

## Objectives

Refer to  
Objectives and Controls  
**PART 14E.1**  
Urban Precincts

## 14E.8 PRECINCT L1: BALFOUR STREET RETAIL AREA

## Controls

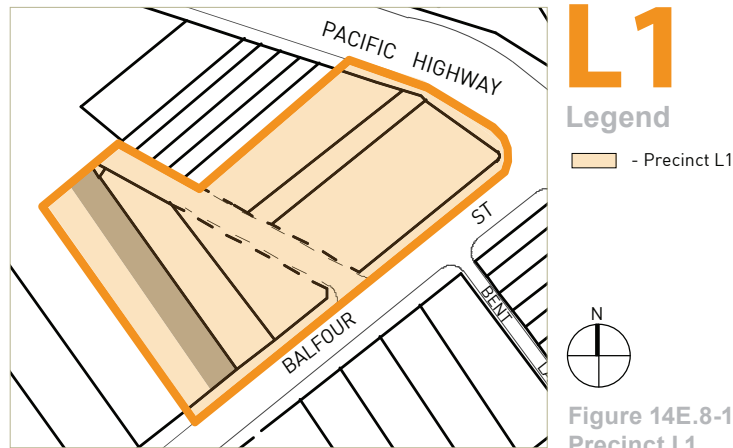
*Planned Future Character*

Figure 14E.8-1:  
Precinct L1

- 1 This precinct is located at the northern end of the Lindfield local centre on the intersection of the Pacific Highway and Balfour Street. The location of Precinct L1 is illustrated in *Figure 14E.8-1*. The precinct is highly visible from all approaches and includes a Heritage Item representing an example of an Inter War “Old English” style commercial building.

Development is to be designed to support and enhance the planned future character for the precinct as following:

- i) This precinct will become a major retail hub anchoring the western side of Lindfield local centre. Retail will form active edges to the Pacific Highway and Balfour Street. Closure and realignment of Balfour Lane will facilitate the incorporation of a larger contemporary supermarket and additional specialty retail. Future development will maintain a sympathetic context for the Heritage Item at 386-390 Pacific Highway which has a potential for adaptive re-use.
- ii) The precinct offers a significant opportunity for shop-top housing positioned along Balfour Street to achieve good solar access and amenity for residents. The built form will reduce in height towards the western boundary providing a transition to the adjoining single houses. The provision of screen planting will also assist in providing a visual buffer between properties.

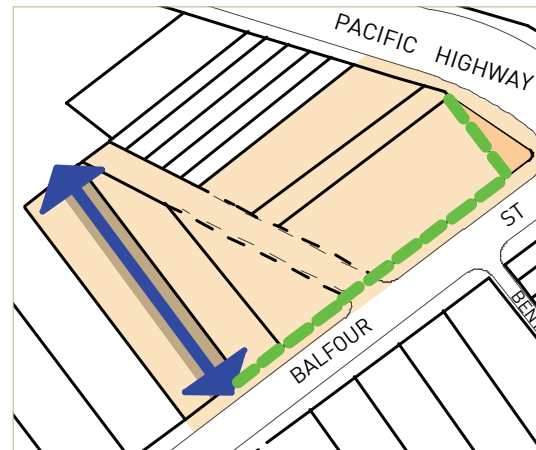
Objectives

Refer to  
Objectives and Controls  
**PART 14E.2**  
Public Domain and  
Pedestrian Access

14E.8 PRECINCT L1:  
BALFOUR STREET RETAIL AREA  
(continued)

Controls

**Public Domain and Pedestrian Access**



Legend

- Pedestrian through site link
- Entry plaza/forecourt
- Awnings
- New/realigned road
- Precinct L1

Figure 14E.8-2:  
Public domain and  
pedestrian access plan.

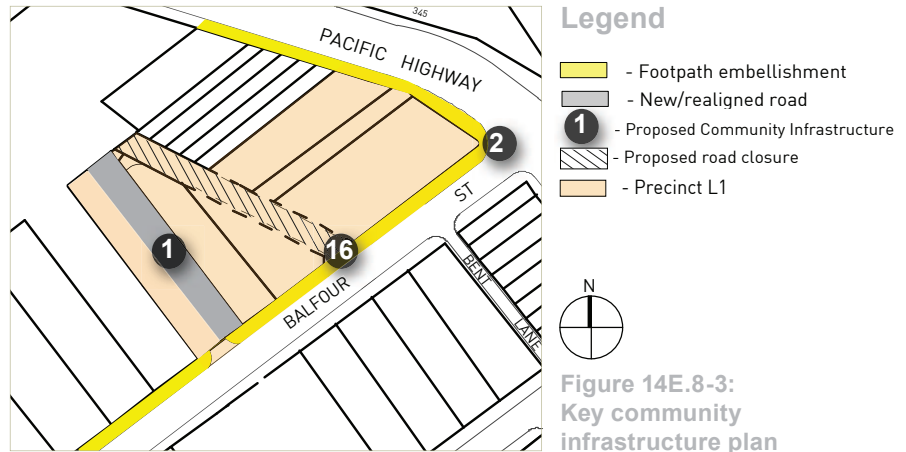
- 2 Create an entry plaza and public address to the building at the intersection of the Pacific Highway and Balfour Street.
- 3 Provide continuous awnings to the Pacific Highway and Balfour Street frontages.

## Objectives

Refer to  
Objectives and Controls  
**PART 14E.3**  
Proposed Community  
Infrastructure

## 14E.8 PRECINCT L1: BALFOUR STREET RETAIL AREA (continued)

## Controls

**Proposed Community Infrastructure**

- 4 The following development as indicated in *Figure 14E.8-3*, is to be included to support and compliment the provision of Key Community Infrastructure through the *Ku-ring-gai Contributions Plan 2010*, Voluntary Planning Agreement (VPA), or other delivery mechanism:
- 1 Construction of a new Balfour Lane on the south-western boundary of the site which retains the current level of access to properties fronting the Pacific Highway. The lane will have footpaths both sides of the carriageway and include a landscape zone with significant screen planting along the western edge side of the lane. (Land dedicated to Council as part of site redevelopment).
  - 2 Extend right turn bay on Pacific Highway and Balfour Street/Havilah Road intersection.
  - 16 Embellishment of the footpath areas and public domain throughout the area including underground power lines, new lighting, high quality paving and furniture and street tree planting.

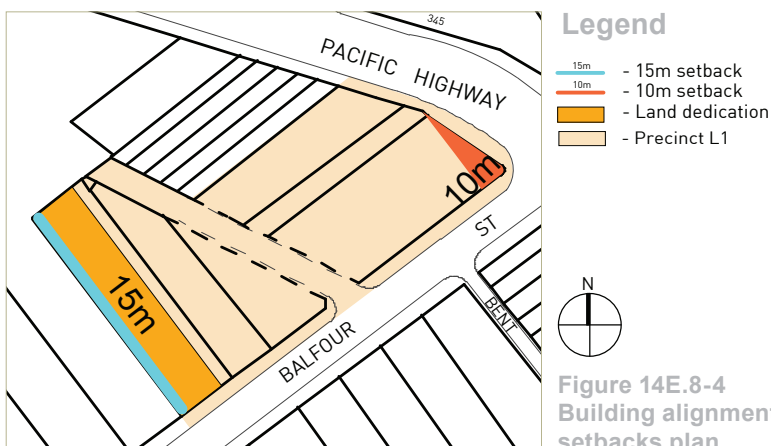
## Objectives

**Refer to  
Objectives and Controls  
PART 14E.4  
Setbacks**

## 14E.8 PRECINCT L1: BALFOUR STREET RETAIL AREA (continued)

### Controls

#### Setbacks



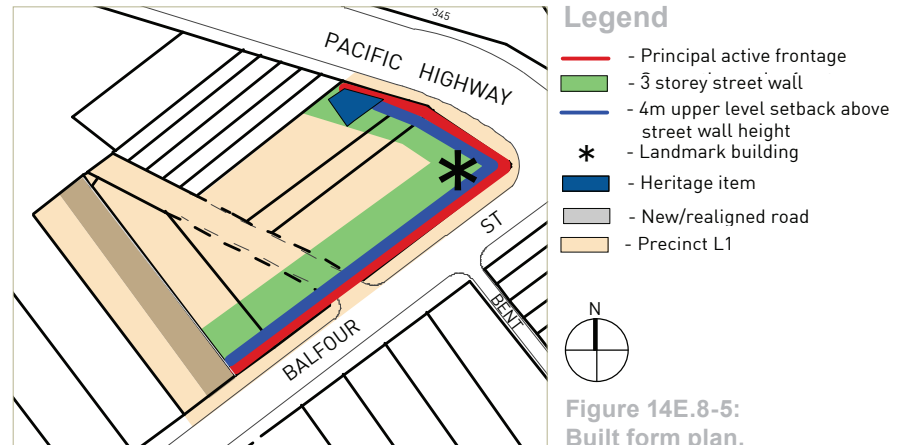
- 5 Building setbacks are to be in accordance with *Figure 14E.8-4* and all buildings within this precinct are required to be built to the street alignment and with a zero setback to property boundaries with the following exceptions:
- i) Provide 15 metre side setback from the western boundary of property No.1 Balfour Street for the provision of a new (re-aligned) Balfour Lane and landscaping. Land is to be dedicated to Council at no cost.
  - ii) Provide a variable setback (maximum 10 metres) from the Pacific Highway along the eastern corner of the properties Nos.376-394 Pacific Highway for the provision of a building forecourt.

## Objectives

Refer to  
Objectives and Controls  
**PART 14E.5**  
Built Form

## 14E.8 PRECINCT L1: BALFOUR STREET RETAIL AREA (continued)

## Controls

**Built Form**

- 6 Buildings are to be designed in accordance with this Development Control Plan, *Figure 14E.8-5*, and as follows:
- i) Create a consistent 3 storey (11.5 metres) street wall that is built parallel to the street alignment of Pacific Highway and Balfour Street.
  - ii) All levels above the street wall height are to have a 4 metre setback.
  - iii) The maximum building height of a development adjacent to new Balfour Lane is to be 4 storeys.
  - iv) Provide active street frontages to the Pacific Highway and Balfour Street.
  - v) Orientate residential buildings on the retail podium so that they maximise the distance from the substation and maximise the northern aspect.
  - vi) Provide roof gardens on the podium for screening apartments from the neighbouring substation and roof top building services.
  - vii) Design a corner building with distinct articulation that defines the intersection of the Pacific Highway and Balfour Street.
  - viii) Integrate the Heritage Item and adapt for re-use (refer to specific heritage controls in Part 20 Heritage and Conservation Areas).

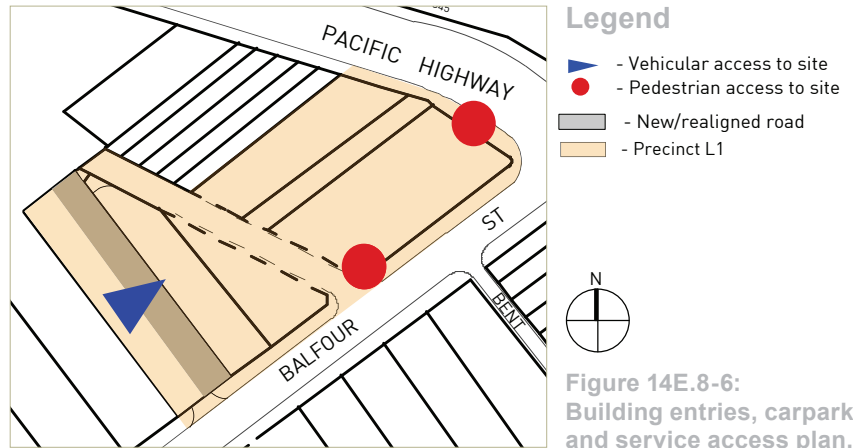
## Objectives

**Refer to**  
Objectives and Controls  
**PART 14E.6**  
Building Entries, Car  
Parking and Service  
Access

## 14E.8 PRECINCT L1: BALFOUR STREET RETAIL AREA (continued)

### Controls

#### **Building Entries, Car Parking and Service Access**



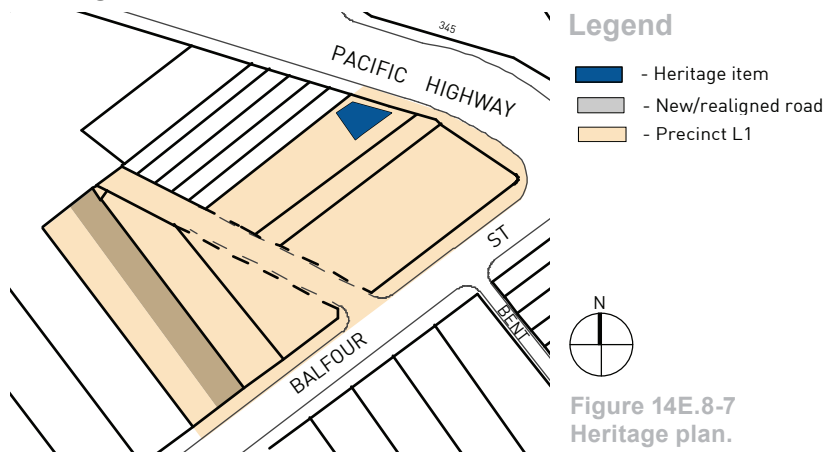
- 7 Provide vehicle entries via new lane (re-aligned Balfour Lane). Direct vehicle access from the Pacific Highway and Balfour Street is not permissible.
- 8 Provide residential and commercial entry foyers and lobbies off Balfour Street and the Pacific Highway.

## Objectives

Refer to  
Objectives and Controls  
**PART 14E.7**  
Heritage

## 14E.8 PRECINCT L1: BALFOUR STREET RETAIL AREA (continued)

## Controls

**Heritage**

- 9 Development adjoining the existing Heritage Item at 386-390 Pacific Highway is to comply with the following controls:
- i) Retain and conserve the front portion of the building from the alignment of the facade to the beginning of the recessed link section (the roof form of the front portion of the building should remain apparent from the Pacific Highway).
  - ii) The front portion of the building is to be integrated with new additions to the rear via a link that does not exceed the height of the eaves at the rear of the front portion of the building, and is to be recessed from the alignment of the northern wall.
  - iii) The form, detailing material and proportion of any additions to the item are to be sympathetic to the Heritage Item and yet identifiable as new work.
  - iv) Any additions to the item are to allow for conservation works to the façade; any intact internal spaces; to the shop fronts; and to the front portion of the roof. The significance of any interiors in the front portion of the building should be assessed in any scheme prior to approval being given for alterations.
  - v) New development to the south of the Heritage Item is to be sympathetic in scale, massing and alignment to the Heritage Item. The maximum building height for buildings adjoining the item is 3 storeys (11.5 metres).