

45-47 Tennyson Avenue and 105 Eastern Road, Turramurra

- 14D.1 Urban Precinct
- 14D.2 Pedestrian and Vehicular Access
- 14D.3 Building Setbacks
- 14D.4 Built Form
- 14D.5 Public Domain

14D.1 URBAN PRECINCT:
45-47 TENNYSON AVE AND 105 EASTERN RD



Figure 14D.1-1:
Planned Future Character Plan

Legend

- 45-47 Tennyson Avenue and 105 Eastern Road Precinct
- Existing Trees



14D.1 URBAN PRECINCT: 45-47 TENNYSON AVE AND 105 EASTERN RD (continued)

Objectives

- 1 *To ensure new built form is cohesive with the streetscape character.*
- 2 *To provide a transition between the existing Eastern Road Neighbourhood Centre Shops and the adjacent low density residential character.*
- 3 *To promote pedestrian connectivity between the site and the existing Eastern Road Neighbourhood Centre shops.*
- 4 *Ensure future development contributes to creating a vibrant Neighbourhood Centre.*
- 5 *To retain the scale, character and local function of Eastern Road as a Neighbourhood Centre.*
- 6 *To enhance the amenity of the streetscape and public domain.*
- 7 *To retain, and protect, the local native vegetation including Blue Gum High Forest Critically Endangered Ecological Community (CEEC)* and to restore and revegetate a mix of local Blue Gum High Forest species.*

Controls

Planned Future Character

The site at 45-47 Tennyson Avenue and 105 Eastern Road, Turramurra is bounded by Eastern Road, Tennyson Avenue and Alice Street. The site is currently occupied by a Service Station and Nursery. The site adjoins the existing Eastern Road Neighbourhood Centre to the south which comprises of small scale, fine grain retail shops, and low density residential housing to the north, west and east.

The planned future character of the site seeks to retain existing key features of the site, ensure future development is cohesive with surrounding character and facilitate the integration of the site into the existing Neighbourhood Centre so that it forms an extension of the existing Eastern Road retail strip. While small, these shops provide a valuable local function servicing the day-to-day needs of local residents.

- 1 All development within the site, as outlined in Figure 14D.1-1, is to be designed to support and enhance the planned future character of the site. This is to be done through compliance with these site specific requirements within Part 14D of the DCP, and compliance with other relevant parts of Section A, B, C of the DCP.
- 2 New development is to include the following key elements:
 - i) Retention, restoration and revegetation of trees and vegetation associated with Blue Gum High Forest Critically Endangered Ecological Community (CEEC) located within the areas identified as biodiversity setback in Figure 14D.3-1 Building Setbacks Plan. Refer to Part 18.4 of the DCP.
 - ii) Ensure new development is cohesive with the street character, including existing Eastern Road Neighbourhood Centre retail strip to the south of the site, and adjacent low density residential dwellings to the north, east and west of the site.
 - iii) Ensure new development provides active street frontages to both Eastern Road and Tennyson Avenue.
 - iv) Ensure new development is appropriately sited and designed to minimise amenity and visual impacts to adjoining residential properties.

*Blue Gum High Forest CEEC refers to the Blue Gum High Forest in the Sydney Basin Bioregion as listed under the NSW Biodiversity Conservation Act 2016.

14D.2 PEDESTRIAN AND VEHICULAR ACCESS



Figure 14D.2-1:
Pedestrian and Vehicular Access Plan

Legend

- Pedestrian Access
- Indicative Site Access Point
- Existing Trees



14D.2 PEDESTRIAN AND VEHICULAR ACCESS (continued)

Objectives

- 1 *To provide vehicle access for customers and service vehicles that is integrated into the surrounding road network.*
- 2 *To enable safe pedestrian access and permeability.*
- 3 *To minimise pedestrian and vehicle conflicts.*
- 4 *To minimise the number of vehicle access points on active street frontages.*
- 5 *To provide adequate and accessible on-site service areas and loading facilities.*
- 6 *To locate and design car parking so that it is integrated into the design of the site and building.*
- 7 *To retain, and protect, the local native vegetation including Blue Gum High Forest Critically Endangered Ecological Community (CEEC)* and to restore and revegetate a mix of local Blue Gum High Forest species.*
- 8 *To provide for future transport and vehicle options including Electric Vehicle charging stations, e-bicycles and the like.*

Controls

- 1 Pedestrian access is to be provided from Eastern Road and Tennyson Avenue.
- 2 Car parking is to be provided within the basement of new development.
- 3 Vehicle access for basement car parking is to be provided from Eastern Road.
- 4 Where provision of all required car parking within the basement is not feasible due to impacts on native trees and vegetation, a limited amount may be provided at grade, as follows:
 - It is to be located behind the building line.
 - Screened from view.
 - Not adversely impact on street activation, amenity or native trees and vegetation.
 - Access to be provided from Tennyson Avenue at location of existing driveway crossover.
 - Refer to 9B.2 for additional requirements for at grade parking areas.
- 5 Active street frontages are to be provided to Eastern Road and Tennyson Avenue. Opaque and blank walls are to be minimised at ground level.
- 6 Service/loading areas are to be located in the basement to minimise conflict between pedestrians and vehicles, and minimise amenity impacts to adjoining residential properties.
- 7 Service vehicle access must be combined with parking access.
- 8 All development is to be setback from native trees and vegetation on the site and adjoining properties, to ensure their protection and retention. The following are to apply:
 - i) Setbacks are to meet the requirements of Part 18.4 of the DCP relating to landscape remnant.
 - ii) Verification of exact setbacks is to be subject to demonstration of meeting the requirements in Protection of Trees on Development Sites (AS 4970-2009).
 - iii) Consideration should also be had to the potential hydrological impacts on Blue Gum High Forest CEEC.
- 9 Parking areas are to be designed and constructed so that electric vehicle charging points can be installed.

14D.3 BUILDING SETBACKS



Figure 14D.3-1:
Building Setbacks Plan

Legend

- Front Setback to align with front building line of Eastern Road Shops
- Side Setback to align with front building line of residential properties to the east
- Nil Setback
- Minimum 6m Setback
- Biodiversity Setback (to comply with requirements of Part 18.4 of the DCP to ensure protection and retention of native trees)
- Existing Trees



14D.3 BUILDING SETBACKS (continued)

Objectives

- 1 *To create a cohesive streetscape with consistent building alignments and setbacks.*
- 2 *To protect the privacy and amenity of adjoining residential land uses.*
- 3 *To provide building and basement setbacks that allow the retention of existing significant trees and vegetation on the site.*
- 4 *To ensure adequate areas to enable landscaping within setbacks where appropriate.*

Controls

- 1 All building setbacks are to be in accordance with Figure 14D.3-1.
- 2 The front building line of new development is to be setback from Eastern Road boundary so that it aligns with front building line of the existing Eastern Road retail shops.
- 3 The side setback to Alice Street is to align with front building line of residential properties to the east.
- 4 A corner building at the Eastern Road and Tennyson Avenue intersection is to be built to the street alignment along Tennyson Avenue with zero setback.
- 5 A minimum 6m setback is to be provided from the rear boundary adjoining 1 Alice Street.
- 6 All buildings and basements are to be setback from native trees and vegetation on the site and adjoining properties, to ensure their protection and retention. The following are to apply:
 - i) Setbacks are to meet the requirements of Part 18.4 of the DCP relating to landscape remnant.
 - ii) Verification of exact setbacks is to be subject to demonstration of meeting the requirements in Protection of Trees on Development Sites (AS 4970-2009).
 - iii) Consideration should also be had to the potential hydrological impacts on Blue Gum High Forest CEEC.

14D.4 BUILT FORM



**Figure 14D.4-1:
Built Form Plan**

Legend

- Front Setback Landscape Zone (hard and soft scape)
- Active Street Frontage
- Landscape Buffer Area to be provided
- Existing Trees



14D.4 BUILT FORM (continued)

Objectives

- 1 *To ensure that buildings are designed to interact and engage with pedestrians at street level.*
- 2 *To ensure the façade of the building is articulated to complement and enhance the character of the street.*
- 3 *To ensure that corner buildings respond to the characteristics of the two streets they address, and reinforce corner elements.*
- 4 *To ensure future development is compatible with the height and roof form of surrounding buildings to produce a cohesive streetscape.*
- 5 *To maintain the small scale, Neighbourhood Centre character.*
- 6 *To ensure retention and protection of the Blue Gum High Forest CEEC.*

Controls

- 1 The site layout is to minimise impact and ensure retention of the native trees on site and adjoining properties, including Blue Gum High Forest CEEC, and include consideration of change to hydrological conditions.
- 2 The siting of buildings is to demonstrate clear visible entry points that contribute to the building facade design and enhance active street frontages.
- 3 Active street frontages are to be provided to both Eastern Road and Tennyson Avenue to enhance the commercial potential of the space. Opaque and blank walls are to be minimised at ground level.
- 4 The style and pitch of new roofs should relate sympathetically to neighbouring buildings.
- 5 New development is to provide a high standard of external finishes and appropriate level of architectural detail.
- 6 All plant and services is to be integrated into the built form and/or roof.
- 7 The area between the front building line and Eastern Road property boundary is to be appropriately landscaped, including paving and planting, while ensuring active street frontage is achieved. Outdoor dining and the display of goods is encouraged within the front setback area.
- 8 Provide a corner building at Eastern Road and Tennyson Avenue intersection. The building façades should:
 - i) be appropriately articulated.
 - ii) respond to the character of each street.
 - iii) provide active street frontages to both Eastern Road and Tennyson Avenue.
- 9 A landscape buffer area (including retention of existing trees) is to be provided within the setback areas adjoining Alice Street, Tennyson Avenue and residential properties 43 Tennyson Avenue and 1 Alice Street.
- 10 A landscape plan is to be prepared which comprises of species from the Blue Gum High Forest community.

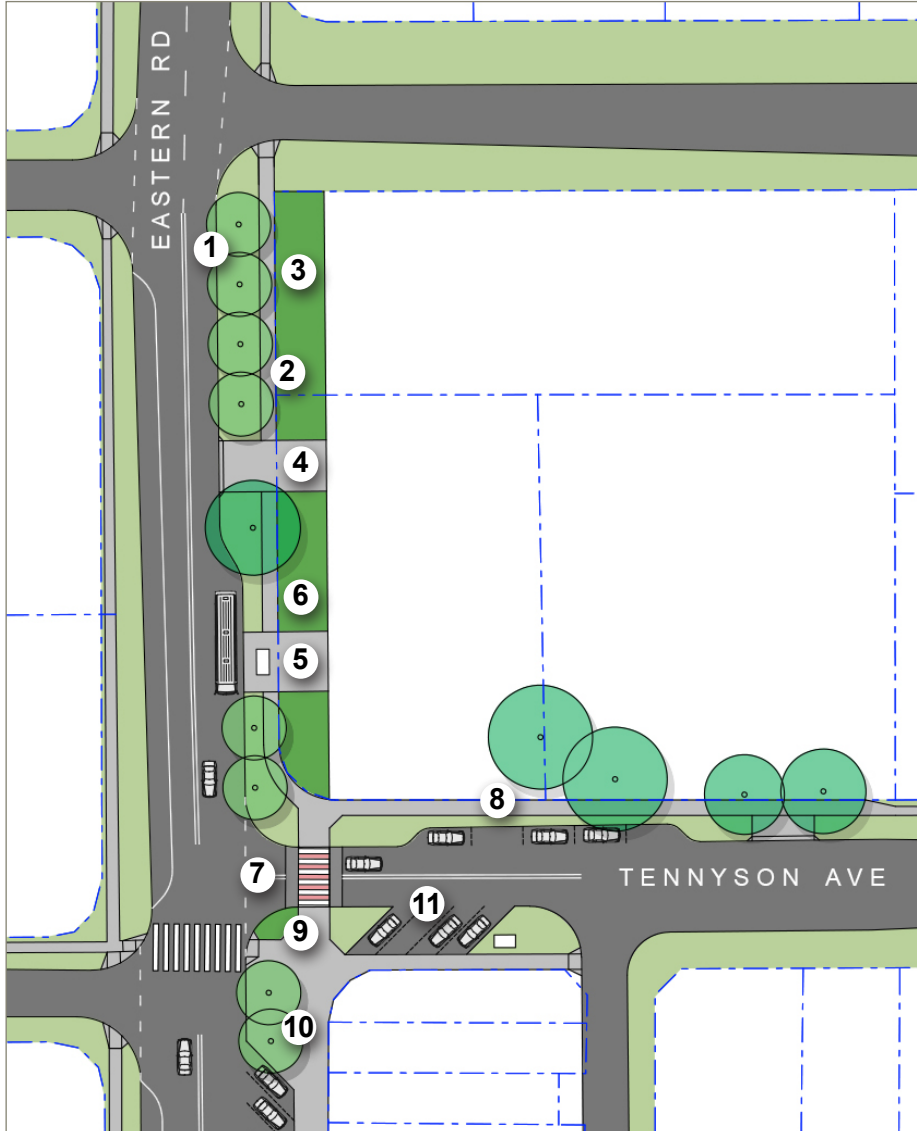


Figure 14D.5-1
Public Domain Controls



Legend

- 1 Public Domain Controls

14D.5 PUBLIC DOMAIN (continued)

Objectives

- 1 *To provide a high quality streetscape that engages and activates the Neighbourhood Centre, and contributes to its economic viability.*
- 2 *To improve and enhance pedestrian connection and access within the Eastern Road Neighbourhood Centre.*
- 3 *To provide continuity in the streetscape and promote pedestrian amenity.*
- 4 *To service the public parking demands for the Neighbourhood Centre.*

Controls

- 1 Public domain works are to be in accordance with Figure 14D.5-1. It is to be delivered through a Voluntary Planning Agreement (VPA) or other delivery mechanism and include the following:
 - 1 Kerb extension on Eastern Road for wider footpath and street tree planting
 - 2 New wider footpath
 - 3 Landscape zone in building setback area
 - 4 Indicative vehicular crossover for basement parking
 - 5 Upgraded bus stop and bus shelter
 - 6 Landscape zone - hard and soft scape in building setback area
 - 7 New pedestrian crossing with raised threshold on Tennyson Avenue
 - 8 Parallel parking setback into existing verge north side of Tennyson Avenue
 - 9 Kerb extension and realignment to corner of Tennyson avenue and Eastern Road
 - 10 Creation of small plaza with trees and seating on corner Tennyson Avenue and Eastern Road through removal of 2 angled parking spaces
 - 11 45° angle parking south side Tennyson Avenue