trees that enhance the quality of the area are to be retained.

e. Provide adequate deep planting zones above car parking and other concrete or similar structures to allow sustainable planting.

f. Provide at ground floor level, where possible, open space for dwelling units and contiguous open garden areas to create common large landscaped space.

g. Construction of roof areas of multi unit developments is to make provision for useable roof gardens.

h. Where appropriate, developments should incorporate landscaping (such as planter boxes) integrated into the upper levels of building to soften building form.

i. Building setbacks are to allow for landscaping/planting as in section 4.2.2 Setbacks.

j. For corner buildings a reduction of the landscape setback on one side will be considered on its merit. This reduction does not apply to foreshore setbacks.

k. Where a proposal involves redevelopment of a site the developer are to arrange for electricity and telecommunications utilities to be under grounded along the entire length of all street frontages. Such utility modifications will be carried out to the satisfaction of the responsible authority (e.g. Energy Australia). This is to improve the visual amenity of the area and allow street trees to grow unimpeded.

l. Permeable landscape surface materials is to be maximised, to allow maximum penetration of stormwater and urban runoff. Recommended permeable landscape materials include gravel, loosely fitting pavers, stepping stones, vegetative groundcover such as grass, creepers, and shrubs.

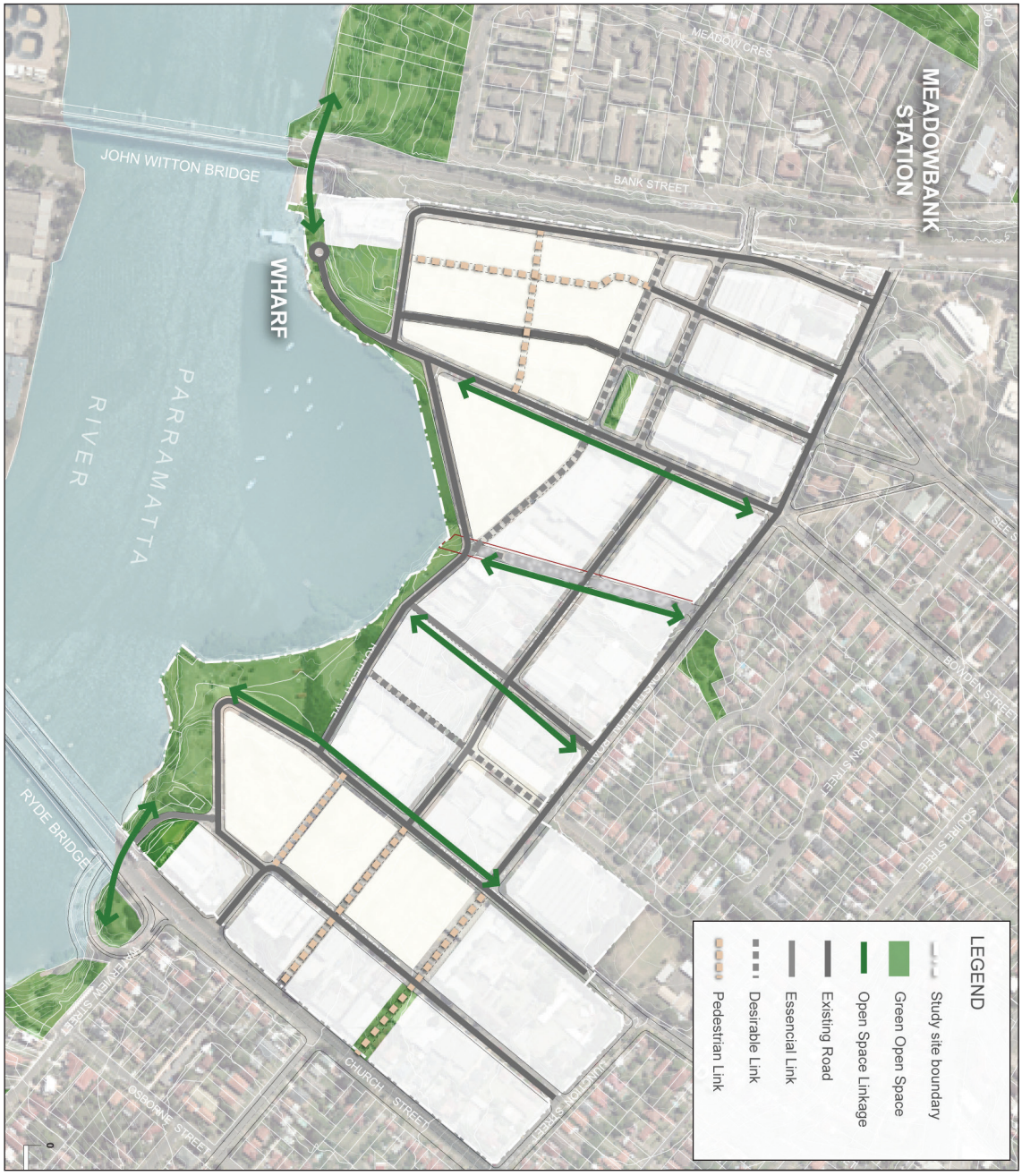


Figure 4.2.09 Open space diagram

4.1.6 Street Furniture and Public Art

Street furniture, such as seats, litter bins, drinking fountains, street and information signs, etc, provides comfort and convenience for pedestrians and creates visual unity and identity through the design and appearance of public spaces. It can be used to define spaces as well as roads, paths and gateways.

Quality artwork enhances the enjoyment and visual appearance of an area and contributes to its unique identity. It aids legibility, enlivens the public domain and can contribute to the identity of Shepherd's Bay, Meadowbank.

Public art can be freestanding art objects or works integrated into building facades, other built edges and landscaping adjoining public spaces and forecourts.

Objectives

1. To enhance new and existing public spaces (i.e. open space, streets, footpaths, walkways and the like) through the incorporation of new street furniture and public artworks.

Controls

a. All development proposals are to be accompanied by a landscape plan, prepared by a qualified and suitably experienced landscape architect, indicating how public domain improvements including paving, street furniture and lighting will be incorporated into the development.

b. Public domain finishes including the style, colour and installation methods of street furniture, paving and street lighting shall be in accordance with Ryde Public Domain Technical Manual.

c. Public art is to be provided in accordance with Council's Public Art Policy. Developers must examine opportunities to incorporate public art in both internal and external public spaces and indicate how public art will be incorporated into major developments. Relevant themes include:
   i. the harbour location;
   ii. industrial history and heritage;
   iii. Aboriginal heritage; and
   iv. urban revitalisation.

d. Embellishment of public places/spaces will be at developers' cost and the type and amount of embellishment will be negotiated with Council.

4.1.7 Safety

Public safety can be reinforced and addressed through urban design which increases the perception of safety in streets and other public spaces, and encourage the use of public spaces, by employing a variety of security measures to decrease the potential for crime.

In particular, street level activity is encouraged to attract higher volumes of pedestrian traffic, resulting in a safer environment particularly after dark. Safety and crime prevention are to be considered in the initial design and ongoing maintenance of buildings in Shepherd's Bay, Meadowbank.

Objectives

1. To ensure that the design and location of development contributes to a safe, active and liveable urban environment.

Controls

a. Public spaces need to be designed to meet *Crime Prevention Through Environmental Design (CPTED) principles (DUAP 2001)*.

b. Open sightlines and landscaping needs to be provided that allows for high levels of public surveillance by residents and visitors.

c. Lighting is to be provided to all pedestrian ways, building entries, corridors, laundries, lifts, stairwells, driveways and car parks to ensure a high level of safety and security for residents and visitors at night. Further, external lighting including street lighting if necessary (in accordance with pedestrian lighting AS1158 is to be provided which makes visible potential hiding spots at night.

d. Entrances to public open spaces will need to encourage pedestrian use and establish clear sightlines to improve visual security.

e. The design of public domains must not result in dead ends or similar design outcomes.

4.2 Architectural Characteristics

This section seeks to establish controls for a diverse, cohesive and high quality built environment that complies with the desired future character, local conditions and environmental characteristics and is appropriate for mixed-use development. It covers:

1. Height;
2. Setbacks;
3. Roof form;
4. Building facades and articulation;
5. Private and communal open space;
6. Residential amenity; and
7. Energy Efficient Design.

4.2.1 Height

The undulating topography of Meadowbank both constrains and provides opportunities for interest and variations in building height.

To preserve the views, character and scale of the Shepherd's Bay Basin, control of building height is critical. Building heights have been determined by the relationship of the built form to Parramatta River, existing ridgelines and the current built form.

Ceiling heights in commercial and residential developments will differ, with total floor to ceiling height and associated bulkhead spaces affecting the overall height of buildings.

Objectives

1. To protect views to and from the Parramatta River and foreshore, and of Shepherd's Meadowbank ridgeline to the north.
2. To optimise views from and through the site to vistas of the Parramatta River and beyond.

Controls

a. The maximum building height is to comply with the heights shown in Ryde Local Environmental Plan 2014 Height of Buildings Map. Buildings must comply with the maximum number of stories shown in Figure 4.2.10.

b. Notwithstanding Figure 4.2.10, Council may permit new development within the building envelope of the existing industrial buildings on the subject site.

c. The ground floor height shall be 4 m floor to floor regardless of use.

d. Any car parking above ground will have a minimum 3 metres (floor to underside ceiling) to allow for potential future conversion.

e. Retail and commercial uses at ground floor are to have floor levels contiguous with finished footpath levels. On sloping sites the levels must be contiguous at entries.

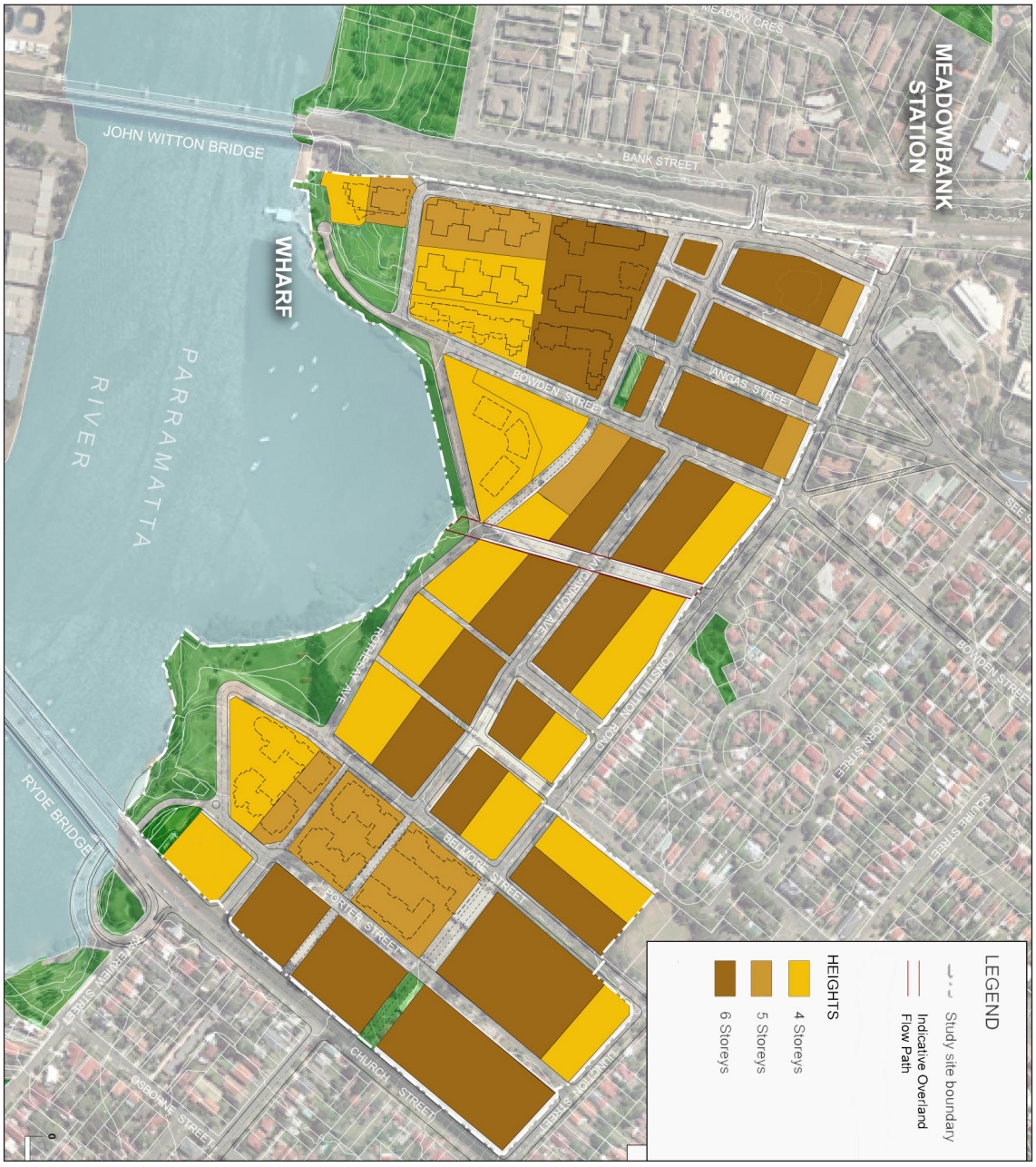


Figure 4.2.10 Height diagram

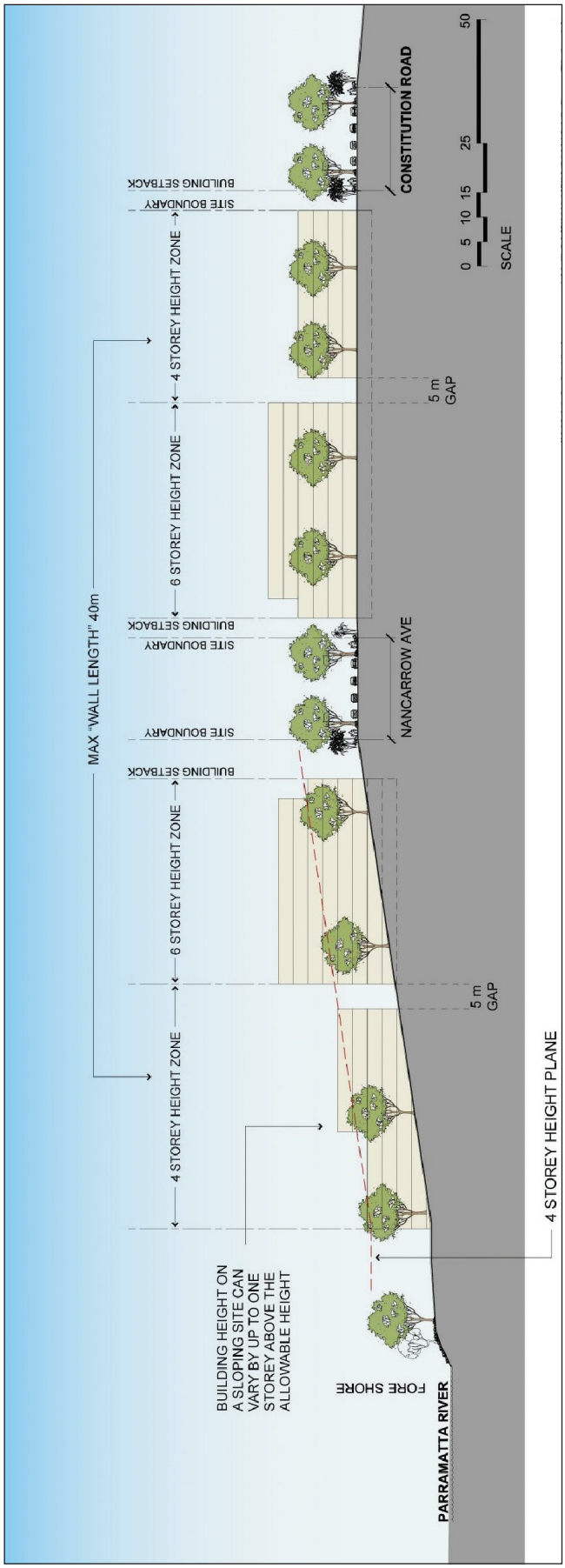


Figure 4.2.11 Height variations

4.2.2 Setbacks

Setbacks determine the building's location in relation to the allotment boundaries, the street, and the neighbouring buildings. Setbacks allow space for landscaping, light and air, and provide for privacy between buildings.

Objectives

1. Setbacks will be required to ensure a comfortable pedestrian and built form scale to the street.

Controls

a. Setbacks must be consistent with the setback map (see Figure 4.2.12):
   i. New development to have 4 m setbacks
   ii. Development along the northern boundary of the Meadowbank area adjacent to R2 low density residential zones is to have 6 m landscape buffer setback
   iii. Development fronting Church Street to have 6 m landscaped buffer setbacks

   Note: Setbacks are defined as the distance between the lot boundary and the build to line for new developments.

b. A 6 m setback is to be provided along Church Street. The setback:
   i. Can only be used for driveways with the concurrence of the RMS (access is preferred from Porter Street)
   ii. Must be planted with large native trees. Species must be chosen in consultation with Council.
   iii. Native street trees to be planted at 8 m spacing in the landscaped setback along Church St

c. Residential development must be setback at least 12m from Church Street.

d. Development in the vicinity of the station to have no setback at ground level (ie built to the lot boundary).

e. Setbacks for buildings of four storeys and above to be consistent with Figure 4.2.13.

f. Low native shrubs should be provided within all setbacks with the selection of species discussed with Council.

g. Low signage relating to the use of the building is permitted within the Church Street setback.

h. All setbacks are exclusive of the road reservation.

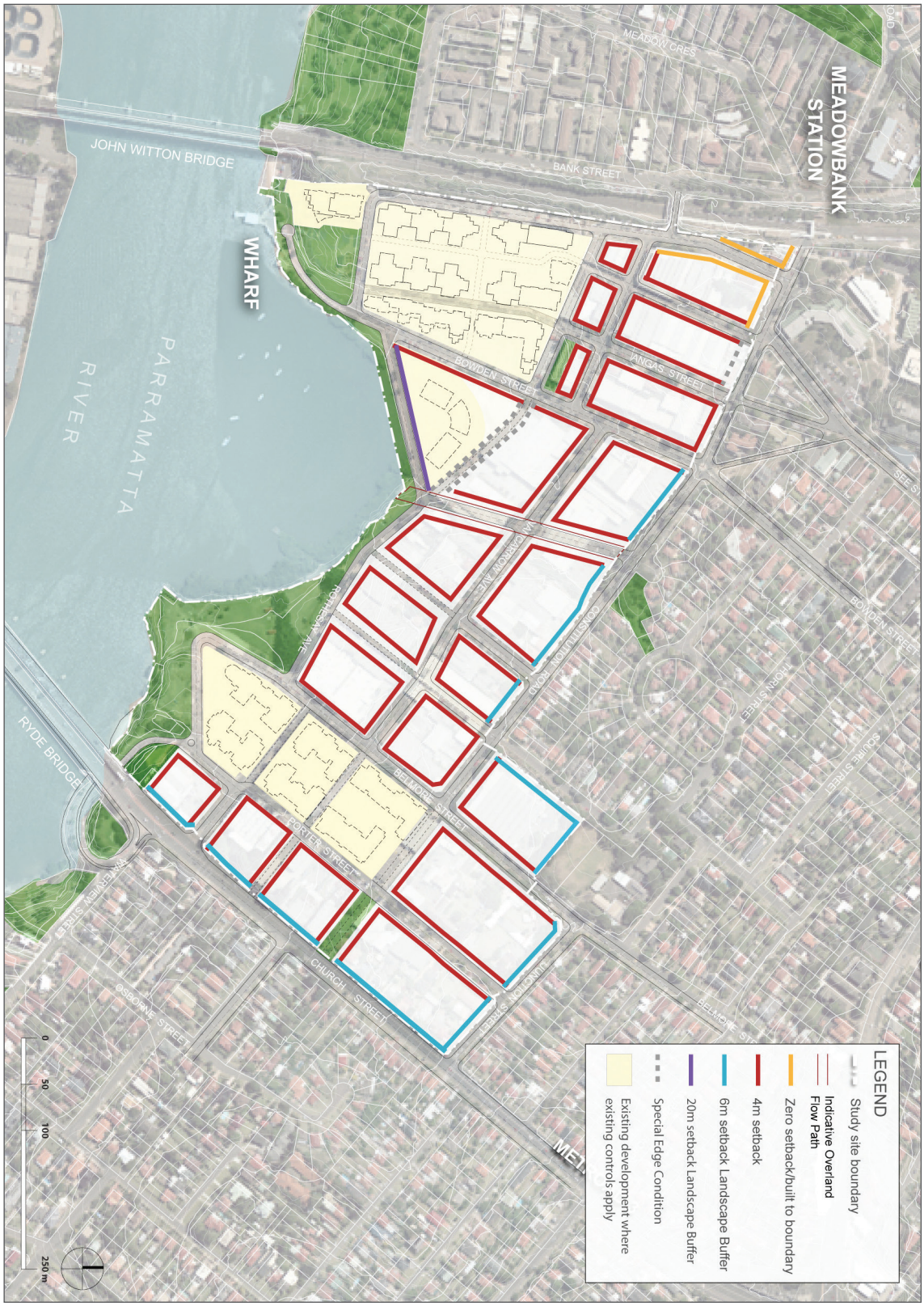


Figure 4.2.12 Setbacks diagram

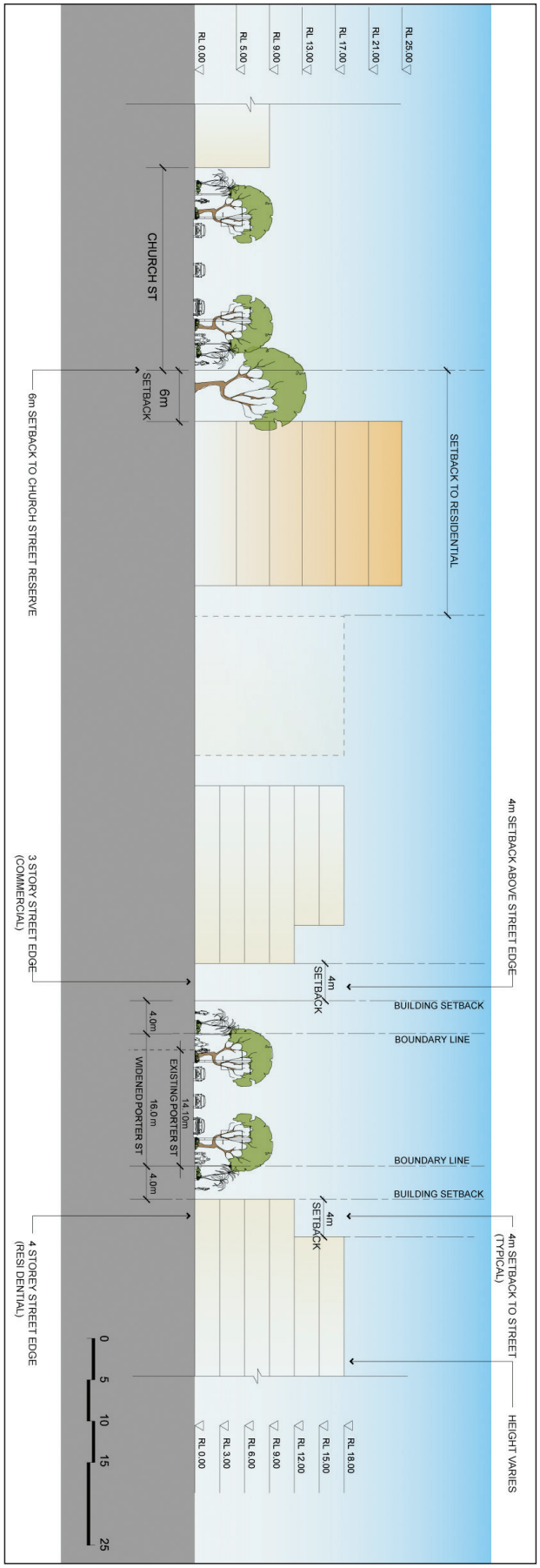


Figure 4.2.13 **Setbacks for heights greater than 4 storeys**

4.2.3 Roof Form

The topography of Meadowbank makes the articulation of roof forms important. New buildings will have views down toward the Parramatta River which overlooks roofs below. As views of the entire Meadowbank basin to the south are available from Victoria Road, roof forms are important from this aspect as well.

Roof articulation involves provision of landscaped roof areas; roofs utilised for recreation purposes (especially on large building footprints); minimally pitched roofs (skillion etc) carefully designed to minimise bulk.

Objectives

1. To encourage roof forms that provide continuity and consistency with the streetscape character
2. To encourage roof designs that blend with the building composition
3. To ensure the design of roofs protect views from Shepherd's Bay, Meadowbank.

Controls

a. Buildings below RL 15 must have articulated roofs, as they will be viewed from buildings above. Articulated roofs refer to well-designed roof zones with landscaping, useable areas and/or richly detailed roofs made of high quality materials.

b. The use of solar panels on roofs is encouraged where possible.

c. Pitched roofs of up to 30% are permitted for buildings that are 3 storeys or less.

d. Attics are to be avoided – as they are not in character with the locale.

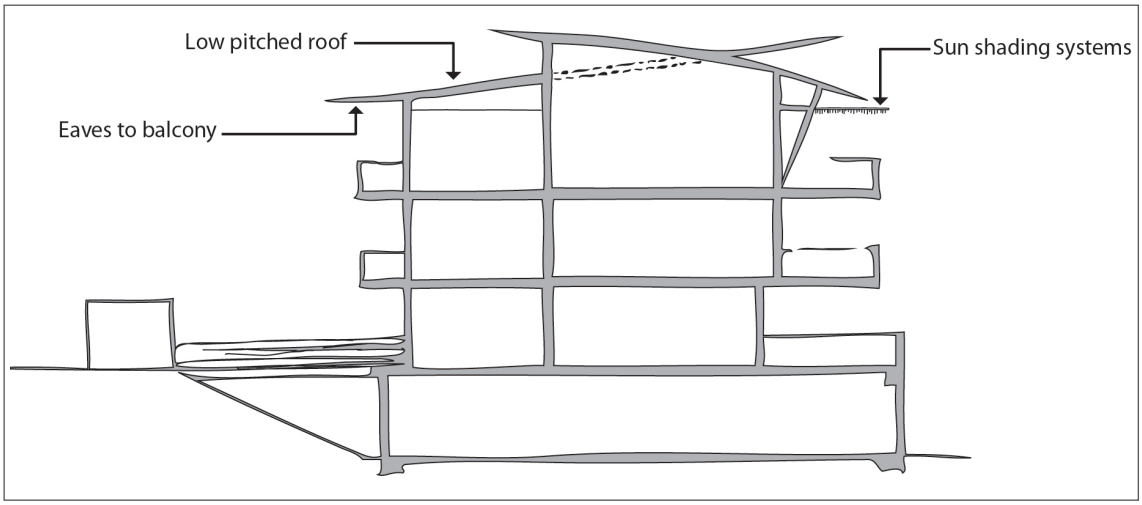


Figure 4.2.14 Height variations

4.2.4 Building Facades and Articulation

Façade treatment and the external design detail of the built form establish the building's context and relationship to the street and public domain. It also impacts on the perceived bulk and scale of a building.

Objectives

1. To articulate the facades of buildings to provide urban design and architectural interest, address environmental condition, and link the building to its location.
2. To ensure the appearance of buildings is complimentary to the locality and streetscape character.

Controls

a. Building facades should be articulated within a 3-metre zone to provide entries, external balconies, porches, glazed balcony enclosures, terraces, verandas, sun shading elements etc.

b. Penthouses should be set a minimum of 4 metres from any building façade.

c. Articulate buildings to respond to orientation, views, breezes, privacy, views, acoustic requirements, street widths and the relationship of the building to external garden spaces.

d. Articulate buildings vertically and horizontally: materials and building setbacks on the upper storeys are to be used to reduce the perceived bulk of buildings.

e. Provide and denote entries along street frontages and public domain spaces where appropriate.

f. Buildings are to address streets, open spaces and the river foreshore. Street frontages are to be parallel with or aligned to the street alignment.

g. Provide balconies and terraces, particularly where buildings overlook public spaces.

h. All facades visible from the public domain are to be durable, low maintenance and of high quality.

i. External glass to be non-reflective and have a maximum of 20% tint.

4.2.5 Private and Communal Open Space

Private and communal open space provides immediate open space needs for residents of medium and high density residential unit developments. Communal open space can also help to develop a sense of community within the development.

Objectives

1. To ensure that private open space is designed to provide residents with quality usable private outdoor living areas for recreational and outdoor activities
2. To provide low maintenance communal open space areas for residents that encourage opportunities for recreational and social activities, passive amenity, and landscaping.

Controls

a. Private open space with sunlight access, ventilation and privacy shall be provided for apartments in accordance with SEPP65.

b. No more than 50% of communal open space provided at ground level shall be paved or of other non-permeable materials;

c. Landscaping to be in accordance with approved landscape plan.

4.2.6 Residential Amenity

Appropriate building design contributes to the residential amenity and energy efficiency of a development by making the best use of the available solar energy and ventilation.

Objectives

1. To encourage buildings to collect and disperse solar energy by virtue of their design, with the least possible mechanical support to minimise the use of non-renewable energy sources.
2. To respect the need for solar access to adjoining buildings, and both public and private open spaces.
3. To preserve the privacy of residential units and private open spaces.

Controls

a. In considering compliance with SEPP65, regard will be given to:
   i. limitations imposed by heritage items to be retained on the site;
   ii. sunlight access to adjoining balconies of living rooms; and
   iii. appropriate urban form, site orientation and other constraints.

b. Apartments below a sloping ground level shall apply the SEPP65 guideline for lightwells.

4.3 Ecological Sustainability

These environmental management provisions are intended to ensure that principles of ecologically sustainable development are integrated into the design, construction and management of development and to ensure that new development does not reduce access to sunlight or energy efficiency. The provisions are also intended to promote design that will contribute to people's enjoyment of the public domain.

4.3.1 General Requirements for Development Applications

All applications for development of a new building, or renovation of an existing building, with a gross floor area over 1,500 m^2, shall be accompanied by an Energy Performance Report which sets out in detail the ways in which the proposal complies with the energy efficiency standards in this DCP. The Energy Performance Report is to be prepared by a person qualified in energy efficient building design.

This section covers:

1. Energy Efficient Design;
2. Waste Management; and
3. Noise and Vibration Attenuation.

4.3.2 Energy Efficient Design

Objectives

1. To optimise a buildings their passive and operational energy efficiencies, reduce pollution, include waste minimisation systems and use construction materials from renewable resources.

Controls

a. Residential development must be designed in accordance with principle outlined in the Building Sustainability Index (BASIX)

b. The principles and properties of thermal mass, insulation and glazing are to be considered in the design of buildings to achieve a high level of energy efficiency

c. All commercial buildings over 1500 m^2 are to be designed to a minimum of 4 stars under the Green Star rating system.

BASIX design guidelines can be found at *www.basix.nsw.gov.au*.

Information about Green Star guidelines can be found at *www.gbcaus.org*.

4.3.3 Waste Management

Refer to Part 7.2 of the Ryde DCP 2014 for waste minimisation and management objectives and controls.

4.4.2 Noise and Vibration Attenuation

Loud noise affects the amenity of places, particularly in mixed-use areas where developments need to consider the amenity of a range of occupants. The impact of rail, road, commercial and industrial noise and vibration on residential development and pedestrian amenity needs to be considered. Residential, commercial and industrial developments can be designed and managed to minimise noise and vibration generation and intrusion.

Objectives

1. To mitigate the impacts of noise and vibration on residential development through appropriate design and the use of insulation.

Controls

Residential

a. New residential developments, including those within a mixed-use building, are required to consider noise attenuation and acoustic treatment in their design. Particularly, the building layout, walls, windows, doors and roofs are to be designed and detailed to reduce intrusive noise levels.

b. Development must have regard to "Interim Guidelines for Development Near Busy Road and Rail Corridors" NSW Planning & Infrastructure.

c. Balconies and other external building elements are to be located, designed and treated to minimise infiltration of noise into the building and reflection of noise from the façade.

d. New units are to be constructed in accordance with:

   i. *Australian Standard 3671-1989: Acoustics – Road Traffic Noise Intrusion, Building Siting and Construction*; and

   ii. *Australian Standard 3671-1987: Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.*

Commercial and Industrial

a. Church Street has been identified as a commercial strip to provide a buffer between Church Street and residential uses along Porter Street.

b. The use of a premises, and any plant, equipment and building services associated with a premises must not:
   i. create an offensive noise as defined by the Protection of the Environment Operations Act 1997; and
   ii. add significantly to the background noise experienced in a locality.

c. At Council's discretion, if there is any doubt over whether these requirements can be achieved, a statement of compliance from a qualified acoustic consultant may be required.

d. Machinery and activities, including construction work, that are likely to generate offensive noise must be adequately sound-proofed in accordance with the Protection of the Environment Operations Act 1997 prior to occupation of the premises.

e. Development must have regard to "Interim Guidelines for Development Near Busy Road and Rail Corridors" NSW Planning & Infrastructure.

f. Where development adjoins residential development, the use of mechanical plant equipment and building services will be restricted and must have acoustic insulation.

g. Loading and unloading facilities must not be located immediately adjacent to residential development.

h. Retail premises must limit any spruiking and the playing of amplified music or messages so as not to disturb the amenity of other public and private places.

i. Air conditioning ducts shall not be situated adjacent to residential development.

j. Where development is situated adjacent to residential development, working hours shall generally be restricted to 7 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturday, and nil on Sundays or public holidays. Activities in operation outside these hours must demonstrate that there will be no detrimental impact to residential amenity.

k. Driveways, access ramps, landscaping and public infrastructure are permissible within overland flow paths.

4.4 Parking Access and Loading

Access to parking and loading points can have a significant impact on the operation of vehicular movements, active streets and pedestrian amenity. This impact of access points on streets and pedestrian amenity must be considered when planning a development parking access points. Parking access and loading points should be located in areas that do not impact on traffic movements or pedestrian amenity.

Controls – On-Site Loading and Unloading Facilities

a. All new buildings are required to provide on-site loading and unloading facilities. Buildings on Church Street will be accessed from Porter Street. This is to be addressed in Staged development applications for these sites.

b. Loading docks shall be located in such a position that vehicles do not stand on any public road, footway, laneway or service road and vehicles entering and leaving the site move in a forward direction.

c. Loading docks that extend more than 7.5 metres into a building, mechanical ventilation might be required.

For detailed car parking controls refer to Part 9.3 of the Ryde DCP.

4.5 Flooding and Stormwater Drainage

The quality and quantity of stormwater runoff and inundation directly affects the functionality of Shepherd's Bay, Meadowbank and the Parramatta River.

The City of Ryde has adopted the major stormwater design standard as the 100-year Average Recurrence Interval (ARI) event. The inundation is to be accommodated by the use of pipe drainage, natural and modified channels, including roads, overland flow paths and floodways.

Controls for flooding and stormwater drainage aim to:

a. Protect built structures and public safety from stormwater inundation up to the 'major design flood'.

b. Avoid nuisance flooding in more frequent stormwater inundation events.

c. Establish water quality requirements for stormwater drainage, including sediment and silt control.

Developers must Consult Council regarding the extent of flooding of the 100-year ARI event. Properties within these boundaries may have flooding problems, and are considered 'flood affected' for the purposes of this Part. The information shown has been derived from the best available data, however flood conditions on individual sites may vary from those shown.

Applicants are required to discuss the flood risk of affected properties with Council's drainage engineer prior to lodging a development application. Development may be restricted until drainage issues are resolved.

Objectives

1. To minimise the harmful effects of flooding on human life and property.
2. To minimise and control nuisance stormwater inundation.
3. To promote development compatible with the flood risk in flood affected areas.
4. To protect downstream properties from stormwater inundation due to upstream development.
5. To provide the safe passage of less frequent stormwater inundation events.
6. To maintain acceptable water quality.
7. To promote best practice for water sensitive design.

Controls

a. Development must comply with Part 8.6 Floodplain Management of this DCP.

b. With any application for development on flood affected land, the applicant is required to submit a survey plan, prepared by a registered surveyor, which shows:
   i. the position of any proposed and existing buildings on the site;
   ii. the existing ground levels to Australian Height Datum (AHD) around
   iii. the perimeter of such buildings and at key intervals throughout the site;
   iv. the floor level, to AHD, of all existing and proposed buildings;
   v. the extent, depth and location of any proposed filling and excavation on the site; and
   vi. details and location of proposed and existing power supply and effluent disposal system, fuel installations etc.

c. With any application for development on flood affected land, the applicant is required to submit a report, prepared by a suitably qualified and experienced consulting engineer, which demonstrates that:
   i. the proposed structure(s) can withstand the forces of floodwater, debris and buoyancy, up to and including the maximum flood event;
   ii. the proposed development will not significantly affect flood levels downstream;
   iii. the proposed development will not increase the flood hazard or flood damage to other properties, either upstream or downstream, or adversely affect flood behaviour.

d. Where any application for development is on or is accessed by way of flood affected land developers must design/provide appropriate driveways, pedestrian ways, ramps, public domain and infrastructure to the satisfaction of Council.

e. Buildings must, as far as possible, be constructed of flood compatible building materials.

f. To facilitate the flow of floodwater, parking areas situated below ground or at the base of buildings must not be fully enclosed.

g. Council and relevant state consents must be obtained for the filling and/or excavation of flood affected land.

h. A 16 m wide overland floor path from Constitution Road to the Parramatta River with subsurface drainage upgrade to accommodate a 1:100 year storm event is to be provided. An easement over the path is to be granted to Council. This will be subject to detailed engineering, architectural and landscape design solutions to the satisfaction of Council. Refer to Figure 4.2.15 - Overland Flow Path/ Stormwater Engineering Diagram on the following page.

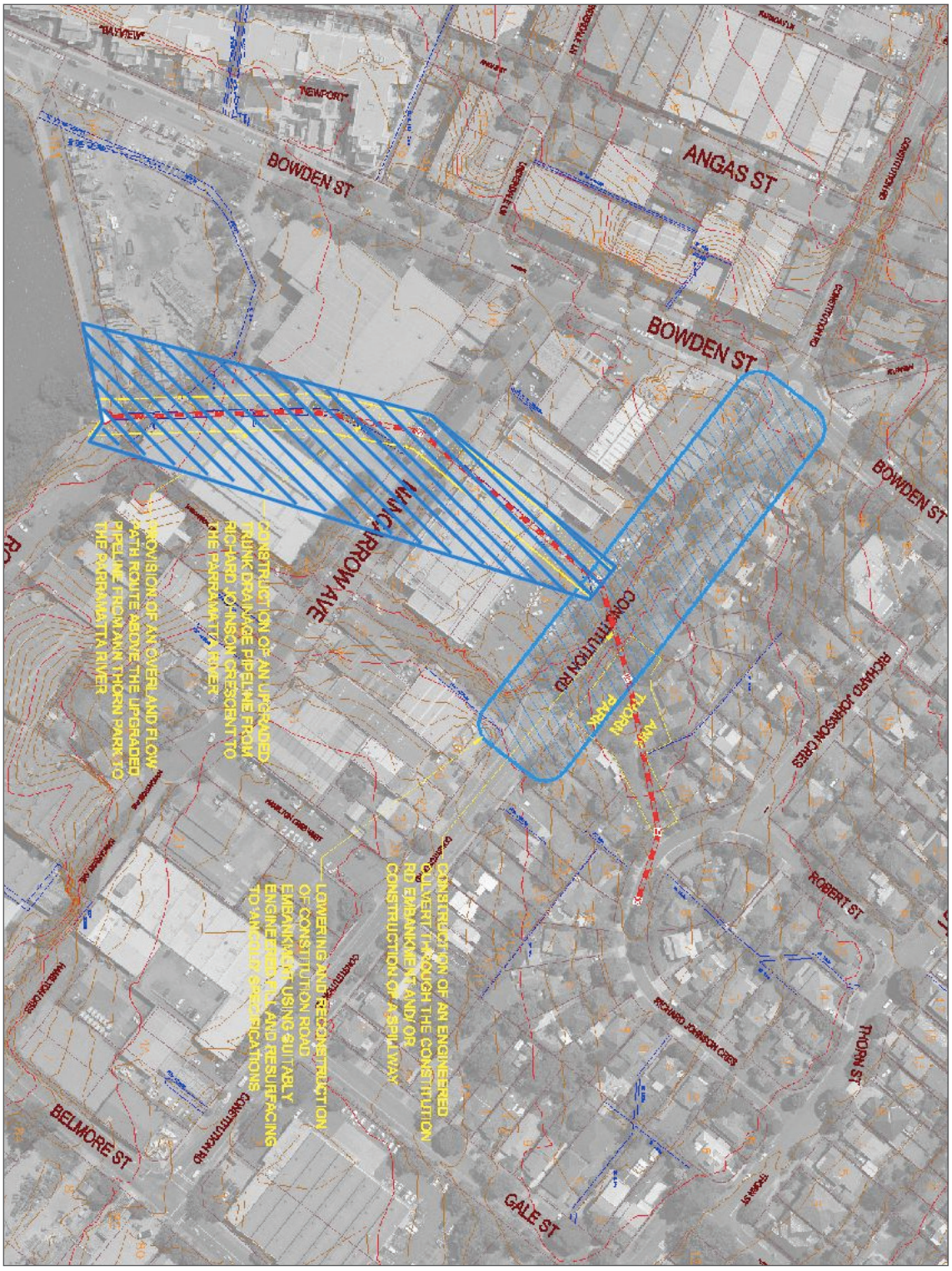


Figure 4.2.15 Overland Flow Path/Stormwater Engineering Diagram

Note: The overland flow path shown generally on the figures in this DCP is diagrammatic. The blue hatched area on the drawing above indicates the zone within which the overland flow path and drainage solution may be implemented subject to detailed engineering solutions and architecture design.

5.0 Precinct Specific Development Controls

5.0 PRECINCT SPECIFIC DEVELOPMENT CONTROLS

Shepherd's Bay, Meadowbank consists of four precincts differentiated by land-use, urban form and distinct character. This section sets out additional and specific planning principles and planning and urban design controls (such as land use, built form, public domain) that are to be applied in these precincts. The general development controls applying to the public and private domain also apply in the precincts.

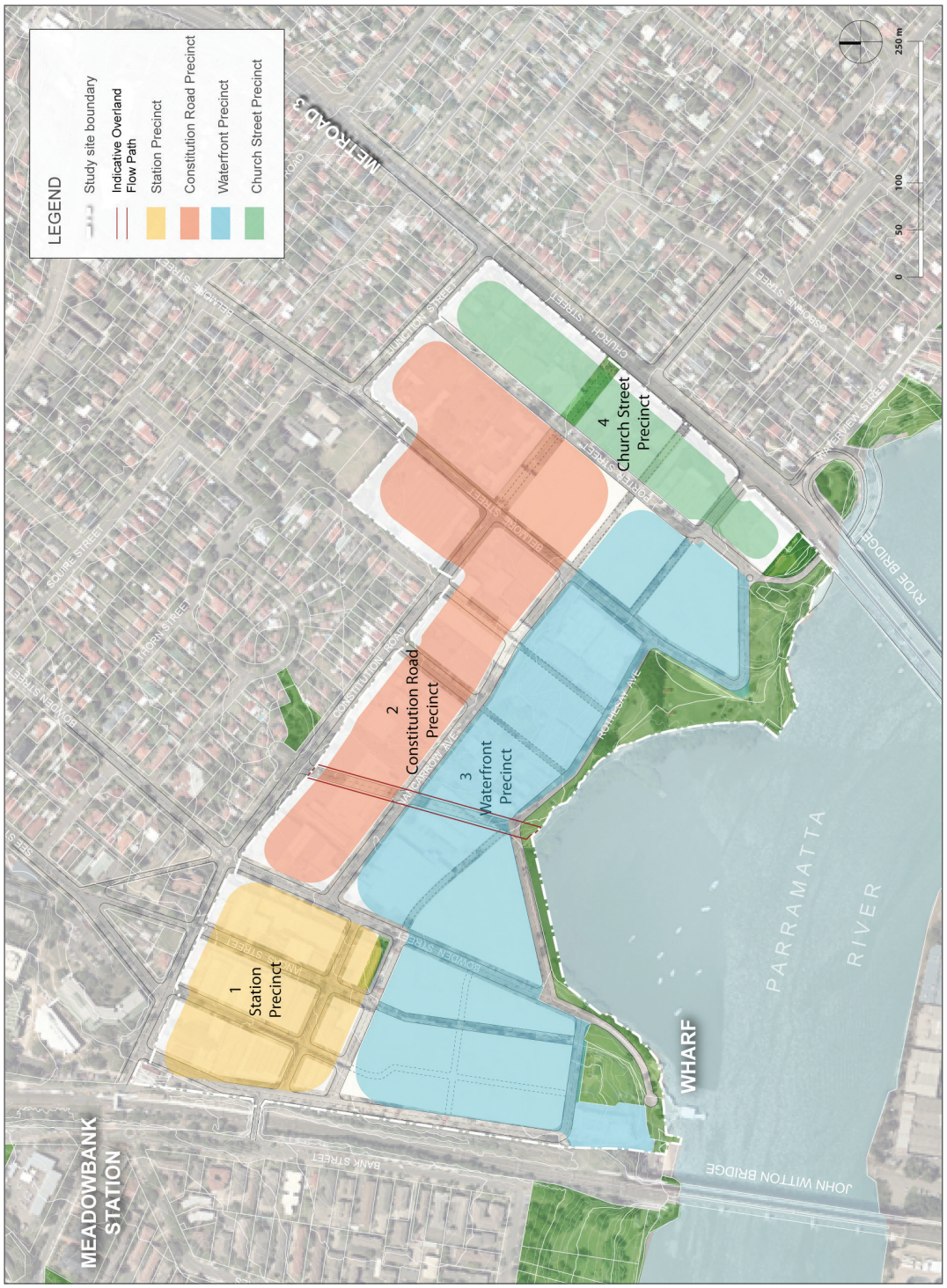


Figure 4.2.16 Precinct plan

5.1 Precinct 1 - Station

The station precinct is located in the north-western corner of the site and includes the area surrounding the existing Meadowbank Station.

Objectives

1. To ensure compatible uses such as commercial near the station and residential in the areas in areas further away from the station.
2. To ensure a more intense built form around transport nodes with a gradation from these areas.
3. To provide public domain improvements that mitigate the impacts of increased density in the area.

Controls

a. Views from the Parramatta River must be protected and not be interrupted by a continuous line of buildings.

b. Apartments fronting the main railway line at the western side of the precinct must be treated with suitable acoustic glazing and appropriate solar control. The use of recessed balconies and winter gardens (glazed balconies) is encouraged to counter the western orientation.

c. Acoustic treatment such as high performance glazing/double glazing is to be considered for development fronting the railway cutting.

d. Awnings are required on Railway Road with a minimum height to the underside of 3.2 metres. Awnings are to allow for street tree planting.

e. Properties between Angas Street and Faraday Lane, between Constitution Road and Underdale Lane, must be accessed from Angas Street.

f. Properties between Faraday Lane and Railway Road, between Constitution Road and Underdale Lane, must, wherever possible, be accessed from Railway Road.

5.2 Precinct 2 - Constitution Road

The Constitution Road precinct is dominated by busy Constitution Road. It is bounded by Nancarrow Avenue to the south, Porter Street to the east, and Bowden Street to the west.

Objectives

1. To ensure uses along the Constitution Road precinct are compatible with surrounding residential land uses.
2. To provide less dense a built form as the distance from the station and Church Street increases.
3. To provide public domain improvements that mitigate the impacts of increased density in the area.

Controls

a. Views from the highest point in this precinct to the south-west and Sydney Olympic Park should be maximised.

b. Minimum permeable landscaped area is to be 35% of site area.

c. Facades should be articulated within a zone of 3 metres and be built to street edge behind the required landscape setback.

5.3 Precinct 3 - Waterfront

The waterfront precinct comprises the area south of Nancarrow Avenue. It includes the area along the foreshore, as well as Faraday Park.

Objectives

1. To provide predominantly residential uses, although a mix of uses is encouraged on the ground floor.
2. To ensure the built form does not create a "walled" effect along the waterfront.
3. To provide public domain improvements that mitigate the impacts of increased density in the area.

Controls

a. The impact of new buildings on views from the Parramatta River to the site and the treed ridgeline to the north are to be considered. Similarly, views from this precinct to the Parramatta River are to be optimised.

b. Development near the waterfront is to respond to and consider views from the Parramatta River.

c. Distances between buildings should take into account acoustic and privacy issues to protect the amenity for all residential units. Minimum distances should be in accordance with SEPP 65 principles.

d. Facades should be articulated within a zone of 3 metres and be built to street edge behind the required landscape setback.

e. Maintain all existing mature trees that add to the high landscape quality of the area.

f. Enhance street planting along Bowden Street to facilitate the perception of a boulevard providing direct access to the Parramatta River.

g. Ensure that new developments are responsive to and add to the landscape quality by providing adequate deep planting zones above car parking to allow sustainable planting which takes into account solar access and views.

h. Retain and enhance landscaped embankments parallel to Bowden Street and at the southern part of the site adjacent to the ferry terminal.

i. Provide a new pocket park to the southern part of the precinct to ensure tree retention and enable passive activity with views to Parramatta River.

j. Provide a landscaped connection between Railway Road and the cycleway to Shepherd's Meadowbank-Rhodes Railway Bridge.

k. Provide a 20-metre foreshore landscape setback with a high quality solution knitting with the Shepherds Bay foreshore upgrade.

5.4 Precinct 4 - Church Street

The Church Street precinct is situated between Porter Street and Church Street on the eastern edge of the site.

Objectives

1. To provide a non residential buffer along Church Street to protect the amenity of residential buildings behind this area.
2. To provide a built form that does not lead to a cavernous impact on buildings along Church or Porter Streets.
3. To create a landscaped boulevard.
4. To provide public domain improvements that mitigate the impacts of increased density in the area.

Controls

a. New development in this precinct is to respond to, and consider views from, the Parramatta River.

b. Retain all existing mature trees that add to the high quality of the area.

c. New commercial buildings in this precinct are to have a maximum depth from window to core of 12 metres to ensure adequate natural light and ventilation.

d. For retail ground floor areas larger footprints are allowable. Retail development is to be limited to showrooms. Supermarkets are not permitted.

e. Development must take into account the hostile environment and accordingly provide acoustic treatment, such as high performance glazing / double-glazing, for buildings fronting Church Street.

f. The building adjoining the southern boundary of Hayes Reserve should take advantage of the northerly aspect and provide visual surveillance of pedestrians utilising Hayes Reserve.

g. Due to the traffic volume on Church Street, vehicular access will be from Porter Street for buildings fronting Church Street

h. Low native shrubs should be provided within all setbacks with the selection of species discusses with Council.

i. Low signage relating to the use of the building is permitted within the Church Street setback.

j. Council seeks contributions from developers along Church Street for the upgrade of the public domain on the opposite side of the street.

k. Residential development must be setback at least 12m from Church Street.

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