



CUMBERLAND
CITY COUNCIL

PART F1-4

DUNMORE STREET, PENDLE HILL (FRESH HOPE CARE SITE)

1. Introduction

1.1 Land to which this section applies

This section applies to the following land (as shown in **Figure 1** below):

Address	Lot and DP
284 Dunmore Street, Pendle Hill	Lot 1 DP24728
105 Pendle Way, Pendle Hill	Lot 2 DP24728
93 Pendle Way, Pendle Hill	Lot 8 DP24728
91 Pendle Way, Pendle Hill	Lot 9 DP24728
87 Pendle Way, Pendle Hill	Lot 10 DP24728
85 Pendle Way, Pendle Hill	Lot 11 DP24728
83 Pendle Way, Pendle Hill	Lot 12 DP24728
282 Dunmore Street & 95 Pendle Way, Pendle Hill	Lot 472 DP1204429
268-280 Dunmore Street, Pendle Hill	Lot A DP335578
222-266 & 282 Dunmore Street & 89 Pendle Way, Pendle Hill	Lot 2 DP554208
222-266 Dunmore Street, Pendle Hill	Lot 3 DP554208



Figure 1: Land to which this section applies

2. Vision and general objectives

2.1 Vision

The Dunmore Street site is a high-quality residential precinct that respects and celebrates its history and integrates with and enhances the surrounding Pendle Hill area.

The site will play an important role in contributing to additional supply for seniors housing and affordable key worker housing, capitalising on its proximity to the Pendle Hill local centre, the adjacent Bonds Spinning Mills site and Pendle Hill railway station.

The site provides a high-amenity landscaped setting, including an open space curtilage to the heritage listed Dunmore House, new opportunities for publicly accessible open space and community uses for the local population.

2.2 General objectives

- O1. Development responds to the natural and built form elements of the site, the surrounding local character, the existing orthogonal street grid, heritage items and evolving built form scale, including the adjacent Bonds Spinning Mills site.
- O2. Development is predominantly for seniors housing and affordable key worker housing, significantly contributing to housing choice and affordability in the Cumberland LGA.
- O3. Celebrate and give precedence to the heritage components of the site while maintaining a heritage curtilage around Dunmore House, which is also a key determining feature in the open space network and landscaped character of the site.
- O4. New buildings adjacent to heritage items will respect the site's heritage through appropriate setbacks and design.
- O5. Development is well designed and effectively transitions to development on adjoining sites through building heights, massing, setbacks and landscaping.
- O6. Development on the corner of Dunmore Street and Pendle Way will be of a height, scale and design that provides a built form marker when approaching the site from the Pendle Hill local centre and railway station.
- O7. Existing mature vegetation on the site is retained and complemented through new planting of native species and landscaping.
- O8. The site will contain a legible and permeable movement network for pedestrians and cyclists, including potential linkages to the adjoining Bonds Spinning Mills site.
- O9. The site will provide an extensive open space network comprised of private and public open spaces, including the publicly accessible open space curtilage to Dunmore House.

2.3 Indicative Master plan

The vision and objectives for the site as identified above are expressed in the structural design for the site as shown in **Figure 2**.

To ensure that development provides key elements, where variations to the Indicative Master Plan are proposed, the relevant development application (DA) is to demonstrate how the vision and objectives have been achieved.



Figure 2: Indicative Master Plan

3. Specific objectives and controls

3.1 Land use

Objectives

- O1. Create a high-quality residential precinct, primarily consisting of seniors and affordable key worker housing.
- O2. Provide an extensive open space network, including a centrally located publicly accessible recreational and community space in the Dunmore House curtilage, for new residents and the local community.
- O3. Provide for associated ancillary uses to meet the daily convenience and recreational needs of onsite residents and workers.

Controls

- C1. Land uses are to predominantly comprise residential development, specifically seniors housing and affordable key worker housing.
- C2. Non-residential uses are to generally include:
 - a. allied health services
 - b. publicly accessible recreational and community uses
 - c. places of public worship
 - d. café/s
- C3. Non-residential uses permissible in the R4 High Density Residential zone, such as cafes and neighbourhood shops, are to be located at ground level to maximise accessibility and contribute to the activation of streets.

3.2 Building height

Objectives

- O1. Provide opportunities for increased height and density to support the future provision of seniors housing and affordable key worker housing on the site.
- O2. Ensure building heights respond to the existing and future built form character of the area, including the adjoining Bonds Spinning Mills site and lower density residential developments surrounding the site.
- O3. Minimise any adverse shadow impacts to open spaces within the site and adjoining residences.
- O4. Maintain 'finer-grained' proportions along the southern boundary to respond to existing lower density residential development on Collins Street.

Controls

- C1. Maximum building heights to be generally in accordance with **Figure 3: Building heights**
- C2. Reduced level details must be in accordance with Part G Cumberland DCP 20XX.

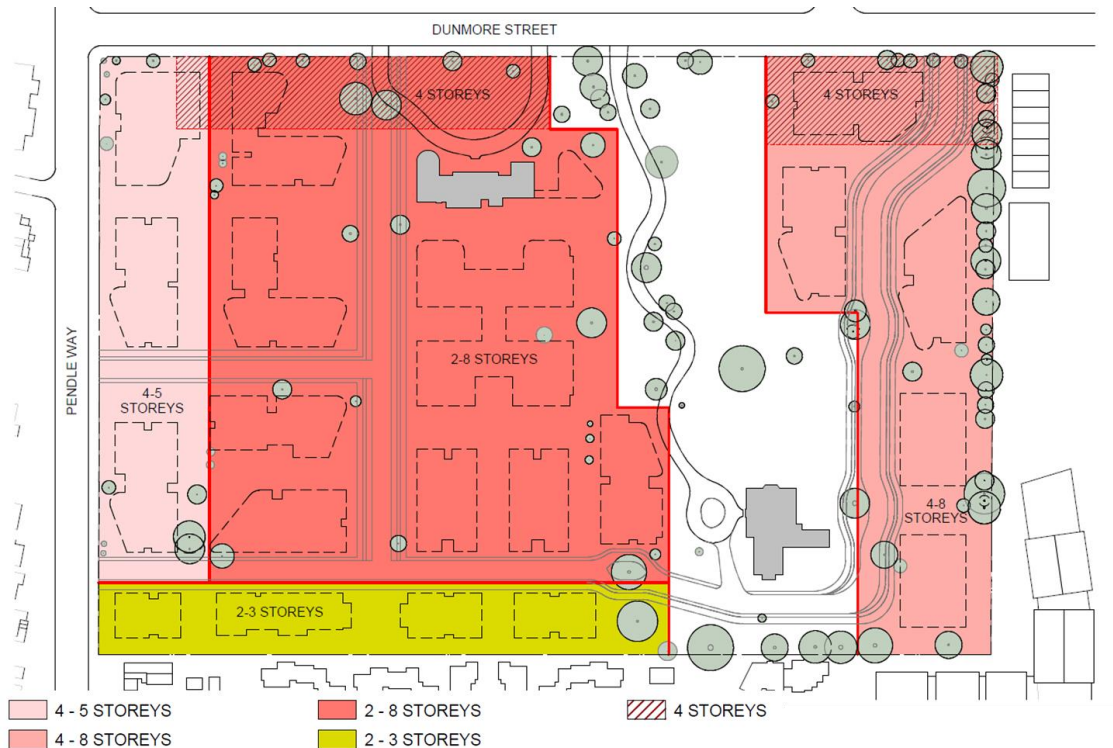


Figure 3: Building heights

3.3 Building siting and setbacks

Objectives

- O1. Provide appropriate separation distances between future buildings on the site in order to maximise amenity for future residents.
- O2. Achieve an appropriate built form scale along Dunmore Street and Pendle Way that contributes to the prevailing streetscape and the existing and future character of the locality.
- O3. Buildings are sited to respect and complement the existing heritage items on the site.
- O4. Buildings are sited to frame new streets and pedestrian links within the site and to maintain view corridors to and from the site.
- O5. Maintain high levels of visual and acoustic amenity and minimise overshadowing of surrounding areas, including the lower density detached dwellings along the site's southern boundary on Collins Street.

Controls

- C1. Building setbacks and building separations should generally comply with **Figure 4** to **Figure 7**, including:
 - Minimum setback of 6m to Pendle Way
 - Minimum setback of 6m to Dunmore Street
 - Minimum setback of 6m for first and second storey and a minimum 8m setback for third storey to the southern boundary with existing residences on Collins Street

- Minimum setback of 10m to the southern boundary on eastern part of the site.
- Minimum setback of 10m to the eastern boundary
- Minimum 12m primary separation distance between all new buildings on the site
- Minimum 12m separation distance between Ashwood House and any new building to the immediate south and additional secondary setback of 23m towards the centre of the building.

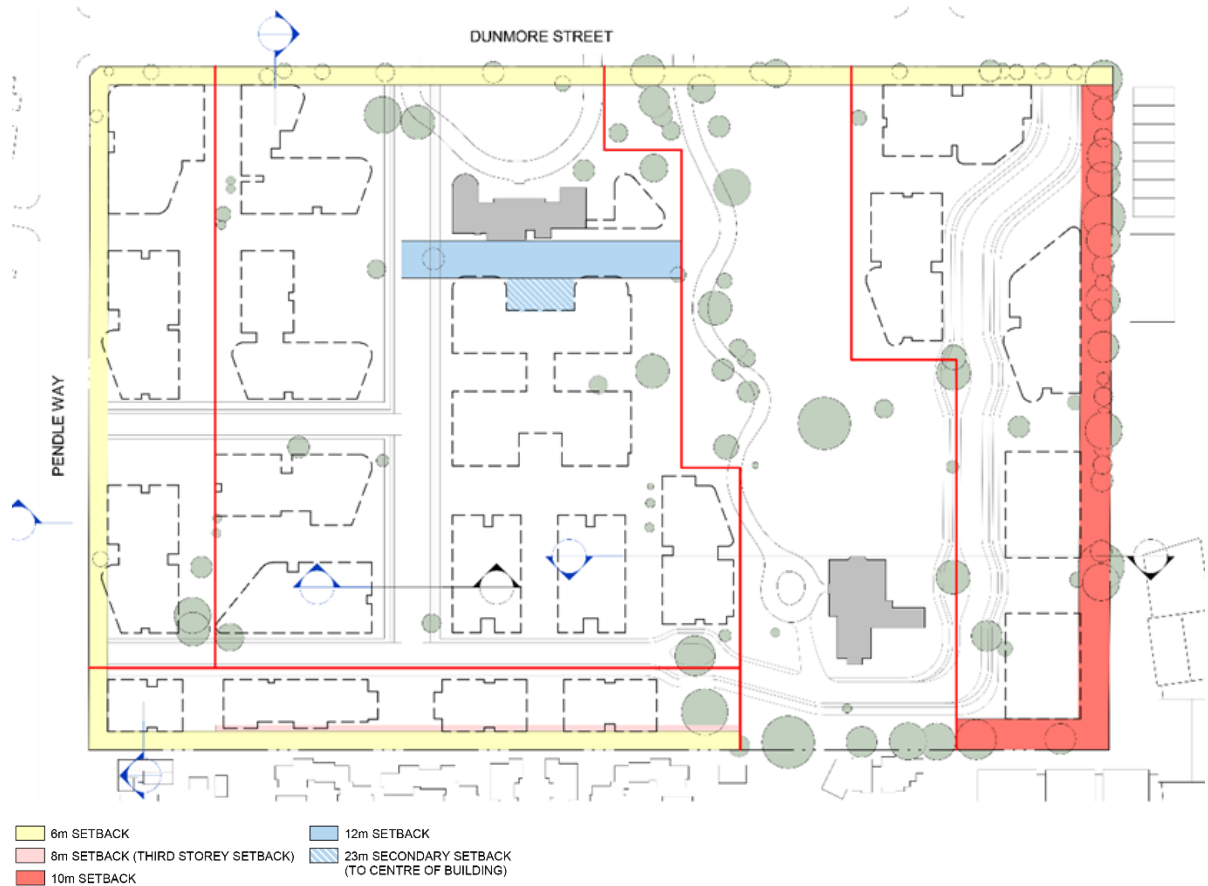


Figure 1: Setbacks plan

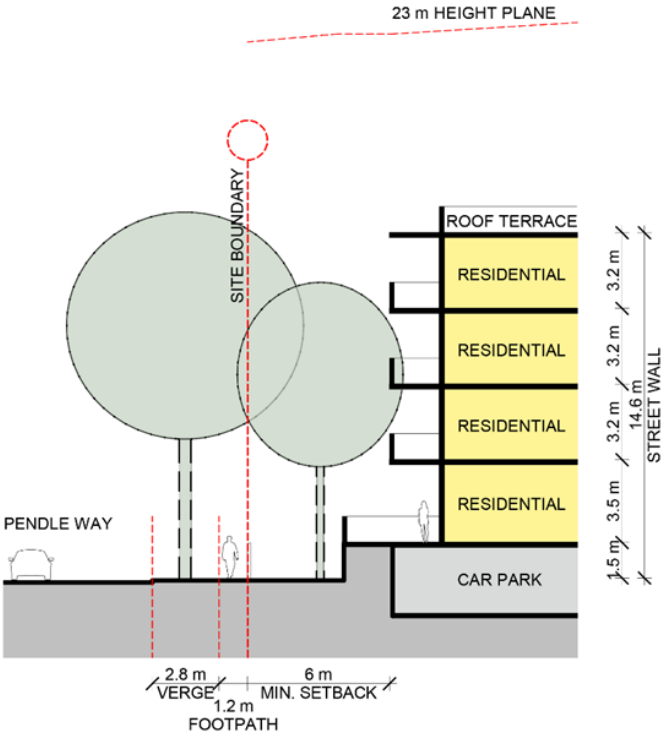


Figure 2: Street setback – Pendle Way

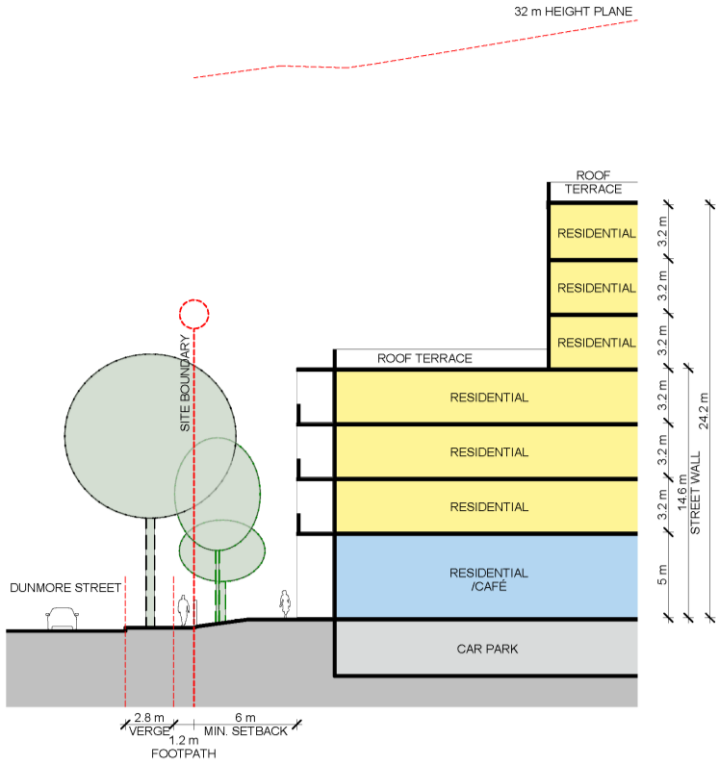


Figure 3: Street setback - Dunmore Street

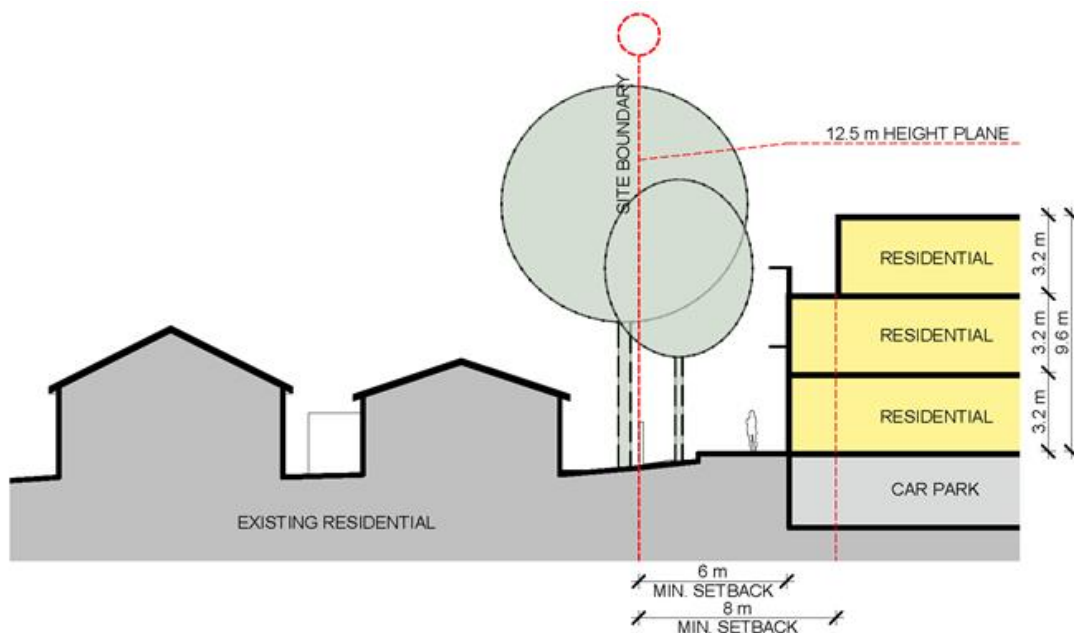


Figure 4: Southern boundary setback

3.4 Built form and building design

Objectives

- O1. Buildings are designed to complement existing streetscapes and to address and engage with the adjoining public domain.
- O2. Buildings are designed to provide a high level of architectural quality and visual interest and are of an appropriate bulk and scale when viewed from the public domain and surrounding residential areas.

Controls

- C1. Building facades along Dunmore Street and Pendle Way street-walls are to incorporate a number of smaller parts through significant recesses, other facade modulation and distinct building elements and materials.
- C2. In relation to residential uses at ground level:
 - the number of individual dwelling entries from the adjoining public domain are maximised
 - where entries provide access to more than one dwelling, they relate to each lift core, are clearly defined and legible and preferably form an architectural feature of the building
 - front boundary treatments use measures such as level changes, landscaping and fencing to provide privacy for residents whilst also providing for casual passive surveillance of the adjoining public domain
 - internal living areas are integrated with areas of outdoor private open space to provide a transition between the public and private domains

C3. In relation to non-residential uses at ground level:

- pedestrian entries are at the same level as the adjoining public domain
- cafes or restaurants can have outdoor seating in the adjoining public domain
- universal access is provided

C4. Buildings located on corner sites to be articulated to address each street frontage and to define prominent corners.

C5. The building on the Dunmore Street-Pendle Way corner is to provide a built form marker through a height of 5 storeys and the expression of architectural elements such as building articulation, material, colour and roof form.

3.5 Solar access and overshadowing

Objectives

- O1. Minimise overshadowing impacts to surrounding public domain and private developments.
- O2. Provide reasonable amount of solar access to new public open spaces within the site.

Controls

- C1. Provide a minimum of 2 hours of solar access to the publicly accessible open space zoned RE2 Private Recreation between 9am and 3pm in mid-winter.

3.6 Open space and landscaping

Objectives

- O1. Provide a series of generous publicly accessible open spaces for recreational uses, improving the quality of the public domain and connectivity with surrounding open spaces.
- O2. Retain and enhance the landscaped setting of both Ashwood House and Dunmore House.
- O3. Provide sufficient private communal open space and rooftop gardens to cater for passive and active recreation opportunities for future residents.
- O4. Provide high quality landscaping around the perimeter of the site to enhance the streetscape and quality of the built environment.
- O5. Mitigate any visual impacts of buildings to the south of Ashwood House through provision of soft landscaping.

Controls

- C1. Open space and deep soil zone should generally be provided in accordance with **Figure 8.**
- C2. Provide a central north-south landscaped publicly accessible open space from Dunmore Street to the site's southern boundary at the rear of Dunmore House. This publicly accessible open space area is to include the following facilities:
 - soft and hard landscaping for passive and active recreation

- amenities such as BBQ facilities, shade structures, seating, lighting, bins, playgrounds, community gardens and signage
- C3. Provide publicly accessible pocket parks with varied landscape features within the clusters of buildings connecting to the publicly accessible open space.
- C4. Provide private communal open spaces at the ground level and rooftop areas with a variety of facilities including seating, BBQ facilities and shelters.
- C5. Ground level courtyards are to be provided for ground level Independent Living Units as per the ADG.
- C6. Provide a landscape buffer zone (south of Ashwood House) for the provision of tall screening trees.
- C7. Provide high quality evergreen trees and screening within the setbacks along the site's boundaries as shown in **Figure 1: Setbacks plan**. This is to be achieved by providing a 6m deep soil zone along Pendle Way, Dunmore Street and the southern boundary of the precinct, and a minimum of 10m deep soil zone along the eastern boundary of the precinct.



Figure 8: Open space network

3.7 Movement network

Objectives

- O1. Improve the site's accessibility and strengthen its connection to surrounding areas.
- O2. Provide a functional movement network that provides for the efficient and safe movement of all road users.
- O3. Encourage walking and cycling through the provision of a comfortable and attractive environment.
- O4. Provide a number of residential access points to activate street frontages and internal private and publicly accessible open spaces and to provide passive surveillance opportunities.
- O5. Reduce traffic impacts to Pendle Way and Dunmore Street and improve the public domain for pedestrians.

Controls

- C1. The street network, pedestrian network, site access and car access points are provided generally in accordance with **Figure 5: Public and pedestrian links**.
- C2. The site will incorporate 4 new two-way private roads that will intersect with the adjacent local roads (Dunmore Street and Pendle Way). The new private roads are to be located more than 40 metres (centre to centre) from the nearest intersections on the opposite side of the road.
- C3. Vehicular access points to buildings are to be provided within building footprints. If access is not within the building, high quality landscape and driveway design are to be incorporated to ensure a landscaped streetscape and to mitigate potential visual and acoustic privacy issues for residents.
- C4. Provide new pedestrian access points along both Pendle Way and Dunmore Street.
- C5. Provide a minimum of 4 new publicly accessible through-site links connecting the precinct to the surrounding area, including the Pendle Hill local centre, Pendle Hill railway station and the Bonds Spinning Mills site.
- C6. Streets include pedestrian paths on each side.
- C7. Pedestrian footpaths on new roads are separated with a planting strip which is at least 1.8m in width.
- C8. Private pedestrian links are interconnected with the new publicly accessible links.
- C9. The pedestrian and cycle access network:
 - Is direct and accessible to all
 - is easily identified by users
 - has a public character
 - includes signage advising of the publicly accessible status of the link and the places to which it connects
 - is clearly distinguished from vehicle access-ways
 - allows visibility along the length of the link to the public domain at each end.

C10. Strong, legible pedestrian connections are established between the site and adjoining areas.

C11. The pedestrian and cycle access network:

- aligns with breaks between buildings so that views are extended and the sense of enclosure is minimised;
- includes materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;
- is well-lit to safety standards;
- is open to the sky along the entire length; and
- is accessible 24 hours a day.

C12. Street furniture is provided and includes a high quality, durable and co-ordinated selection of paving, seating, lighting, rubbish bins, playground equipment and signage.

C13. Street trees are to be provided within deep soil zones on all streets that:

- comprise a co-ordinated palette of climatically responsive species
- are robust and low-maintenance
- are planted in a co-ordinated, regularly spaced and formalised manner
- increase the comfort of the public domain for pedestrians, including through the provision of shade in summer
- enhance the environmental performance of the precinct by increasing opportunities for energy conservation.

C14. In areas where deep soil zones cannot be achieved, suitable trees species will:

- comprise a co-ordinated palette of climatically responsive species
- are robust and low-maintenance
- provide adequate canopy shade, for the comfort of pedestrians.

C15. On-site car parking is provided in accordance with Part G, Cumberland DCP 2020.

C16. Carpark access is co-ordinated to provide for efficiency and convenience while not adversely affecting the pedestrian movement or the visual amenity of the public domain.

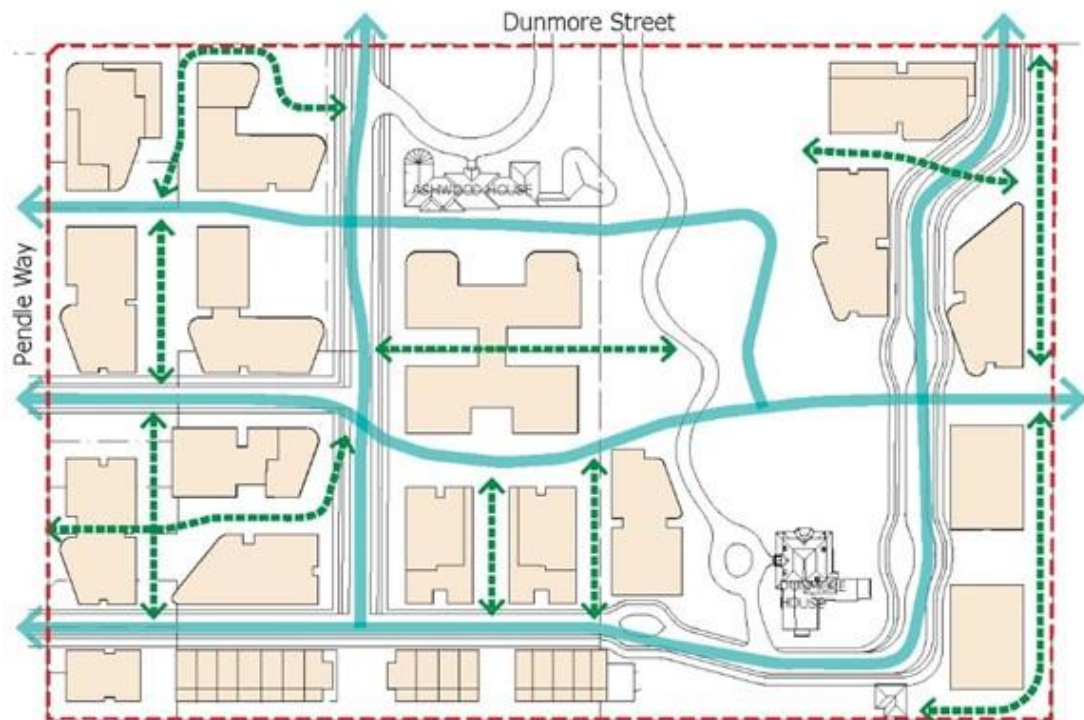


Figure 5: Public and pedestrian links

KEY

- Pedestrian links
- Public links

3.8 Managing transport demand

Objective

- O1. Ensure that the transport demand generated by development is sustainably managed.

Controls

- C1. DAs are to include a Transport Impact Assessment addressing potential impacts of development on the surrounding transport network, where the proposed residential development comprises 100 or more new dwellings.
- O3. C2. Car parking spaces are to be provided in accordance with *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, Australian Standard/ New Zealand Standard, Parking Facilities, Part 6: Off -Street Parking for People with Disabilities AS/NZS 2890.6:2009 and **Part G3 Cumberland DCP 20XX.**
- C3. **Bicycle parking spaces are to be provided in accordance with Part G3 Cumberland DCP 20XX.**
- C4. One ambulance space to be provided as required for the Residential Aged Care facility.

3.9 Heritage

Objectives

- O1. Development respects and celebrates the site's heritage significance.

- O2. Development seeks to identify the potential for archaeological remains and ensures adequate protection and best-practice management of remains or relics.
- O3. Retain primary views to and from Dunmore House from Dunmore Street.

Controls

- C1. Heritage curtilage is to be provided as shown in **Figure 6: Heritage Curtilage**.
- C2. Buildings are set back from Dunmore House in accordance with **Figures 11 and 12**
- C3. Minimum 12m separation distance between Ashwood House and any new building to the immediate south and additional secondary setback of 23m towards the centre of the building, inclusive of a landscape buffer zone for the provision of tall screening trees.
- C4. Development is sited and designed generally in accordance with the Dunmore House & Ashwood House Conservation Management Plan (CMP) prepared by Weir Phillips Heritage and Planning (September 2019).
- C5. Dunmore House and Ashwood House are sympathetically restored and adaptively re-used and integrated with the remainder of the site. This includes adaptive reuse of and public access to Dunmore House for community use.

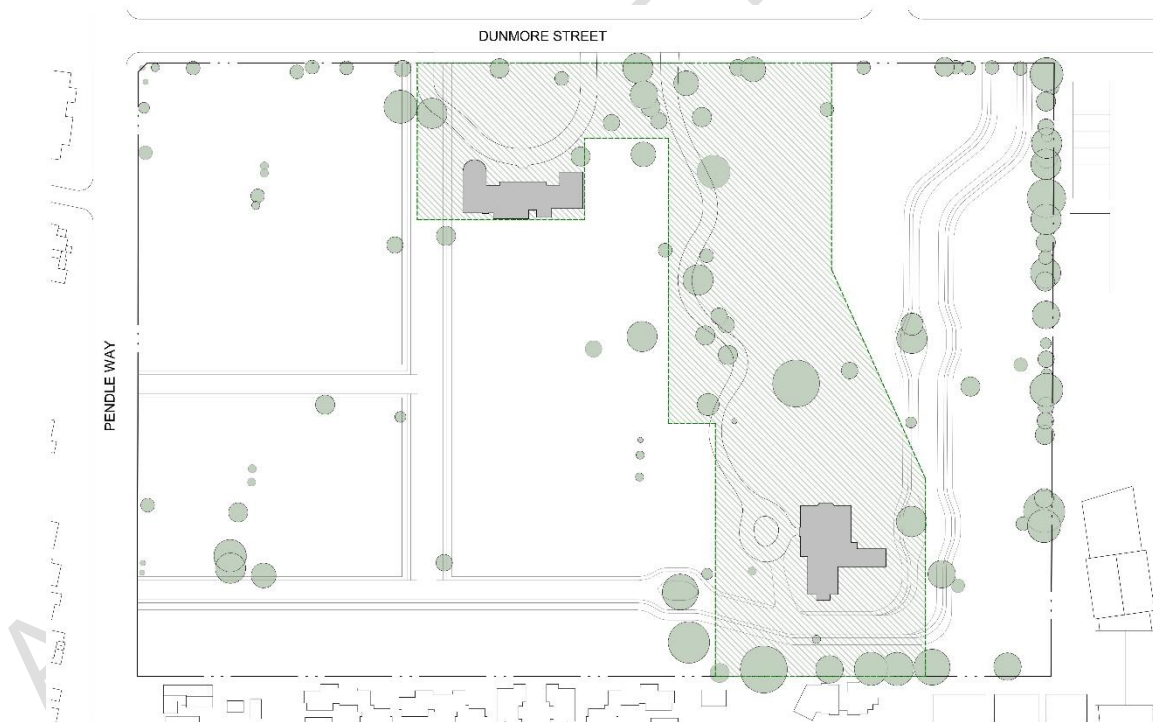


Figure 6: Heritage Curtilage

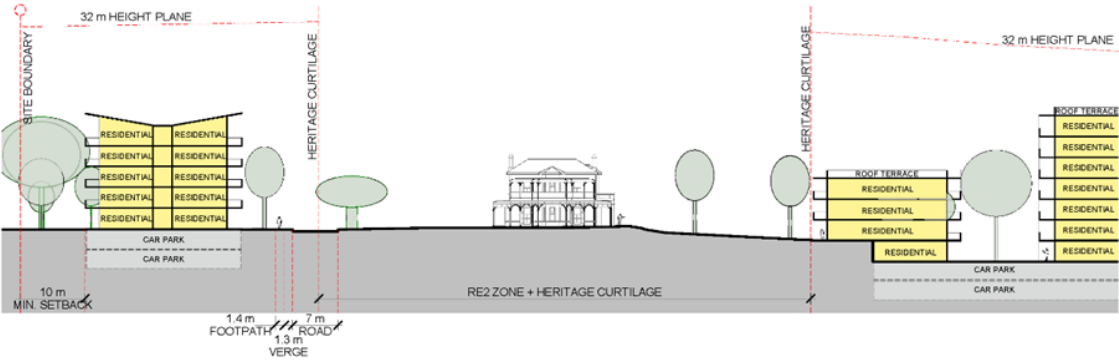


Figure 7: Heritage curtilage setback



Figure 8: Dunmore House setback