

Department of Planning and Environment

dpie.nsw.gov.au



Explorer Street Design Guide

DRAFT

September 2023





Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

Explorer Street Design Guide

First published: September 2023

Copyright and disclaimer

© State of New South Wales through Department of Planning and Environment 2023. Information contained in this publication is based on knowledge and understanding at the time of writing, September 2023, and is subject to change. For more information, please visit

dpie.nsw.gov.au/copyright

Contents

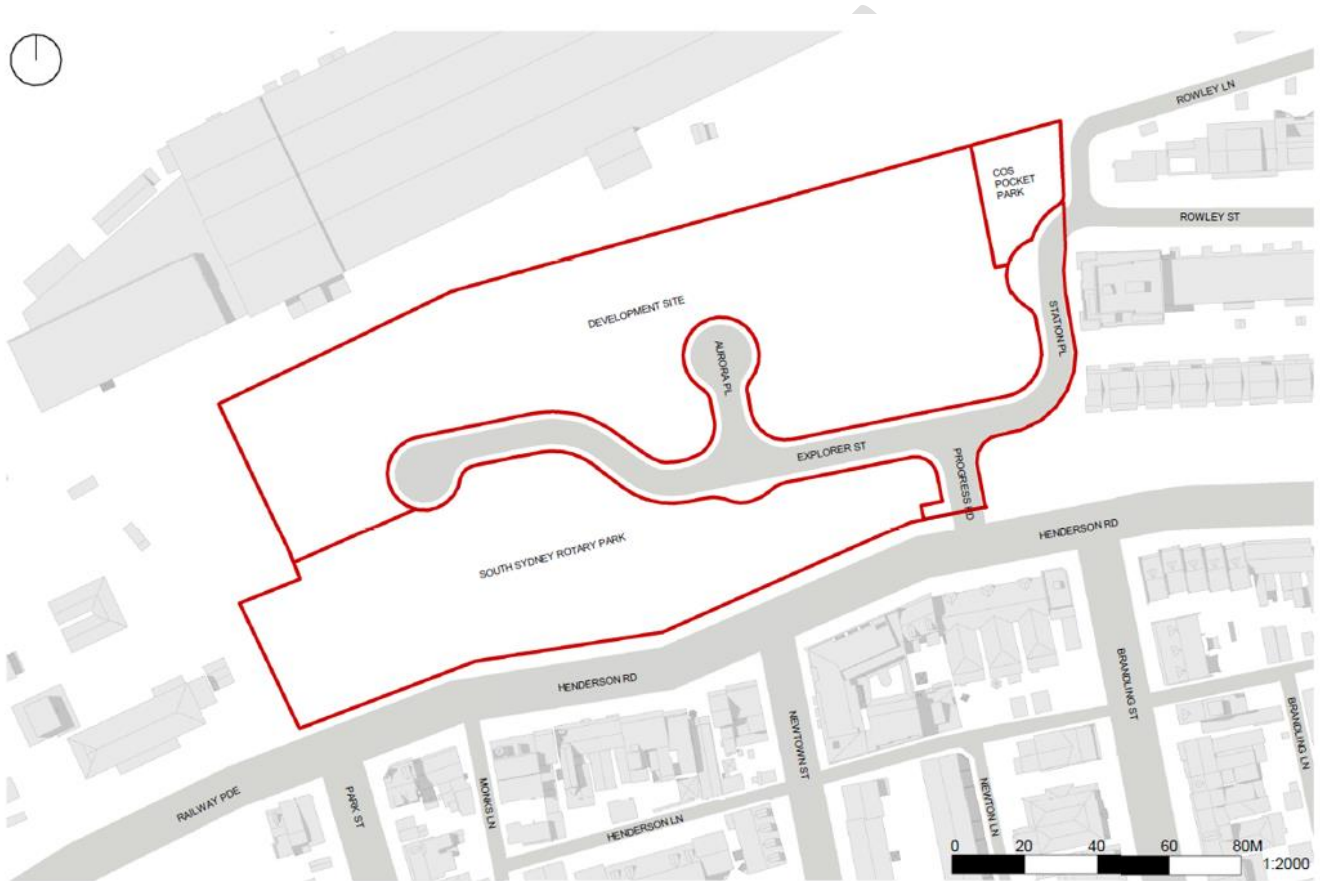
1. Introduction	4
1.1 Land to which this Design Guide applies	4
1.2 Commencement	5
1.3 Amendments to this Guide.....	5
1.4 Purpose and Application of this Guide.....	5
1.5 Relationship to Other Plans and Planning Instruments	6
1.6 How to use this Design Guide.....	6
2. Locality Statement	7
2.1 Principles.....	9
2.2 Urban Strategy	10
3. Design Guidelines.....	12
3.1 Connecting with Country	12
3.2 Public Open Space.....	14
3.3 Building Layout, Form and Design.....	25
3.4 Design Excellence.....	38
3.5 Transport, Movement and Parking.....	39
3.6 Environmentally Sustainable Development.....	46
3.7 Water and Flood Management.....	47
3.8 Waste Management.....	50
3.9 Contamination.....	51
3.10 Social Responsibilities	51
4. Glossary and Amendment Notes.....	53
4.1 Glossary	53
4.2 List of Amendments	54
Schedule 1 – Connecting with Country Design Concepts	55
Schedule 2 – Register of Existing Trees	57

1. Introduction

1.1 Land to which this Design Guide applies

The Guideline applies to the land identified in **Figure 1: Land Application Map**.

This land is also referred to as the Explorer Street site.



LEGEND

 LAND APPLICATION BOUNDARY

Figure 1: Land Application Map

1.2 Commencement

The Design Guide commences on the day on which the Explorer Street amendments to the Sydney Local Environmental Plan 2012 come into effect.

1.3 Amendments to this Guide

Any amendment to this Design Guide requires consultation with City of Sydney Council and the landowner, and the endorsement of the Secretary of the Department of Planning and Environment.

Refer to *Section 5: Glossary and Amendment Notes* for amendment notes to this Design Guide.

1.4 Purpose and Application of this Guide

The purpose of this Design Guide is to support the implementation of Sydney Local Environmental Plan (LEP) 2012 as it applies to the Explorer Street site by providing more detailed provisions to guide development.

It is given effect by reference in Division 5, Site specific provisions of the LEP 2012. This Design Guide replaces the provisions of the Sydney Development Control Plan 2012 in so far as they apply to the Explorer Street site. The sections of this Design Guide inform the preparation, assessment and determination of Development Applications as follows:

- **Section 1** sets out the land to which the Design Guide applies, administrative matters and the relationship to other elements of the planning framework that apply to the Explorer Street site.
- **Section 2** contains the Locality Statement and Principles for the Explorer Street site, which have informed the planning framework (including this Design Guide and relevant provisions of the Sydney LEP 2012). The vision, desired future character and principles are to be considered when assessing whether a development application will deliver the intended outcomes for the Explorer Street site.
- **Section 3** contains general provisions and design guidance for development applications in the Explorer Street site. Each subsection in Section 3 includes:
 - Objectives that describe the intent of provisions and the anticipated outcomes; and
 - Provisions that specify numeric or performance-based considerations to guide detailed design of development within the Explorer Street site.

1.5 Relationship to Other Plans and Planning Instruments

The Design Guide forms part of suite of planning provisions that apply to the Explorer Street Site. This includes Acts, Regulations and State environmental planning policies.

Relevant Acts and Regulations include:

- *Environmental Planning and Assessment Act 1979*
- *Heritage Act 1977*
- *Environmental Planning and Assessment Regulation 2000.*

Relevant State environmental planning policies include:

- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The Design Guide is subordinate to the Sydney LEP 2012 and other environmental planning instruments that apply to the site. Where a provision of this Design Guide conflicts with or is more onerous than a provision in the Sydney LEP 2012 or a State environmental planning policy, the Sydney LEP 2012 or the relevant State environmental planning policy prevails to the extent of the inconsistency.

1.6 How to use this Design Guide

This Design Guide provides a hierarchy of objectives and provisions to guide future development on the Explorer Street site.

The Design Guide sets clear provisions for how the objectives can be practically achieved. If it is not possible to satisfy the provisions, applications must demonstrate what other responses are used to achieve the objectives.

2. Locality Statement

The Explorer Street site lies on the Traditional homelands of the Gadigal peoples. Aboriginal peoples have always lived in Redfern/Erskineville, with cultural, historical and contemporary links to this land.

Pre-colonisation, the area is “sited in Sydney Turpentine Ironbark Forest Country, now critically endangered but culturally and ecologically important” (Djinjama, 2023), supporting surrounding native flora and fauna. The site sits on a geological intersection of shale and Hawkesbury Sandstone (Djinjama, 2023). Surrounding the site were kangaroo grounds and wetlands to the south-east and the bay to the north. Aboriginal people would use the area as a living and hunting ground, a place of gathering and ceremony, with rich stories and songlines running through the area.

Impacts from colonisation led to the forceful removal and disconnection of Aboriginal people to Country and connection to their culture. Since the 1920’s, Aboriginal people came back to Redfern, gaining employment at the Eveleigh Railway Factory and Botany Road workshops. The Redfern area has developed into a strong Aboriginal community and the birthplace of Aboriginal led activism and rights movements from the 1970’s.

Today, there is a strong sense of Aboriginal history (pre and post colonisation), and the Redfern/Eveleigh area is a focal hub for Aboriginal meeting places, events and activity. The area is home to many Aboriginal organisations, ranging from cultural, art, radio, film, legal, health, civil rights and social services. There are growing number of Aboriginal start-ups and emerging entrepreneurs. The area is also important in the provision of social housing for Aboriginal people and people of all nationalities, as well as gathering spaces for all people.

The Explorer Street site has strong Aboriginal connections, character and significance. The redevelopment of the Explorer Street site starts with Country - listening, hearing, understanding, and drawing on this history to acknowledge and enhance this knowledge for all to embrace.

Renewal will draw on the locality’s existing character and will acknowledge significance to Aboriginal peoples, culture and communities across Australia establishing a clear Aboriginal identity, while celebrating and respecting the past, by. The renewal provides the opportunity to improve the amenity and usability of Rotary Park and strengthen its connectivity to the greater green space network.

The Explorer Street Site is approximately 2.5 kilometres south west of central Sydney and is less than a 10 minute walk to Erskineville Station. From Erskineville Station, it is 6 minutes by train to Central Station. The site is also within close walking distance of Redfern Station, Macdonaldtown Station, the future Waterloo Metro Station, the South Eveleigh Precinct and the University of Sydney. It has good access to a variety of public open spaces and cycling connections, with a separated off-road cycle way along Henderson Road connecting it surrounding suburbs and the Sydney CBD.

The Explorer Street Site will contain well designed housing, incorporating substantial social and affordable housing with a dedicated minimum amount of housing for Aboriginal households, with good access to jobs, education, retail, services and open space. Housing is to be nestled in a high-quality public space, with a variety of open spaces and improved tree canopy, connected to a wider tapestry of hard and soft landscaping. Future development will contribute positively to its surrounding urban fabric, by providing a varied skyline that considers the heritage significance of the surrounding area.

When the Explorer Street site is complete, it will have potential to accommodate approximately 800 residents.

The Explorer Street Site will promote active and healthy living by prioritising pedestrian and cyclist-friendly infrastructure, accessible green spaces, and public amenities. The Explorer Street site will provide a variety of recreation and gathering spaces that cater to the needs of residents regardless of age or ability.

New built form will provide an appropriate transition from the low rise and fine grain scale of Henderson Street to the industrial and heritage items located to the north and new residential buildings to the east.

The Explorer Street site will achieve ecologically sustainable developments that will support the NSW Government's commitment for net zero emissions. Creating a sustainable and resilient development that incorporates the latest technology and design principles to minimise energy use, reduce waste, and promote climate adaptation.

Overall, the desired future character of the Explorer Street site is to create an active and connected community, while respecting the area's unique culture, character and heritage. With the retention and enhancement of existing open space and the incorporation of sustainable and active transport infrastructure, the Explorer Street site will be home to a thriving and inclusive community that benefits residents, visitors, and the wider area.

2.1 Principles

- a) Development shall achieve and satisfy the outcomes expressed in the locality statement and supporting principles.
- b) Future development recognises the significance of the area to Aboriginal peoples, fosters connections with Country throughout the project design, development and delivery process and provides a dedicated minimum proportion of housing for Aboriginal households.
- c) Future development considers Aboriginal peoples' perspectives, stories, and history when making planning and design decisions and shares benefits with Aboriginal people.
- d) Create a vibrant community with a range of dwelling tenures of social and affordable housing that support a range of housing needs and living choices including evolving family structures and culturally appropriate housing.
- e) Provide a well-designed and attractive site for living, with connections to local and regional places for creativity, employment and education and the opportunity for a community or retail space in the heart of the Explorer Street site.
- f) Provide a movement network with tree-lined streets with emphasis on pedestrian and bicycle priority that have good access to public transport.
- g) Create well designed, high quality and diverse public spaces with good solar access provided for use by the general community for active and passive recreation, culture and living and that encourage inclusive social interactions between residents and the local community.
- h) Ensure heights of buildings minimise overshadowing to the park and neighbouring properties and do not to generate uncomfortable or unsafe wind effects for people on streets, in parks or in communal open space.
- i) Ensure building design mitigates noise and vibration impacts of railway corridors and infrastructure on residential and other sensitive development.
- j) Create a safe environment that considers the specific needs of gender and vulnerable groups and applies crime prevention principles in the siting and design of buildings and public spaces to minimise opportunities for anti-social behaviour.
- k) Ensure future development recognises and celebrates the significance of the surrounding heritage conservation areas and local and state heritage items.
- l) Ensure new buildings achieve design excellence.
- m) Create a development that provides high-quality well-designed landscape, including for endemic and native flora and fauna species, increases urban tree canopy cover and integrates green and WSUD infrastructure. Design development to alleviate the impact of stormwater and flooding through the design and location of streets, open spaces and the design of buildings.
- n) Ensure development reduces carbon emissions and manages energy, water and waste efficiently to minimise future costs to residents.

2.2 Urban Strategy

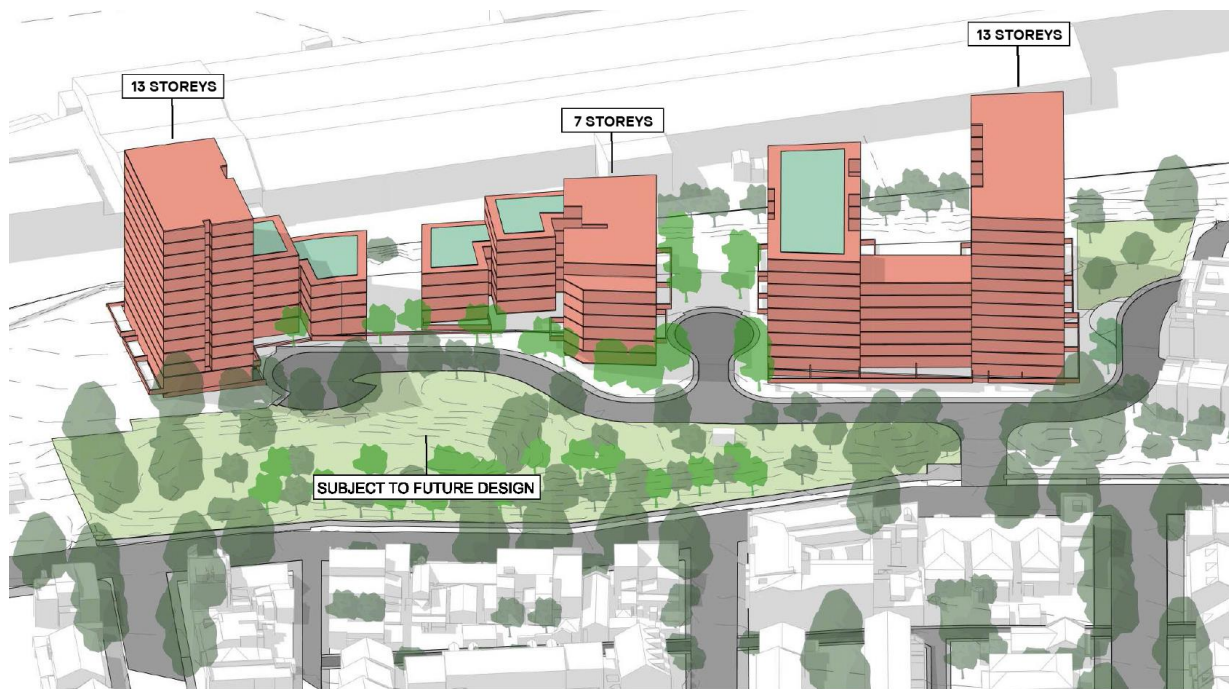
Development within the Explorer Street site is to be generally in accordance with **Figure 2: Indicative Urban Strategy Map**.

Note: The diagrams included in this Guide illustrate a specific design outcome that can be achieved using the benchmarks specified in the principles and provisions for this Guide.



Figure 2: Indicative Urban Strategy Map

An indicative 3D example of the Urban Strategy is provided in **Figure 3: Indicative 3D Urban Strategy Example**.



LEGEND

- PROPOSED DEVELOPMENT
- EXISTING PUBLIC REALM
- EXISTING TREES
- PROPOSED TREES
- POTENTIAL ROOFTOP GARDEN

Figure 3: Indicative 3D Urban Strategy Example

DRAFT

3. Design Guidelines

3.1 Connecting with Country

Objectives

- a) Ensure development acknowledges and embeds Country.
- b) Ensure development is 'improving health and wellbeing of Country' (Government Architect NSW, 2020).
- c) Ensure locally connected Aboriginal community voices are embedded into the development.
- d) Provide opportunities for collaboration and co-designing with locally connected Aboriginal people for the development and its ongoing operation.
- e) Celebrate Aboriginal culture and language particularly as it relates to the past, present and future of the site.
- f) Create and develop relationships with Aboriginal people and businesses to ensure benefits are shared with them and fostering ongoing connection to place.

Provisions

1. Development is to demonstrate how it is consistent with and/or builds upon the Connecting with Country strategies identified **Figure 4: Connecting with Country Map** and the concepts of **Schedule 1 – Connecting with Country Design Concepts (Djinjama, 2023)**.
2. Development is to demonstrate how it has integrated the key design concepts of the Explorer Street site Designing with Country Report, (Djinjama, 2023) as set out in **Schedule 1 – Connecting with Country Design Concepts**.
3. Development is to revive and enliven pre-development landscapes and traditional uses of Country and language through the:
 - a. Encouragement of locally indigenous vegetation that enhances environmental quality, relationship to Country and optimises opportunities for habitat for endemic and native flora and fauna species;
 - b. acknowledging Aboriginal knowledge systems and how they can contribute to informing future building design and landscaping outcomes as an expression of Connecting with Country;
 - c. acknowledging and celebrating Aboriginal living cultures, relationships and site-specific stories of place through architecture, landscaping, art, and other creative expression involving the engagement of suitably qualified Aboriginal practitioners and the protection of Aboriginal cultural and intellectual property rights;
 - d. considering Aboriginal inclusion, comfort and access in the design and operation of publicly accessible space;
 - e. identifying opportunities to name streets, public places, and provide wayfinding signage in local traditional language or implement dual naming. Where Aboriginal naming is adopted, consider providing physical material that outlines the pronunciation and history behind the Aboriginal name, where appropriate and agreed to by relevant Aboriginal stakeholders.

Note: for Aboriginal naming and dual naming, the proponent is to consult with the NSW Geographical Names Board, City of Sydney's Naming Policy, local language subject matter experts and with Aboriginal stakeholder groups.

4. Development is to contribute to strengthening the sense of Aboriginal community in the Explorer Street site and create spaces for the Aboriginal community to meet and connect.
5. Targeted engagement with the Aboriginal community is required to be undertaken prior to any Development Application to seek views:
 - a) on whether the proposed development impacts on existing or recent spaces or activities on the site, or on surrounding properties, that are important for Aboriginal communities;
 - b) on how the development may best maximise the opportunities, presence, visibility and celebration of Aboriginal peoples, organisations, businesses and living cultures.
6. Engagement activities are to be designed and led by Aboriginal-owned consultation advisories to ensure culturally secure practices.
7. Development applications (DAs) for new buildings or parts of the open space are to include an Aboriginal consultation statement, that builds on previous consultations, and details:
 - a) pre-lodgement consultation activities;
 - b) the outcomes of consultation;
 - c) how these have informed planning and design of the proposed development;
 - d) what opportunities there are on the site to enhance Aboriginal cultural values and meet the needs/aspirations of Aboriginal people;
 - e) what mitigation measures are proposed to reduce any impacts to the areas of Aboriginal cultural value.



Figure 4: Connecting with Country Map

3.2 Public Open Space

3.2.1 Public Open Space

Objectives

- a) Implement a “Country-centred” approach, a network of relationships through Country, human and non-human – all supporting each other throughout the Explorer Street site.
- b) Establish public spaces that encourage social interaction, collaboration and use by everyone.
- c) Achieve an adaptable public open space capable of accommodating a range of uses and events (including community events), experiences and activities.
- d) Achieve desirable public spaces with high levels of pedestrian amenity and solar access, wind, micro-climate, activity, circulation, seating, lighting, and enclosure.
- e) Integrate the Explorer Street site with its surrounding areas providing a community focus and accessible spaces for people of all ages and cultures to meet, walk, recreate and feel safe.
- f) Achieve well integrated public art to create a more visually interesting and culturally diverse public open space.
- g) Deliver an environmentally and socially sensitive and responsive design that ensures the environmental qualities of surrounding landscapes are maintained and not negatively impacted.
- h) Assist in climate change mitigation and adaptation, carbon dioxide absorption, air quality improvements and stormwater management and flood mitigation.
- i) Enhance and strengthen biodiversity by prioritising the retention of high value trees, increasing tree canopy coverage, incorporating endemic plant materials and ensure no loss of open space.

Provisions

1. Public open space is to be provided in the locations identified in **Figure 5: Public Open Space Map**.
2. A Public Open Space Plan is to be submitted with the first development application. The Public Open Space Plan is to be prepared in consultation and co-designed with input from community and stakeholders to ensure an integrated approach to the public space in the Explorer Street site and the adjoining open space along Henderson Street.

The Public Open Space Plan is to include strategies for:

- a) the coordinated siting and design of buildings, utilities, lighting, streets, and parks within the Explorer Street site;
 - b) building entries and finished ground floor levels being accessible from public spaces;
 - c) appropriate management of water to avoid flooding impacts and ensure an integrated approach to water cycle management and Water Sensitive Urban Design (WSUD);
 - d) the relationship of finished ground levels within the Explorer Street site, adjoining properties and Henderson Street to ensure accessibility for pedestrians, cyclists, vehicles for people of all abilities;
 - e) Connecting with Country design strategies are coordinated across the public spaces;
 - f) a cohesive approach to street trees and other vegetation, paving/hard surfaces, and street furniture (lighting, seating, bins, play equipment, etc) is established.
3. Public open space is to be designed in accordance with the standards set out in **Table 1: Public open space requirements**.
 4. The design of public spaces is to prioritise ‘Country’, including:

- a) Providing accessible public open space that caters for the needs of people of all ages and abilities;
 - b) Providing specific cultural secure spaces to practice/share culture;
 - c) Providing tangible connections to pre-contact landscapes, patterns of movement (people and environmental) and biodiversity.
5. Landscaping and design of publicly accessible open spaces is to be of high quality, creating interest and character by including endemic and native tree species, well integrated public art and high-quality materials and furniture.
 6. Landscaping and choice of materials is to respond to the local character.
 7. The public open space is to provide a comfortable environment, in particular for wind and solar access, suited for the intended purpose of its various parts: sitting, standing and walking.
 8. Design of the public open space is to integrate stormwater and floodwater management and green infrastructure (**refer to Provisions 3.2.4 and 3.7**).
 9. The Explorer Street site is to include a safe play area/playground for children that:
 - a) visually and physically connect, address and respond to other recreation spaces;
 - b) provide separate areas for different age groups that suit their needs and abilities;
 - c) provide space for active play;
 - d) have at least 4 hours of solar access to at least 50% of the area at mid-winter between 9am and 3pm;
 - e) enable clear lines of sight to allow for guardian supervision;
 - f) be located away from main entrances, car parking areas and vehicle circulation areas, main pollution, noise sources and away from living and bedroom windows of residential dwellings where possible;
 - g) be vandal and graffiti resistant;
 - h) Ensure sufficient planting within South Sydney Rotary Park and along Explorer Street to filter views of lower levels of built from public recreation spaces and road corridors.



LEGEND

- - - SITE BOUNDARY
- PROPOSED DEVELOPMENT
- PUBLIC OPEN SPACE
- EXISTING PLAYGROUND
- PRIVATE OPEN SPACE
- EXISTING CONCRETE BARRIERS
- PUBLIC MURAL
- EXISTING BRICK PLANT BUILDING
- - - EXISTING PARK FOOTPATH

Figure 5: Public Open Space Map

Table 1: Public open space requirements

Public Open Space	Size	Provision
<p>South Sydney Rotary Park</p>	<p>No less than 6,800 sqm</p>	<p>The large local park, located along the Henderson Street frontage streets, is to:</p> <ul style="list-style-type: none"> a) include predominantly level land for access for all people; b) accommodate a range of active and passive activities attractive to a range of ages; c) incorporate a variety of seating and gathering zones; d) include street and park lighting providing improved security, activation, and enhanced aesthetic e) conserve existing healthy mature trees; f) include predominantly deep soil for substantial planting and shade; g) integrate incidental play opportunities throughout; h) recognise and celebrate the Aboriginal and Torres Strait Islander cultural values of the area; i) include amenities and space needed for park maintenance; j) provide opportunity for large scale community gatherings; and k) be designed in consultation with the community. l) ensure at least 50% of its area receives at least four hours sunlight in midwinter between 9am and 3pm on 21 June.
<p>Local Park at north-east of the Explorer Street site</p>	<p>No less than 655 sqm</p>	<p>The local park, located on the corner of Rowley Street and Station Place, is to:</p> <ul style="list-style-type: none"> a) be used predominantly for passive recreation; b) include predominantly level land for access for all people; c) incorporate intimate seating and gathering zones, with opportunities for impromptu interaction; d) include deep soil planting and conserve existing healthy mature trees; e) create an interface that visually connects the proposed development and the surrounding public and privately accessible open spaces; f) provide a strong sense of arrival from Rowley Street and eastern developments g) be designed in consultation with the community; and h) ensure at least 50% of its area receives at least four hours sunlight in midwinter between 9am and 3pm on 21 June.

3.2.2 Solar Access to Open Space

Objective

- a) To achieve high quality open spaces with high levels of pedestrian amenity.

Provisions

1. For publicly accessible open space within the Explorer Street site, development is to enable 50% of the total area to receive sunlight for a minimum of 4 hours between 9am to 3pm on 21 June (Winter solstice)
2. Solar access diagrams showing the period of sunlight with one hour gradients between 9am to 3pm on 21 June and the % receiving four hours of sunlight are to be submitted with the development application. Diagrams are to indicate the existing condition and proposed. If required, the consent authority may request additional detail to assess the overshadowing impacts.

3.2.3 Public Art

Objective

- a) Increase the number and improve the quality of public artworks in private developments.
- b) Promote sustainability through public art in new development.
- c) Ensure that public art is an integrated and cohesive part of new development.
- d) Recognise former environmental, historic and contemporary layers through interpretive public art.

Provisions

1. Integrate public art in essential ecological sustainable infrastructure.
2. A detailed Public Art Strategy is to be submitted with the first development application for the Explorer Street site, which:
 - a) considers the City of Sydney's policies for public art
 - b) considers any existing public art within the site
 - c) addresses themes based on history of the site
 - d) is informed by consultation with the local community, including Aboriginal and Torres Strait Islander People
 - e) provides examples of relevant public art types
 - f) provides information on who will deliver artworks, and how many across each development block
 - g) considers opportunities for Aboriginal and Torres Strait Islander public art
 - h) describes how temporary projects will be delivered during or after construction, and
 - i) details ownership of property and public art assets, maintenance implications for owners and budgets and funding expectations.

3.2.4 Vegetation and Green Infrastructure

Objectives

- a) Increase canopy cover. Ensure that tree canopy cover is considered in all development and provided appropriately within each development.
- b) Prioritise locally endemic species in landscaping, enhancing the relationship with Country.
- c) Increase urban biodiversity.
- d) Provide a variety of tree sizes and tree species, that increase the health and wellbeing of Country, and supporting overall regeneration.
- e) Ensure the protection and maintained health of existing mature trees.
- f) Increase biodiversity through the provision of shrubs, grasses, native herbs and trees.
- g) Ensure the provision of sufficient soil volumes and quality to provide for long term tree health.

Provisions

1. Existing healthy mature trees listed in **The Connecting with Country design concepts** have been developed in line with the principles and values outlined in the 'Designing with Country Report' developed by (Djinjama, 2023). These principles and values from Country have been developed via the Designing with Country process, which included yarning with key knowledge-holders related to this place. These principles and values are:
 - Principle: Restore Country
 - Value: Start with Country
 - Value: Memory of Place
 - Value: Diversity on Country
 - Value: Watery Place
 - Principle: Boundary Conditions
 - Value: Interstitial Spaces
 - Value: Shared Places
 - Value: Flourishing non-humans
 - Principle: Custodial Care
 - Value: Touch the ground lightly
 - Value: Culture on Country
 - Value: Inclusive design

The Designing with Country Report provides specific responses to the Government Architects NSW (GANSW) Connecting with Country Framework and the outcomes for Country. The following actions are specific to Explorer Street, South Eveleigh in relation to meeting the guidelines set out in the Connecting with Country Framework:

GANSW Connecting with Country Framework – Outcomes for Country				
Healthy Country	Healthy Community	Protecting Aboriginal and Cultural Heritage	Cultural Competency	Better Places

DRAFT

<ul style="list-style-type: none"> • Ensure that despite the urban context, biodiversity aspirations are planned in to the planning, landscaping, architectural and design outcomes • Draw inspiration from the original landscape and its geometries, colour, textures, forms and layouts, and work with topography, avoid major earthworks (or alternatively enable the original topography to be realised) • Enable permeability in relation to waters being able to access the ground and original waterways. Open up and if possible naturalise stormwater infrastructure • Work to clean water as it move through the landscape, do not pit and pipe • Reintroduce habitats for non-humans back on Country 	<ul style="list-style-type: none"> • Create spaces for Aboriginal culture and heritage to be reflected back to the community in the built environment • Create the expectations that all First Nations peoples working, living and visiting the development should be able to feel culturally safe by creating a cultural safety framework • Involve the residents, as well as local Knowledge Holders and Elders in a regular and structured way, for instance, create an advisory panel with local (Gadigal with some neighbours) Elders and Knowledge Holders to guide the project on an ongoing basis • Ensure procurement targets for Aboriginal businesses and employment are exceeded • Include qualified First Nations designers and spatial practitioners on all aspects of the design and architectural projects 	<ul style="list-style-type: none"> • Ensure Aboriginal cultural heritage related to this site is understood in collaboration with those to whom the heritage belongs (i.e. Gadigal people) • Ensure Indigenous Cultural Intellectual Property rights are recognised in all contracts that include First Nations peoples • Engage with Gadigal Knowledge Holders about language in relation to appropriate dual or re-naming of spaces 	<ul style="list-style-type: none"> • Implementing the Connecting with Country Framework through built environment projects provides educational opportunities for project teams, clients, and the public, to develop a deeper cultural awareness and respect for Aboriginal people and culture. 	<ul style="list-style-type: none"> • Recognise the cultural landscape Eveleigh sits within, and reflect that in design outcomes (as specified in the principles and values) • Enable storytelling of the shared histories between Aboriginal peoples and non-Indigenous people • Where possible include local materials, specify sustainable materials, and reuse or recycle materials • Consider how cultural practices can be reflected and reintroduced back on Country • Plant only native endemic species and create a succession plan for removing invasive species
---	---	--	--	--

Please refer to Designing with Country Report (Djinjama, 2023) for more information.

2. Schedule 2 – Register of Existing Trees are to be retained and protected in accordance with the Australian Standard 4970 – Protection of Trees on Development Sites.
3. Provide at least:
 - a) 15% canopy coverage of each property site within 10 years from the completion of development.
 - b) 60% canopy cover in each street.
 - c) 55% canopy cover for the neighbourhood parks (e.g. South Sydney Rotary Park) and 70% for pocket parks.
4. Tree species shall be selected from the City of Sydney Tree Species List to ensure those selected are climate ready and will thrive under the changing conditions.
5. During the detailed design phase the species proposed in parks and properties are to be reviewed and considered in relation to the microclimatic conditions resulting from the proposed development form particularly shade/sun.
6. Plantings undertaken within streets are to be undertaken in accordance with the City's Street Tree Master Plan (2023), unless significant changes to the street configuration are made.
7. Landscape plans are to incorporate a diverse range of species to increase resilience and diversity and assist the City in achieving overall LGA targets of no more than:
 - a) 40% in any one family;
 - b) 30% in any one genus;
 - c) 10% in any one species.

While individual species may number more than 10%, consideration should be given to species suitability for the Explorer Street site and ability to thrive long term.
8. Tree species selection is to provide a mix of trees in accordance with **Table 2: Target Mix of Trees**.
9. One tree per 4 car spaces is to be provided within ground level parking areas in addition to perimeter planting. This planting is to:
 - a) be planted in bays with a minimum dimension of 2m and soil depth of 1m unencumbered deep soil. The bays are to be provided with a raised kerb barrier and native ground cover planting;
 - b) where appropriate be designed as rain gardens;
 - c) be planted in soil with a suitable rooting volume for the required number of trees and their future canopy size;
 - d) use at least medium sized trees that develop a clean trunk height greater than 4.5m and a crown canopy of at least 50sqm to provide adequate shade and vehicle clearance;
 - e) improve pedestrian amenity;
 - f) not to obstruct the visibility of either drivers or pedestrians, with open sightlines maintained between parking areas, public streets and paths;
 - g) not conflict with lighting and services; and
 - h) break up large areas of impervious surfaces.
10. Streets should be designed, surfaced and graded to reduce run-off, allow stormwater to be controlled within the Explorer Street site, and provide for natural infiltration of stormwater runoff through landscaping.

Table 2: Target Mix of Trees

Target Mix of Trees	Size (minimum canopy diameter)	Indicative Proportion
Small	5m to 6.5m	5%
Small plus	6.5m to 8m	10%
Medium	8m to 12m	60%
Large	12m or more	25%

3.2.4.1 Tree Management

1. A qualified Arborist (AQF Level 5), with experience managing similar projects of this type and scale, is to be engaged to provide tree management advice throughout the design and construction phase of development.
2. Tree management must be in accordance with requirements outlined in the Australian Standard 4970 – Protection of Trees on Development Sites and the City’s Tree guidelines for pruning, reporting and using an arborist.
3. Any development application and public space upgrade is to:
 - a) be guided by an Arboricultural impact assessment;
 - b) comply with site-specific tree protection measures;
 - c) include commitment to monitoring the site works to ensure the health and structural stability of existing trees; and
 - d) provide tree protection certification.

3.2.5 Ecology

Objectives

- a) Increase and protect existing habitat features throughout the Explorer Street site.
- b) Contribute to improving the diversity and abundance of locally endemic and native flora and fauna species across the Explorer Street site.

Provisions

1. Existing habitat features including waterbodies, trees, shrubs and groundcover vegetation are to be retained, where possible. Where habitat features are not retained Development Applications should provide justification for this.
2. New habitat features including trees, shrubs and groundcover vegetation, waterbodies (e.g. Gilgais), rockeries and green roofs and walls are to be included, wherever possible.
3. Link and enhance existing and potential biodiversity corridors wherever possible.
4. Landscaping is to comprise a mix of locally indigenous tree, shrub and groundcover species as outlined in City's Landscape Code. Where this is not possible it is preferred that plants native to Australia are used. Shrubs are to be densely planted and trees are to be well-spaced, as outlined in the City's Landscape Code.
5. For development that will impact on existing habitat/threatened species, an Ecological Assessment report is to be submitted, prepared by a qualified and appropriately experienced urban ecologist:
 - a) to determine the likely impacts on flora and fauna species and communities onsite and in the vicinity during demolition, construction and post-construction stages of the proposed development;
 - b) to outline the mitigation measures that will be undertaken to keep any adverse impacts to a minimum;
 - c) to demonstrate consistency with the provisions of this Design Guideline.
6. Where an Ecological Assessment report is required it should:
 - a) document the species present on and adjoining the development site;
 - b) identify any species that are of particular conservation significance, including threatened species and locally-significant species, such as Eastern Suburbs Banksia Scrub (ESBS) plant community;
 - c) determine the nature and extent of impacts to flora and fauna, particularly those of conservation significance, that are likely to result from each stage of the development;
 - d) outline the mitigation measures that will be employed to avoid or minimise such impacts, these may include:
 - i. clearance and, where practical, relocation of any onsite endemic and native flora and fauna prior to works commencing;
 - ii. protection of any significant habitat features, where practical;
 - iii. restoration/creation of compensatory habitat for any important habitat features removed or disturbed as a result of the development;
7. A Landscape Plan, where required by **provision 4.3.11(1)**, is to incorporate any relevant recommendations of the Ecological Assessment report.

3.3 Building Layout, Form and Design

3.3.1 Subdivision and Strata Subdivision

Objectives

- a) Ensure lot sizes and street frontages can support the desired building type and use and achieve internal spaces appropriate to their function.
- b) Ensure the long-term provision of rent controlled affordable housing by prohibiting the subdivision of individual dwellings in affordable housing projects.

Provisions

1. New allotments are to be regular in shape, with an orientation and alignment that enables future buildings to face the street and optimise solar access to buildings.
2. The strata titling of affordable housing is discouraged.
3. Within a strata or community title subdivision, parking spaces and spaces used for other purposes for example, storage, that are associated with an individual unit are to be included in the same strata allotment as the unit.
4. Visitor car spaces and loading spaces are to be designated as common property in a strata subdivision.
5. Landscaping, communal open space, access areas, service areas and directory board signage, where not part of an individual unit in a strata subdivision, are to be designated as common property.

3.3.2 Building Form and Heights

Objectives

- a) Building form and design responds to local character.
- b) Minimise overshadowing and wind effects on the public spaces and parks within the Explorer Street site.
- c) Demonstrate design excellence through built form and public open space design.
- d) Provide flexibility to deliver a cohesive mix of different building forms, typologies and floorplates
- e) Building form and design provides visual interest and breaks up the apparent scale of built form.
- f) Minimise overshadowing to neighbouring properties.

Provisions

1. Maximum height in storeys is to be generally in accordance with **Figure 6: Maximum building heights in storeys**.
2. Storeys (which include attics and mezzanines) are counted where the floor level is above the finished street level or up to 1.5 metres below the finished street level.
3. For neighbouring residential properties that are not residential apartments, maintain at least two hours of sunlight to windows to habitable rooms and private open space areas, or if less than two hours of sunlight are currently available do not decrease this amount of sunlight.
4. For neighbouring residential apartments, minimise overshadowing as set out in the Apartment Design Guide. Solar access diagrams showing the period of sunlight with one hour gradients between 9am to 3pm on 21 June and the % receiving four hours of sunlight are to be submitted

with the development application. Indicate the existing condition and proposed amount of sunlight as a table.

5. Visual impacts of any Development Application should be modelled from key view places including:

- View north along Newton Street, Park Street and Brandling Street within the Heritage Conservation Area (HCA).

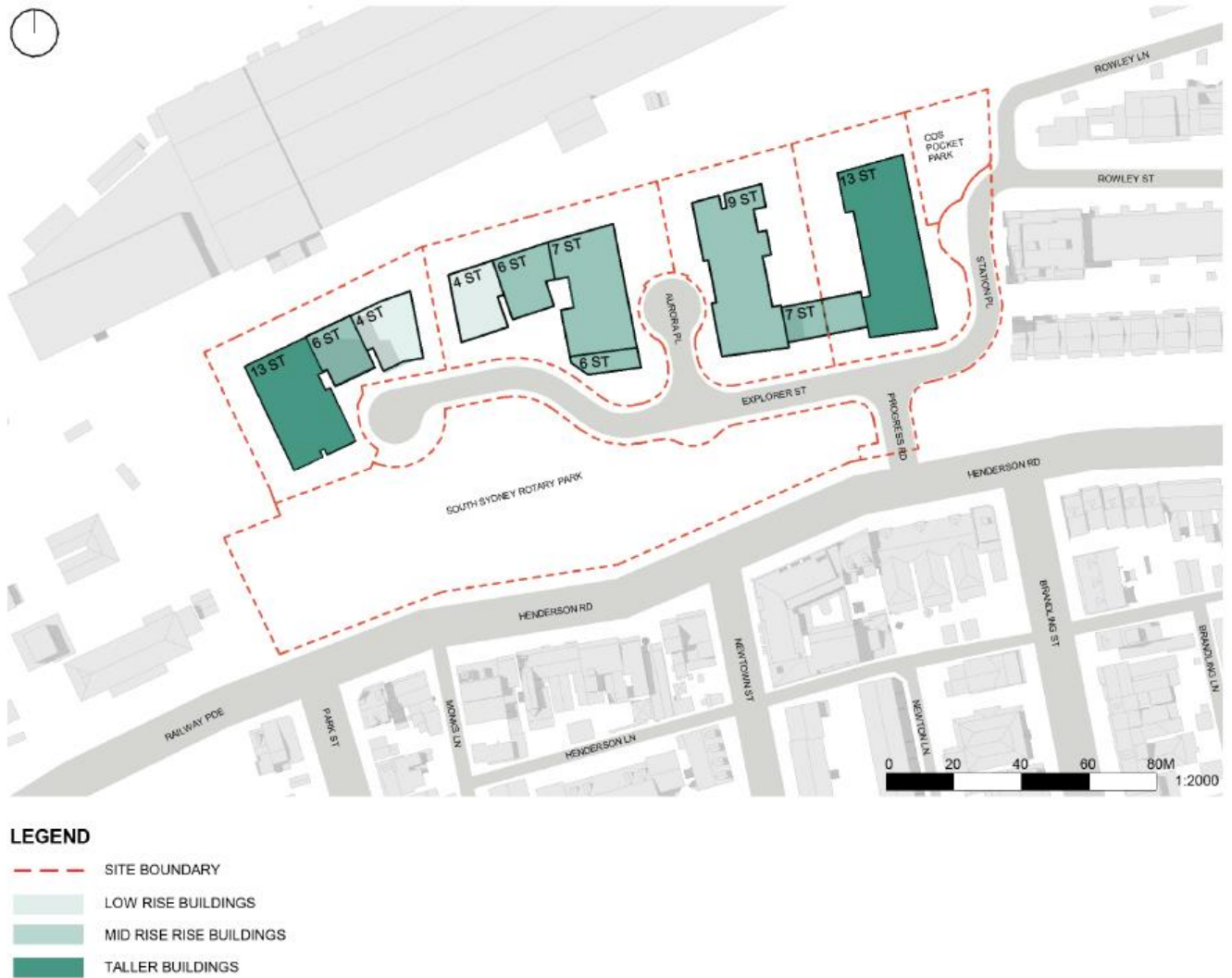


Figure 6: Maximum building heights in storeys

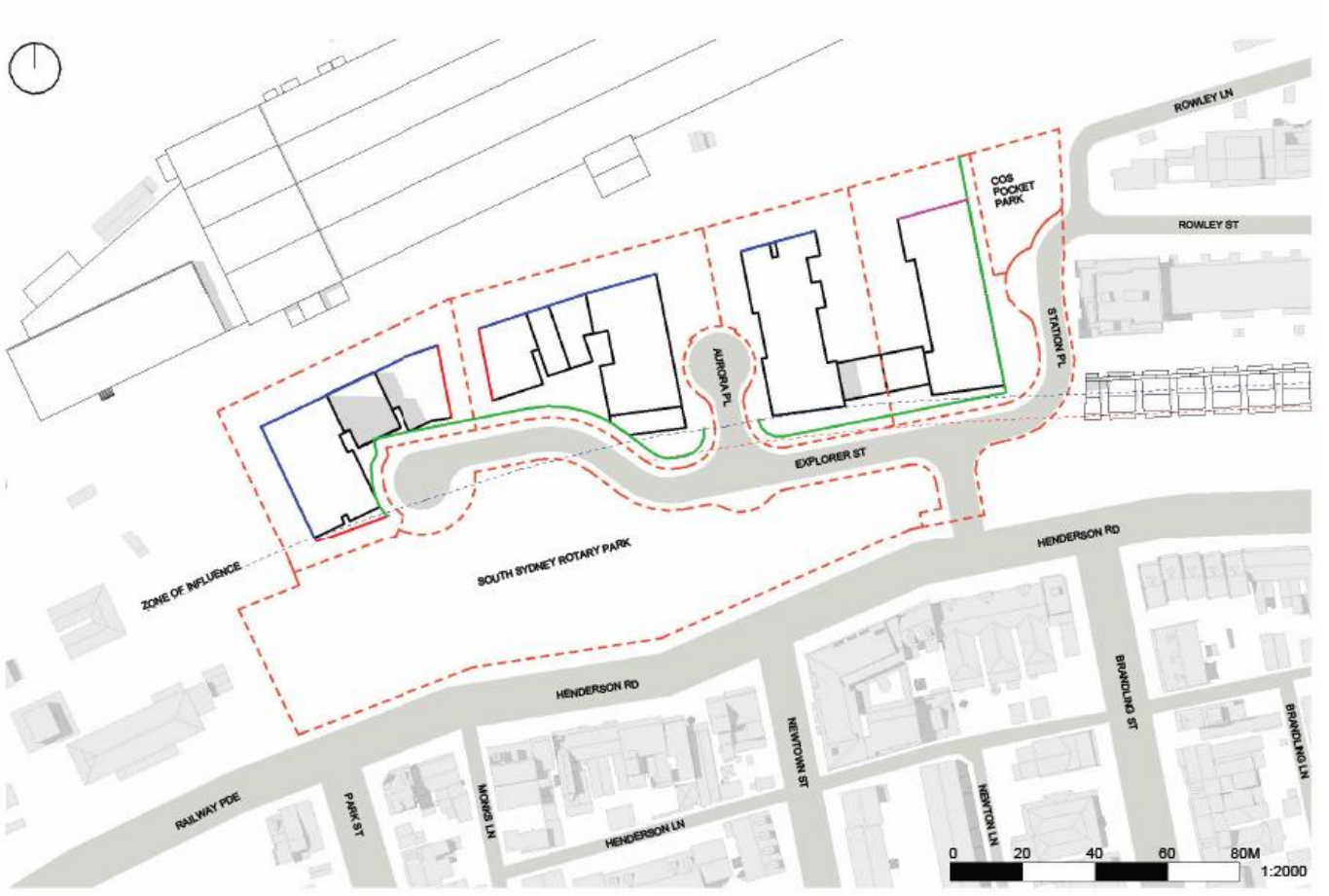
3.3.3 Building Setbacks

Objectives

- a) Ensure buildings are appropriately sited in relation to other lots and buildings with the Explorer Street site and the planned public and private open space.
- b) Ensure appropriate amenity for the public and private open space including wind conditions, solar access, minimising overshadowing, and protection from weather.
- c) Ensure development complies with construction restrictions imposed on rail protection reserves as per *T HR CI 12051 ST, Development Near Rail Tunnels, Version 2.0, Transport for NSW, 2018*.

Provisions

1. Primary ground level setbacks are to be provided generally in accordance with **Figure 7: Ground Level Setbacks map**.
2. Primary ground level setbacks are to enable a clear line of sight between the building entrance, any façade window and the adjoining public domain.
3. No built structures (other than landscape elements) are permitted to encroach on the ground level setback for the full height of the building.
4. All ground level setbacks are to provide deep soil and landscaping.
5. Substations and other service structures are not to be provided in the setbacks fronting the street.
6. Substations and other service structures are to be integrated into the main building structure.
7. Balconies, porches, awnings, windows and shade structure projections may encroach into the front setback by a maximum of 1m.



- LEGEND**
- - - SITE BOUNDARY
 - - - PROPOSED DEVELOPMENT
 - - - PRIMARY GROUND LEVEL SETBACK - ESL TUNNEL ZONE OF INFLUENCE
 - PRIMARY GROUND LEVEL SETBACK - 3M
 - PRIMARY GROUND LEVEL SETBACK - 6M
 - PRIMARY GROUND LEVEL SETBACK - 9M
 - PRIMARY GROUND LEVEL SETBACK - 12M

Figure7: Ground Level Setbacks map

3.3.4 Flexible Housing and Apartment Mix

Objectives

- a) Provide a mix of apartments to cater for the needs of the existing and future resident population and to encourage a diverse population and achieve social diversity.
- b) Encourage flexible building design to enable future changes in use and internal configurations.

Provisions

1. New development is to explore opportunities for a diverse range of housing types and consider the dwelling mix needs of social housing and affordable housing.
2. Development that proposes more than 20 dwellings is to provide a mix of dwellings consistent with the following percentage mix. Bedroom mixes can be assembled using any selection of the following ranges:
 - a) Studio: 5 - 10%
 - b) 1 bedroom: 10 - 30%
 - c) 2 bedroom: 40 - 75%
 - d) 3+ bedroom: 10 - 100%
3. The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of the total dwellings proposed
4. New development is to demonstrate that internal designs allow adaptation to different internal design configurations over time by:
 - a) showing internal non-structural walls can be easily removed;
 - b) locating services where they will not impede the future conversion of the unit into a different configuration;
 - c) incorporating, in at least 10% of dwellings in a development, the opportunity for parts of a dwelling to be separately or independently occupied, for example, dual key apartments without reducing the total percentage of any dwelling types below the minimum percentages defined in (1) above.

3.3.5 Accessible Design

Objectives

- a) Ensure that public spaces of the new development provides equitable and safe and legible access for everyone.
- b) Provide equitable access and facilities for all people to all new development
- c) Provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with an existing or progress disability.
- d) Encourage consideration of access issues early in the development design process.
- e) Establish adaptable dwelling standards for easy modification to cater for occupants with a disability.
- f) Raise awareness and understanding of access issues for people with disability through investigation of best practice.

Provisions

1. All development must comply with the following: all Australian Standards relevant to accessibility; the Building Code of Australia access requirements; and Disability Discrimination Act 1992. Complex developments where compliance is proposed through alternative solutions must be accompanied by an Access report prepared by a suitably qualified access professional.
2. Encroachment onto public land to achieve access requirements is generally not permitted except when:
 - a) the proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available.
3. Access for pedestrians and vehicles are to be separated.
4. Access for pedestrians and vehicles are to be separated.
5. Access arrangements are to be:
 - a) integral with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance;
 - b) as direct as possible; and
 - c) designed so that a person does not need to summon help.
6. Required egress routes in residential development are to allow for safe escape for persons with a disability including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments
7. All dwellings are to achieve Livable Housing Australia certification, with the overall development achieving the following accessible certification targets:
 - a) Silver Level: 60%
 - b) Gold Level: 30%
 - c) Platinum Level: 10%

3.3.6 Adaptable Dwelling Mix

Objectives

- a) Provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with an existing or progress disability.
- b) Establish adaptable dwelling standards for easy modification to cater for occupants with a disability.

Provisions

1. Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.
2. Adaptable dwellings are to be provided in all new development in accordance with the rates outlined in **Table 3: Adaptable Dwelling Rates**.

Table 3: Adaptable Dwelling Rates

Total Number of Dwellings	Number of adaptable dwellings to be provided
Between 0 and 7	Nil
Between 8 and 14	1 dwelling
Between 15 and 21	2 dwellings

Total Number of Dwellings	Number of adaptable dwellings to be provided
Between 21 and 29	3 dwellings
30 or more	15% of total dwellings

3.3.7 Affordable and Social Housing

Objectives

- a) Affordable and social housing is provided to ensure a diverse and inclusive mix of residents within the Explorer Street site.
- b) To ensure that affordable and social housing is durable, sustainable, achieves similar levels of amenity as private housing and meets the needs of the local community.

Provisions

1. A minimum of 20% of the total dwelling yield of the Explorer Street site must be provided as affordable housing.
2. Allocate a minimum of 20% of the total number of affordable housing dwellings for Aboriginal and Torres Strait Islander housing.
3. Aboriginal and Torres Strait Islander housing is to be culturally appropriate housing.
4. The design of Aboriginal and Torres Strait Islander housing is to be informed by an Aboriginal or Torres Strait Islander architect with experience in designing culturally appropriate housing.
5. Construction materials of affordable and social should be durable and contribute to achieving environmental objectives.
6. In buildings that contain both affordable / social and private housing, the affordable/ social housing should be:
 - a) indistinguishable from private housing in layout and design;
 - b) achieve similar levels of amenity (in particular solar, noise and ventilation) as the private housing.

3.3.8 Noise and Vibration

Objective

- a) To provide appropriate mitigation of noise and vibration to ensure a high quality of life for future residents, workers and visitors.

Provisions

1. A Noise and Vibration Impact Assessment is to be prepared by a suitably qualified acoustic consultant when submitting a development application for a new building at the Explorer Street site.
2. The Noise and Vibration Impact Assessment is to consider and respond to noise and vibration impacts from the Eveleigh Maintenance Facility, underground rail corridor, the surrounding road network, mechanical equipment and other systems, construction and other potential noise and vibration sources.

Future development is to achieve minimum noise intrusion performance as outlined in **Table 4: Noise Intrusion Requirements.**

Table 4: Noise Intrusion Requirements

Description	Internal Space	Internal noise level requirement dBA L_{eq} (1 hour)	External noise level dBA L_{eq} (1 hour)	Overall performance requirement	Example attenuation
Closed windows and doors	Bedroom – night time	35	57	33 dB $R_w + C_{tr}$	– Single glazed 10.38 mm laminated glass – Double glazed unit (DGU): 8mm monolithic / 12mm air gap / 6.38 mm laminate
	Living room – 24 hours	45	63	31 dB $R_w + C_{tr}$	– Single glazed 6.38 mm laminated glass – Double glazed unit (DGU): 6mm monolithic / 12mm air gap / 6mm monolithic
Open windows and doors	Bedroom – night time	45	57	12 dB(A) outside to inside reduction	– 10 dB(A) reduction through open windows/doors – 2 dB(A) reduction through combination of balcony shielding and orientation
	Living room – 24 hours	55	63	8 dB(A) outside to inside reduction	– 10 dB(A) reduction through open windows/doors
No natural ventilation, doors and windows shut and air conditioning in operation	Bedroom – night time	38	57	33 dB $R_w + C_{tr}$	– Assuming same façade attenuation as for ‘Closed windows and doors’ the internal noise level from air conditioning should not exceed 35dBA (bedrooms) or 45dBA (living rooms)
	Living room – 24 hours	48	63	31 dB $R_w + C_{tr}$	

3.3.9 Reflectivity

Objectives

- a) Minimise the reflection of sunlight from buildings to surrounding areas and buildings.
- b) Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.

Provisions

1. A Reflectivity Report that analyses potential solar glare from the proposed building design may be required for taller buildings in locations identified in **Figure 2: Indicative Urban Strategy Map**.
2. Light reflectivity from building materials used on facades must not exceed 20%.

3.3.10 External Lighting

Objectives

- a) Encourage appropriate external lighting of buildings that adds to the architectural character of the building.
- b) Provide an enhanced level of lighting to the streetscape, pathways and park spaces.
- c) Coordinate appropriate lighting around the building vicinity with a similar light colour and technique, visually linking the lighting design between the spaces.
- d) Ensure future development is inviting, has an increased feeling of safety and security when within the space.
- e) Ensure lighting design is developed in a manner sensitive to ESD and light spill impacts.

Provisions

1. Lighting is to be consistent with the Sydney Lights Public Domain Design Code,
2. Public lighting design shall enhance wayfinding, safety and orientation within the Explorer Street site, integrating lighting within architecture wherever possible.
3. Public artwork shall be lit appropriately
4. The external lighting system must be energy efficient and subject to appropriate times of operation.
5. External lighting must not reduce the amenity of residents in the locality.
6. External lighting must not negatively impact areas of habitat for local fauna.
7. External lighting must minimise the light spill into the night sky.
8. LED down lighting is preferred over up lighting to minimise light pollution.

3.3.11 Private and Communal Open Space and Landscaping

Objectives

- a) Ensure that the amenity of residents, workers and visitors is enhanced by high quality landscaping, and private and common open space within the Explorer Street site.

Provisions

1. For new development, a landscape plan is to be prepared by a suitably qualified landscape architect with the development application that shows the:
 - a) planting schedule with numbers and species of plants including botanical and common names;
 - b) number and name including botanical and common names of mature trees on site;
 - c) type, levels and detail of paving, fencing, retaining walls and other details of external areas of the site;
 - d) response to other requirements under this section and **Provision 3.2.4 Vegetation and Green Infrastructure**.
2. All development proposals are to be designed to minimise the impact on significant existing trees in the public open space and street trees.
3. Landscaping is to give preference to species with low water needs, including native plant species, and trees and shrubs are to be selected and located to manage sun and wind impacts, while also being easily access and maintained.
4. Achieving a target of 50% green roofs and podium planting is required on all new buildings.
5. Green roofs and podiums should be planted with suitable plants (Australian native or endemic to the Sydney region where possible).

6. Green roofs must comply with the recommended soil depths listed in **Table 5: Soil Depths of Green Roofs** below.

Table 5: Soil Depths of Green Roofs

Plant type	Minimum soil requirements
Turf	200mm
Grass and ground covers	300 – 450mm
Shrubs	500 – 600mm
Trees	800 – 1200mm (tree size dependent)

7. The design of exterior communal open spaces such as roof top gardens should address visual and acoustic privacy, safety, security, and wind effects.
8. For residential buildings, communal open space is to be located at ground level, where possible, and designed to:
 - a) provide for active and passive recreation needs of all residents;
 - b) include a minimum of 50% of the total area of common open space as unpaved soft landscaped area;
 - c) present as a private area for use by residents only, clearly distinguished from areas that are publicly accessible;
 - d) include passive surveillance from adjacent internal living areas and/or pathways;
 - e) have a northerly aspect where possible;
 - f) be in addition to any public thoroughfares.
9. Future development should consider the inclusion of a multipurpose community facility space at ground level in one or more buildings. The multipurpose community facility should provide a safe environment and have good amenity.

3.3.12 Heritage

Objectives

- a) Ensure that new development is designed to respect and respond positively to the heritage materiality and character of surrounding heritage items and heritage conservation areas.
- b) Celebrate and interpret the significance of the Explorer Street site and its place within the context of the provision of social housing in New South Wales.

Provisions

3.3.12.1 Future Development

1. Future development must recognise, respect and appropriately respond to the heritage significance and recommended management guidelines of the surrounding state and local heritage items, and heritage conservation areas, including:
 - a) The adjacent Kingsclear Road Heritage Conservation Area (C3).
 - b) The adjacent State significant heritage item 'Eveleigh Railway Workshops' (SHR Item No. 01140).

2. This input should be provided as a Heritage Impact Assessment, submitted for approval by the relevant planning authority.
3. Detailed design, contract documentation and construction stages of future development should be undertaken in consultation with a suitably qualified heritage consultant.

3.3.12.2 Heritage Interpretation Strategy

1. Development Applications should be accompanied by a Heritage Interpretation Strategy for public and private areas explores and presents the layered histories of the Explorer Street site and its past uses as a goods yard and as social housing.
2. Any such Heritage Interpretation Strategy is to:
 - a) Be prepared by a suitably qualified heritage consultant;
 - b) Align with the provisions of this Design Guide;
 - c) Demonstrate that appropriate community consultation has taken place in the development of the Strategy;
 - d) Identify significant themes and narratives for interpretation across both Aboriginal and non-Aboriginal significance of the Explorer Street site and surrounds;
 - e) Provide a range of interpretive media options;
 - f) Consider the following matters when selecting location of interpretive elements:
 - i. trafficability, visibility and accessibility;
 - ii. the proposed use and function of the public domain;
 - iii. materials and textures of the interpretive element;
 - iv. land ownership (i.e. public or private land);
 - v. the physical area available;
 - vi. the historical context and setting.
 - g) Reference and make use of key policies and guidelines relating to heritage interpretation, including:
 - i. Heritage Interpretation Policy (Heritage NSW, 2005);
 - ii. Interpreting Heritage Places and Items Guidelines (Heritage NSW, 2005); and
 - iii. Connecting with Country Framework (GANSW, 2020)

3.3.13 Historical Archaeology

Objectives

- a) Ensure the conservation of archaeological relics.

Provisions

1. For any development which requires sub-surface disturbance within the Explorer Street site, an Historical Archaeological Impact Assessment (HAIA) should be prepared by a suitably qualified archaeologist in accordance with the guidelines prepared by the NSW Office of Environment and Heritage.
2. The HAIA should incorporate the findings and recommendations of the Baseline Historical Archaeological Assessment (BHAA) (Urbis 2023) and provide provisions for management of archaeological resources under the NSW Heritage Act 1977. This may result in the need for an Archaeological Research Design and Excavation Methodology (ARD&EM) and Excavation Permit(s) to mitigate impacts to archaeological relics.

3.3.14 Aboriginal Archaeology

Objectives

- a) Ensure the conservation of Aboriginal cultural heritage

Provisions

1. For any development which requires sub-surface disturbance within the Explorer Street site, geotechnical investigations should initially be undertaken to confirm the soil landscape.
 - a) In the event that these investigations confirm the presence of the Blacktown soil landscape, no further archaeological assessment will be required in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW 2010) and the proposed development may proceed in line with the Unexpected Archaeological Finds Procedure and Human Remains Procedure outlined within the Aboriginal Objects Due Diligence Assessment (ADD) (Urbis 2023). The ADD should accompany the Development Application.
 - b) Should the geotechnical investigations confirm the presence of the Tuggerah soil landscape, the ADD (Urbis 2023) will need to be updated and the requirement for further investigation reassessed.

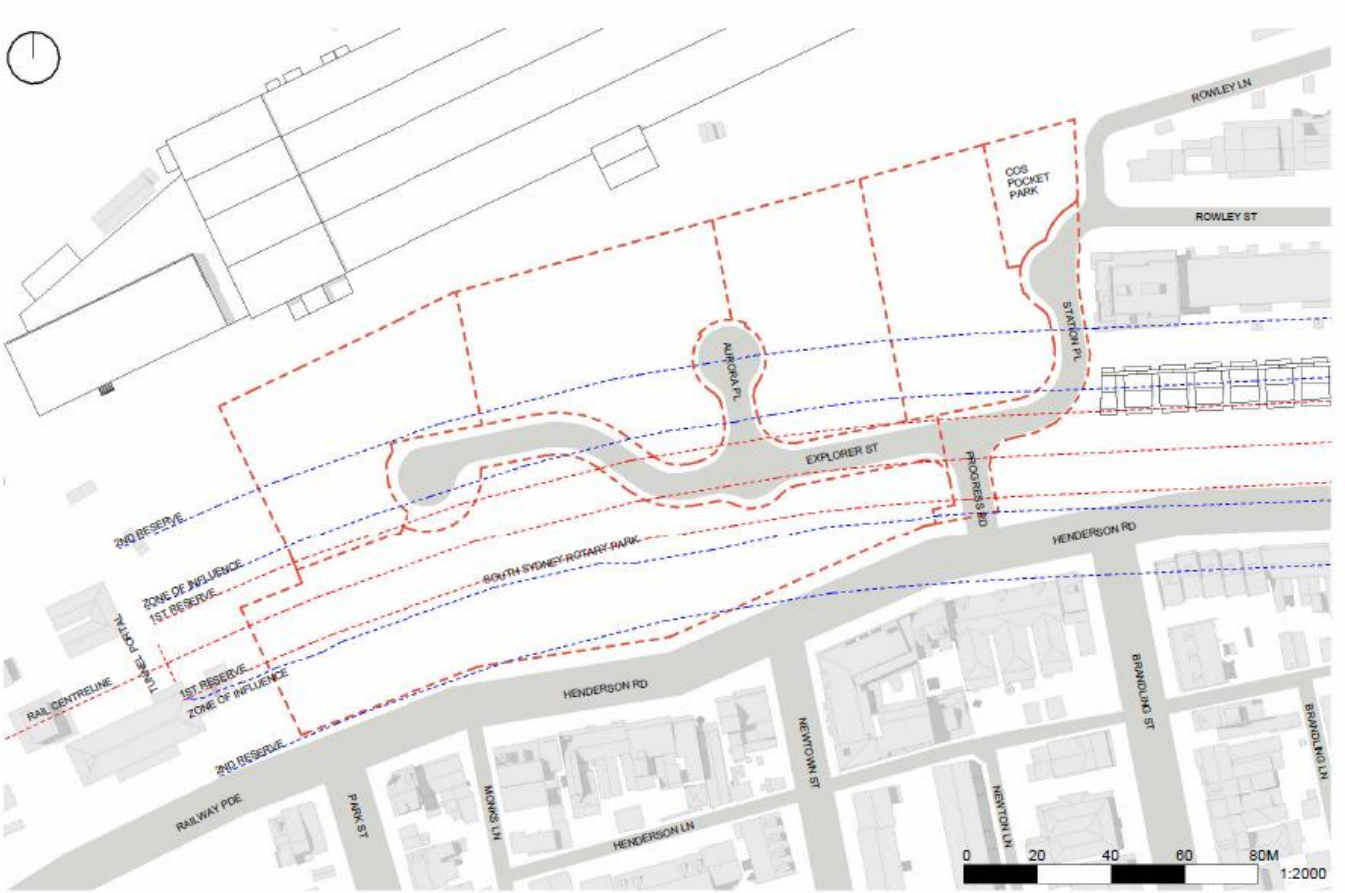
3.3.15 Rail Operations

Objectives

- a) To protect the safety and integrity of key transport infrastructure from adjacent development.
- b) To minimise effect upon the track and network user disruption across the full life cycle of the development.

Provisions

1. Development is to be consistent with:
 - a) the relevant technical standards for external developments contained within Transport for NSW's 'Airspace and External Developments' (T HR CI 12090 ST); and
 - b) the guidelines contained within 'Development near rail corridors and busy roads interim guidelines' (DoP, 2008).
2. Rail protection reserves (first and second reserves) as identified in **Figure 8: First and Second Rail Protection Reserves** are to be clearly mapped and identified in development applications
3. Construction restrictions apply as per Table 3 of *T HR CI 12051 ST, Development Near Rail Tunnels, Version 2.0, Transport for NSW, 2018*.



LEGEND

- - - SITE BOUNDARY
- - - EASTERN SUBURBS LINE (ESL) TUNNEL

Figure 8: First and Second Rail Protection Reserves

3.4 Design Excellence

Objectives

- a) Ensure high quality and varied design through the use of competitive design processes for large and prominent developments.
- b) Ensure development individually and collectively contributes to the architectural and overall urban design quality of the local government area.
- c) Encourage variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the City's public realm.
- d) Achieve building design that is culturally appropriate and suitable for a range of housing needs, reflecting local cultural diversity, including housing for Aboriginal and Torres Strait Islander people.

Provisions

3.4.1 Competitive Design Process

1. A competitive design process must be undertaken in accordance with Clause 6.21D of Sydney LEP 2012 and the City of Sydney Competitive Design Policy
2. The Competitive Design Process is to be undertaken in accordance with a Design Excellence Strategy approved by the Consent Authority

3.4.2 Design Excellence Strategy

1. The Design Excellence Strategy is to define:
 - a) the location and extent of each competitive design process;
 - b) the type of competitive design process(es) to be undertaken: an open or invited architectural design competition or competitive design alternatives.
 - c) the number of designers involved in the process(es);
 - d) how fine grain and contextually varied architectural design is to be achieved across large sites;
 - e) the target benchmarks for ecologically sustainable development; and
 - f) how the recommendations from Connecting with Country Framework (Author, Date) as set out in **Schedule 1 – Connecting with Country Design Concepts** are to be addressed.

3.5 Transport, Movement and Parking

3.5.1 Transport and Parking

Objectives

- a) Ensure that the demand for transport generated by development is managed in a sustainable manner.
- b) Ensure that bike parking is considered in all development and provided in appropriately scaled developments with facilities such as change rooms, showers and secure areas for bike parking.
- c) Establish requirements for car share schemes for the benefit of people living and or working within a development.
- d) Design vehicle access and basement layouts and levels to maximise pedestrian safety and create high quality ground level relationships between the building and the public domain.
- e) Provide accessible car parking.

Provisions

3.5.1.1 Street Design

1. Street layout and movement network to be provided in accordance with **Figure 9: Movement and Access**
2. Explorer Street and Aurora Place are to be designed and delivered according to **Figure 9 Movement and Access**
3. Streets or vehicle accessways are to be designed to encourage pedestrian use.
4. Streets and footpaths are to be constructed in accordance with the Sydney Streets Design Code and TfNSW Walking Space Guide – Towards Pedestrian Comfort and Safety 2020 and generally in accordance **Figures 10-12: Typical Street Sections**, and with the City of Sydney's Streets Code.
5. Streets are to incorporate WSUD techniques such as landscaped swales to improve the quality of groundwater and water entering the waterways and tree bays.
6. Streets are to integrate utilities underground within the street reservation, with services located underground and in a manner that facilitates tree planting.
7. Design Explorer Street and Aurora Place for a 30km/h traffic speed.

3.5.1.2 Vehicle access and footpaths

1. Vehicle access to a site is to be located so the safety of those using the access and the street is not likely to be compromised. Vehicle access is not to be located in the following locations:
 - a) within 10m of an uncontrolled intersection, including intersections with laneways;
 - b) within 12m of a 'stop' or 'give way' sign or hold line at intersections;
 - c) opposite a busy driveway for a distance of 6m beyond the alignment of the driveway edges;
 - d) within 15m of the alignment of an intersection where the proposed vehicle access is to be used by service vehicles;
 - e) within 30m of the alignment of an intersection where the proposed vehicle access is used by service vehicles to access 3 or more loading spaces;
 - f) within 2m of other access driveways or within 1m of any common boundary, except where access is off a laneway; and

- g) within 20m of the approach to, and 10m of the departure from an existing or proposed pedestrian crossing.
- 2. Car parks are to be designed so that vehicles do not queue or reverse across pedestrian crossings or footpaths.
- 3. Parking and driveway crossovers are to be designed to minimise impact on existing street trees and to maximise opportunities for new street tree plantings.
- 4. Walking routes through car parks with more than 150 car spaces are to be clearly delineated with appropriate markings, pedestrian crossings and signposting.
- 5. Vehicular access is to be designed to give priority to pedestrians and cyclists by continuing the type of footpath material and grade.
- 6. Wherever practicable, vehicle access and egress is to be a single crossing with a maximum width of 3.6m over the footpath, and perpendicular to it.

3.5.1.3 Car Share Scheme Parking Places

- 1. Car share parking spaces are to be provided in addition to the maximum number of car parking spaces permitted in the development.
- 2. The minimum number of on-site parking spaces to be made available for car share scheme vehicles is to be provided at a minimum of 1 per 50 car spaces provided.
- 3. Clearly marked plans identifying the location of all car share parking spaces must be submitted with the development application.
- 4. All car share parking spaces are to be:
 - a. publicly accessible 24 hours a day seven days a week;
 - b. located together;
 - c. located near and with access from a public road and integrated with the streetscape through appropriate landscaping where the space is external; and
 - d. clearly designated by signs as being for car share scheme use.
- 5. Car share parking spaces located on private land are to be retained as common property by the Owners Corporation of the site and not to be sold or leased to an individual owner or occupier at any time.

3.5.1.4 Bike Parking

- 1. All development is to provide on-site bike parking designed in accordance with the relevant Australian Standards for the design criteria of bike parking facilities.
- 2. Bike parking spaces for new developments are to be provided at a rate of 1 bike space per dwelling.
- 3. Secure bike parking facilities are to be provided in accordance with the following
- 4. Class 1 bike lockers for occupants of residential buildings; and
- 5. Class 3 bike rails for visitors of any land use.
- 6. Where bike parking for tenants is provided in a basement, it is to be located:
 - a) on the uppermost level of the basement;
 - b) close to entry/exit points; and
 - c) subject to security camera surveillance where such security systems exist.
- 7. A safe path of travel from bike parking areas to entry/exit points is to be marked.
- 8. Access to bike parking areas are to be:
 - a) a minimum of 1.8m wide to allow a pedestrian and a person on a bike to pass each other and may be shared with vehicles within buildings and at entries to buildings;
 - b) accessible via a ramp;

- c) clearly identified by signage; and
 - d) accessible via appropriate security or intercom systems.
9. Bike parking for visitors is to be provided in an accessible on-grade location near a major public entrance to the development and is to be signposted.

3.5.1.5 Motorbike Parking

1. Parking spaces for motorbikes are to be included in the allocation of car parking.
2. 1 motorcycle parking space for every 12 car parking spaces is to be provided as separate parking for motorcycles.
3. Each motorcycle parking space is to be designated and located so that parked motorcycles are not vulnerable to being struck by a manoeuvring vehicle.

3.5.1.6 Vehicle Parking

1. All visitor spaces are to be grouped together in the most convenient locations relative to car parking area entrances, pedestrian lifts and access points and are to be separately marked and clearly sign-posted.
2. Development applications are to indicate how visitor parking is to be accessed, including arrangements for access into a secure area if proposed.
3. Development is to achieve high quality ground level relationships between the buildings and all public open space interfaces even where this will result in inefficient basement car parking layouts including, spilt basement levels or additional excavation.
4. Where a residential development proposes less than the maximum number of car parking spaces required under **Clause 7.5** of the LEP the reduction in the number of spaces should be shared proportionally between resident parking spaces and visitor parking spaces.
5. Development proposing less than the maximum number of parking spaces permissible under **Clause 7.5** of the LEP must adjust the number of visitor parking spaces in accordance with the reduction of total car parking spaces.

3.5.1.7 Accessible Parking

1. Accessible car parking spaces for people with a mobility impairment are to be included in the allocation of car parking for a development and provided in accordance with the following:
 - a) One accessible car parking space is to be provided for every adaptable residential unit.
 - b) One space for every 20 car parking spaces or part thereof is to be allocated as accessible visitor parking.
 - c) Accessible parking is to be designed in accordance with the requirements of relevant Australian Standards
2. Accessible parking is not required in car parking areas where a parking service is provided and direct access to any of the car parking spaces is not available to the general public or occupants.
3. For residential development, accessible car parking spaces are to be allocated to adaptable units, or as visitor parking. Accessible car parking spaces allocated to adaptable dwelling units are to form part of the lot of the associated adaptable unit in the strata plan.

3.5.1.8 Design and location of waste collection points and loading areas

1. Waste collection and loading is to be in accordance with the City of Sydney's Guidelines for Waste Management in New Developments (the Guidelines) and accommodated wholly within new development in order of preference:
 - a) in the building's basement; or
 - b) at grade within the building in a dedicated collection or loading bay; or

- c) at grade and off street within a safe vehicular circulation system where in all cases vehicles will enter and exit the premises in a forward direction.

Consideration will only be given to less preferable options if the consent authority is satisfied the preferred options are unreasonable.

2. The waste collection and loading point is to be designed to:
 - a) allow waste collection and loading operations to occur on a level surface away from vehicle ramps; and
 - b) provide sufficient side and vertical clearance to allow the lifting arc for automated bin lifters to remain clear of any walls or ceilings and all ducts, pipes and other services.
3. Vehicle access for collection and loading will provide for:
 - a) a 10.6m Council garbage truck and a small rigid delivery vehicle;
 - b) minimum vertical clearance of 4.0 metres clear of all ducts, pipes and other services, depending on the gradient of the access and the type of collection vehicle;
 - c) collection vehicles to be able to enter and exit the premises in a forward direction. Where a vehicle turntable is necessary to meet this requirement, it is to have a capacity of 30 tonnes;
 - d) maximum grades of 1:20 for the first 6m from the street, then a maximum of 1:8 with a transition of 1:12 for 4m at the lower end;
 - e) a minimum driveway width of 3.6m; and
 - f) a minimum turning circle radius of 10.5m.
4. Where vehicle access is via a ramp, design requirements for the gradient, surface treatment and curved sections are critical and must be analysed at an early stage in the design process.

3.5.1.9 Parking area design

1. Basement parking areas and structures must not protrude above the level of the adjacent street or public domain.
2. Vehicle ramps must not be visible from the public domain and are to be located inside the building.
3. Car parking areas are to:
 - a) be well lit, visible, and avoid hidden and enclosed areas to allow for casual surveillance;
 - b) include, mirrors or similar devices where hidden and enclosed areas such as staircases and lift lobbies cannot be avoided;
 - c) be well ventilated and provide natural rather than mechanical ventilation where practicable; and
 - d) be subordinate in appearance to the main building.
4. Car parking spaces are not to be located in areas used for the manoeuvring of service vehicles.
5. Where parking is at ground level, it is to be:
 - a) located to the rear or side of buildings and not visible from the street and public domain;
 - b) incorporated into the building and screened by other uses; and
 - c) designed with materials, details, proportions and landscaping to complement the building and adjoining buildings.

3.5.1.10 Service and emergency vehicle parking

1. Separate parking spaces for service and emergency vehicles are to be provided in accordance with Residential buildings and serviced apartments:
 - a) 1 space for the first 50 dwellings or serviced apartments; plus

- b) 0.5 spaces for every 50 dwellings/serviced apartments or part thereafter. Service vehicle parking spaces, including spaces for bike couriers are to be:
 - i. not shared with parking provided for any other purpose;
 - ii. located near vehicle entry points and near lifts;
 - iii. clearly designated and signposted for service vehicles only;
 - iv. screened from the street where possible; and
 - v. located completely within the boundary of the site, clear of parked vehicles; and
 - vi. clear of through traffic.

2. Parking spaces for service and emergency vehicles are not to be used for other purposes such as storage of goods and equipment.



LEGEND

	SITE BOUNDARY
	PROPOSED DEVELOPMENT
	PUBLIC OPEN SPACE
	VEHICULAR ACCESS
	CARPARK ACCESS
	SLOW STREET
	RETAIN EXISTING ACCESS TO ROWLEY STREET/ ROWLEY LANE
	STREET PARKING (SUBJECT TO CHANGE)
	PEDESRIAN CONNECTIVIY
	EXISTING PARK FOOTPATH
	BICYCLE PATH
	STREET TREE LOCATION
	ROAD ALTERATION

Figure 9: Movement and Access Map

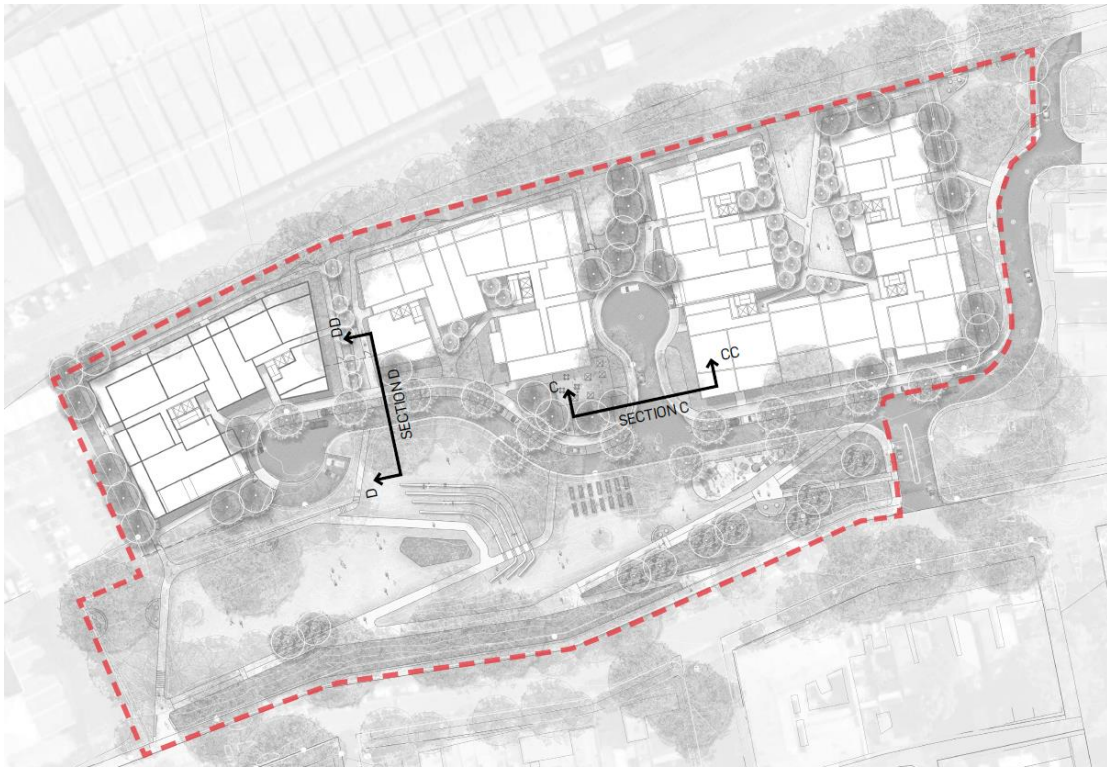


Figure 10: Key Road Section Plan

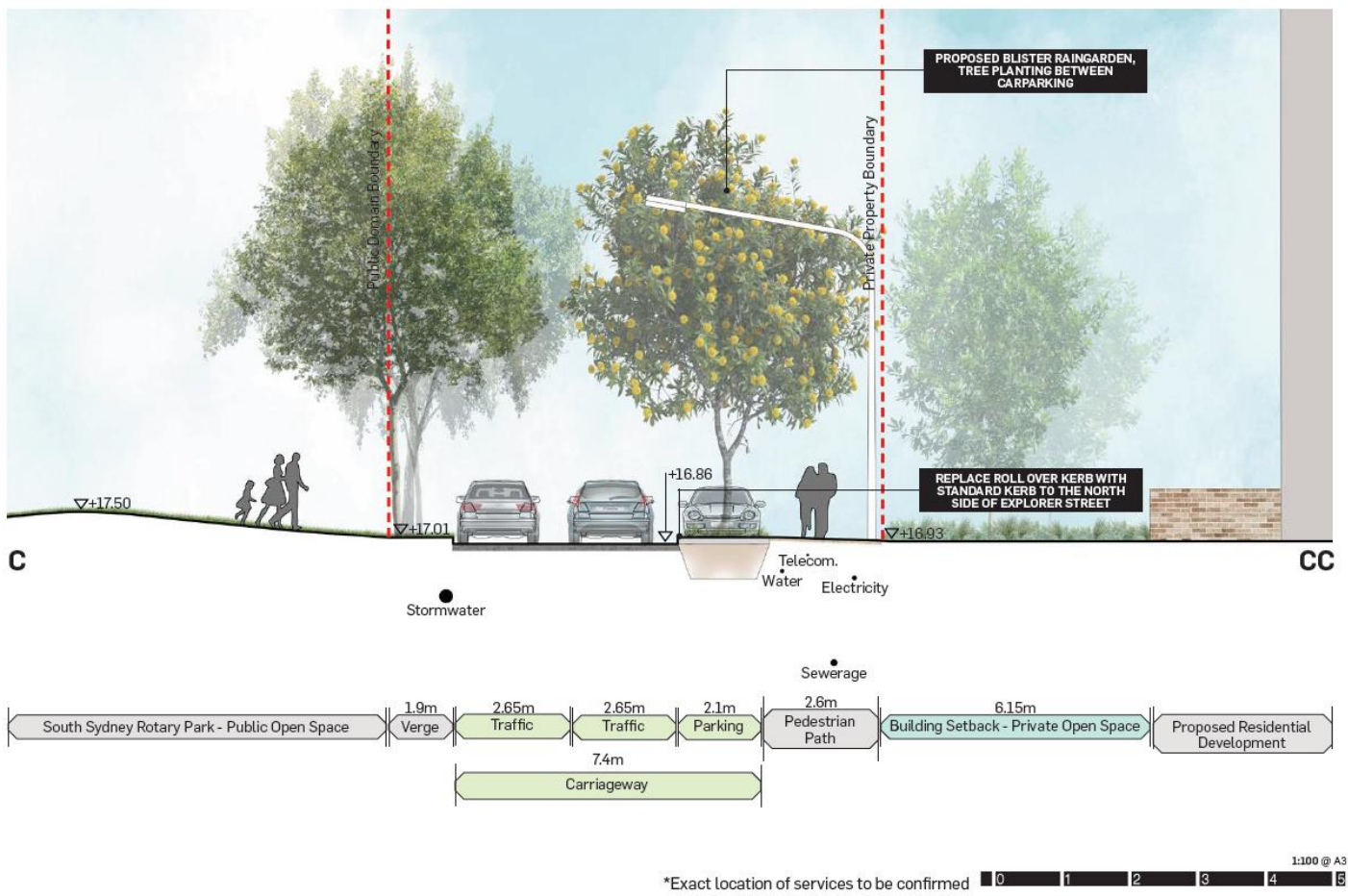


Figure 11: Explorer Street Typical Road Section

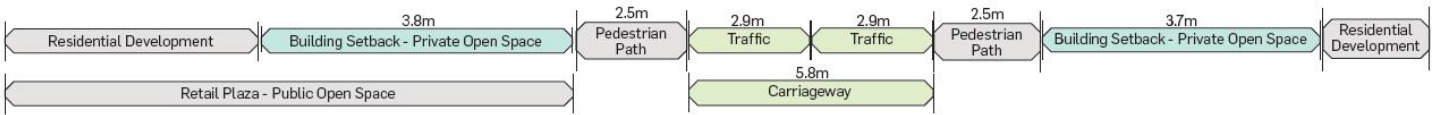
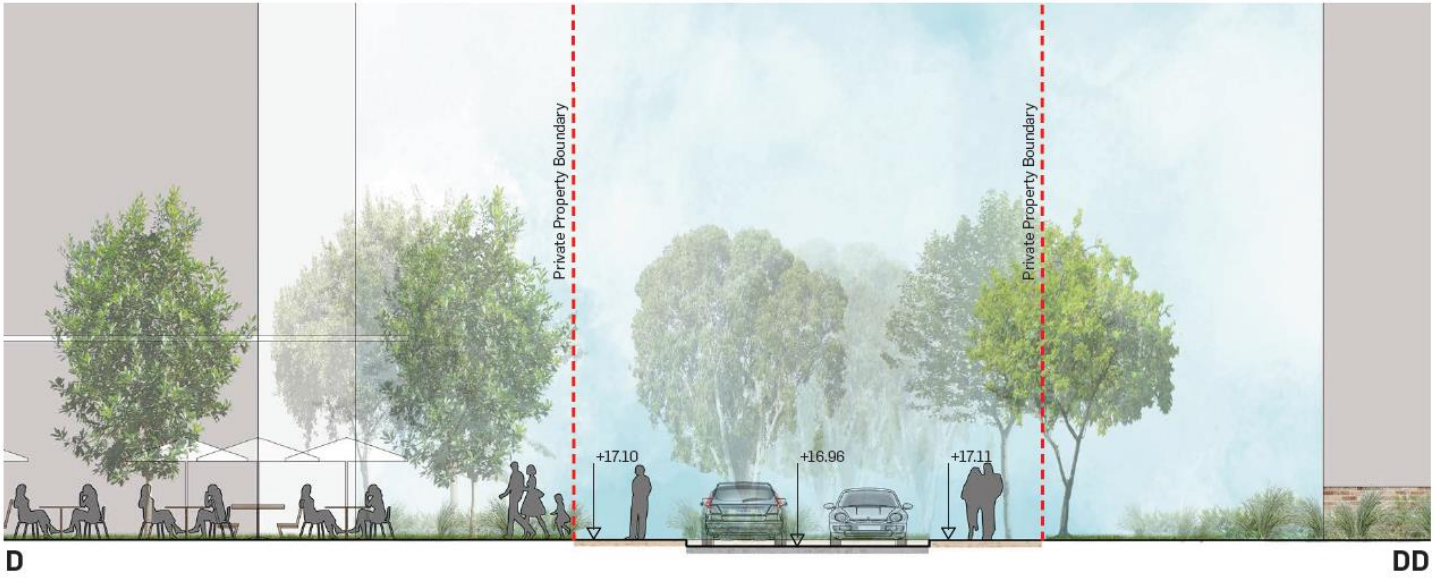


Figure 12: Aurora Place Typical Road Section

DRAFT

3.6 Environmentally Sustainable Development

Objectives

- a) Deliver a net-zero carbon development and contribute to the NSW Government's Net Zero Plan.
- b) Minimise energy use, water use, waste generation and urban heat effects.
- c) Maximise on-site renewable energy generation, water re-use and waste recycling.
- d) Ensure the efficient use of resources in building design, construction and operation.
- e) Ensure that development is resilient against the effects of climate change

Provisions

3.6.1 Sustainability Ratings

1. Development is to achieve 6-star Green Star communities rating.
2. Buildings are to achieve 5 Star Green Star Buildings ratings.
3. Plans submitted with development applications and construction certificate applications are to ensure all BASIX commitments are shown.

3.6.2 Photovoltaic solar panels

1. Development must ensure that rooftops are used for energy generation (through photovoltaic panels) where not otherwise used for resident or visitor amenity, or vegetation-based habitat.
2. Where photovoltaic panels are located, development should also explore the opportunity for vegetation to sit beneath the panels.
3. The use, location and placement of photovoltaic solar panels is to take into account the potential permissible building form on adjacent properties.
4. Where possible proposals for new buildings, alterations and additions and major tree plantings are to maintain solar access to existing photovoltaic solar panels having regard to the performance, efficiency, economic viability and reasonableness of their location.
5. The requirements of the National Construction Code apply to the provision and location of photovoltaic panels).

3.6.3 Materials and building components

1. Paints and floor coverings with no volatile organic compounds (VOC) and formaldehyde wood products are to be used where possible.
2. Where possible, use building materials, fittings and finishes that:
 - a) have been recycled;
 - b) are made from or incorporate recycled materials; and
 - c) have been certified as sustainable, responsible or 'environmentally friendly' by a recognised third party certification scheme.

3.6.4 Electric Vehicle Charging

1. Car parking areas are to be designed and constructed to be electric vehicle ready. A parking space is electric vehicle ready when distribution board(s) and cabling to the parking space, and spatial allowance for standard power outlet (GPO) or charging head unit is provided.

Charging facilities should be provided in safe, accessible locations that are clearly signed from building access points.

2. All residential car parking spaces are to have passive infrastructure to enable future EV charging, suitable for transition when required and 20% of these are to have active infrastructure with charging facilities installed
3. Where appropriate and possible, the development of the public domain should include electric vehicle charging points or the capacity for electric vehicle charging points to be installed at a later time.

3.7 Water and Flood Management

Objectives

- a) Ensure an integrated approach to water management across the Explorer Street site through the use of water sensitive urban design principles.
- b) Encourage sustainable water use practices.
- c) Assist in the management of stormwater to minimise flooding and reduce the effects of stormwater pollution on receiving waterways.
- d) Ensure that development manages and mitigates flood risk, and does not exacerbate the potential for flood damage or hazard to existing development and to the public domain.
- e) Ensure that development above the flood planning level as defined in the Sydney LEP 2012 will minimise the impact of stormwater and flooding on other developments and the public domain both during the event and after the event.
- f) Ensure that flood risk management addresses public safety and protection from flooding.

Provisions

3.7.1 Site specific flood study

1. When required by Clause 7.15 of Sydney LEP 2012, a site-specific flood study is to be prepared by a suitably qualified and experienced hydrologist in accordance with the NSW Floodplain Development Manual 2005, the NSW Coastal Planning Guideline: Adapting to Sea Level Rise, NSW Coastal Risk Management Guide: Incorporating Sea Level Rise Benchmarks In Coastal Risk Assessments and the NSW Flood Risk Management Guide: Incorporating Sea Level Rise Benchmarks In Flood Risk Assessments.
2. The site-specific flood study is to include, but not be limited to:
 - a) a detailed topographical survey that defines flow paths, storage areas and hydraulic controls; and
 - b) flood modelling that uses appropriate hydrological and hydraulic techniques and incorporates boundary conditions.
3. The site-specific flood study is to show pre-development and post-development scenarios, and at a minimum is to include the following information:
 - a) water surface contours;
 - b) velocity vectors;
 - c) flood hazard classification based off the Combined Hazard Curves – Vulnerability Threshold Classification Limits (Smith et al., 2014)
 - d) flood profiles for the full range of events for total development including all structures and works (such as revegetation and physical enhancements).

4. The site-specific flood study is to assume the 'worst case scenario' conditions for blockages to pipes, culverts and other infrastructure, such that:
 - a) kerb inlets are assumed to be 50% blocked;
 - b) sag pits are assumed to be 100% blocked; and
 - c) culverts and bridges with an open area less than six metres, measured on the diagonal, are assumed to be 50% blocked.

3.7.2 Drainage and stormwater management

1. A local drainage management plan is required for any development proposal within the Explorer Street site.
2. The local drainage management plan is to address:
 - a) the hydrology of the locality and its relationship to the drainage system;
 - b) the distribution of soil types and the scope for on-site infiltration;
 - c) any expected rise in ground water level due to development;
 - d) the role of the principal landscape components on the site for water conservation and on-site detention;
 - e) the scope for on-site stormwater detention and retention, including collection of water for re-use;
 - f) how any detrimental impacts on the existing natural hydrology and water quality are proposed to be minimised;
 - g) how pedestrian safety is to be ensured; and
 - h) integration of drainage management responses and open space areas.
3. A suitably qualified engineer with experience in drainage design is to assess the site drainage requirements for the proposed development, and prepare the required local drainage management plan in accordance with the provisions of this Design Guide.
4. The development proposal must demonstrate how the major drainage system addresses any site-specific conditions and connects to the downstream drainage system.
5. Major drainage systems are to be designed so that ensures that public safety is not compromised.
6. Minor flows from a development site are not to be discharged to the kerb if direct connection to an existing stormwater pipe is available, unless it can be demonstrated there is sufficient capacity within the existing gutter and the flow velocity and depth within the gutter will be limited to 0.6m²/s.
7. Where the proposed development is located on a floodplain, high level overflows are permitted for roof drainage systems where the overflow is set above the 1% annual exceedance probability level.
8. The maximum allowable permissible discharge and minimum on-site detention volume for the development is to be advised by Sydney Water Authority.
9. The post development run-off from impermeable surfaces (such as roofs, driveways and paved areas) is to be managed by stormwater source measures that:
 - a) contain frequent low-magnitude flows;
 - b) maintain the natural balance between run-off and infiltration;
 - c) remove some pollutants prior to discharge into receiving waters;
 - d) prevent nuisance flows from affecting adjacent properties; and
 - e) enable appropriate use of rainwater and stormwater.

10. Stormwater detention devices are to be designed to ensure that the overflow and flowpath have sufficient capacity during all design rainfall events, discharge to the public stormwater system without affecting adjoining properties, and are free of obstructions, such as fences.
11. Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.
12. Car parking areas and access aisles are to be designed, surfaced and graded to reduce runoff, allow stormwater to be controlled within the site, and provide for natural infiltration of stormwater runoff through landscaping.
13. Stormwater discharge to the kerb and gutter is to be in accordance with the Sydney Streets Technical Specifications'.

3.7.3 Stormwater quality

1. Development of sites within the Explorer Street site must undertake a stormwater quality assessment to demonstrate that the development will achieve the post-development pollutant load standards indicated below:
 - a) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;
 - b) reduce the baseline annual pollutant load for total suspended solids by 85%;
 - c) reduce the baseline annual pollutant load for total phosphorous by 65%; and
 - d) reduce the baseline annual pollutant load for total nitrogen by 45%.
2. The stormwater quality assessment is to be prepared by a suitably qualified engineer with experience in water sensitive urban design (WSUD) and include:
 - a) modelling of pollutant load standards with an industry standard water quality model;
 - b) the design of WSUD measures used to achieve the post-development pollutant load standards; and
 - c) maintenance schedules of any proposed WSUD measure that requires maintenance or full replacement including the likely recycling or disposal location of any wastes that may be generated.

3.7.4 Water re-use, recycling and harvesting

1. All buildings are to be constructed to be capable of providing a dual reticulation water system for water services and be capable of fully connecting to a non-potable recycled water network and configured to supply all toilets, washing machine taps, car wash bays, cooling towers and irrigation usage.
2. Development proposals that seek to re-use water runoff from paved surfaces for irrigation and wash down purposes are to incorporate water treatment measures during design to ensure that it is fit for purpose. These measures are to clean the water to exclude contaminants such as litter, sediment and oil.

3.8 Waste Management

Objectives

- a) Reduce the amount of construction and demolition waste going to landfill.
- b) Reduce amount of waste generated in the operation of a development from going to landfill and maximise resource recovery.
- c) Ensure waste from within developments can be collected and disposed in a manner that is healthy, efficient, minimises disruption to amenity, and is conducive to the overall minimisation of waste generated.

Provisions

3.8.1 Waste and Recycling Management Plans

1. A Waste and Recycling Management Plan is to be submitted with the Development Application and will be used to assess and monitor the management of waste and recycling during construction and operational phases of the proposed development. The Waste and Recycling Management Plan is to be consistent with the City of Sydney *Guidelines for Waste Management in New Developments*.

3.8.2 Construction and demolition waste

1. The Waste and Recycling Management Plan is to address construction and demolition waste and include:
 - a) details regarding how waste is to be minimised within a development;
 - b) estimations of quantities and types of materials to be re-used or left over for removal from the site;
 - c) details regarding the types of waste and likely quantities of waste to be produced;
 - d) a site plan showing storage areas away from public access for reusable materials and recyclables during demolition and construction and the vehicle access to these areas;
 - e) targets for recycling and reuse;
 - f) nomination of the role/person responsible for ensuring targets are met and the person responsible for retaining waste dockets from facilities appropriately licensed to receive the development's construction and demolition waste;
 - g) confirmation that all waste going to landfill is not recyclable or hazardous; and
 - h) measures to reuse or recycle at least 80% of construction and demolition waste, either on site or diverted for reuse and recycling with receipts sufficient to demonstrate the target will be achieved.

3.8.3 Collection and minimisation of waste during occupation

1. The Waste and Recycling Management Plan is to address the generation of waste from the occupants of the development and include:
 - a) plans and drawings of the proposed development that show:
 - i. the location and space allocated to the waste and recycling management systems;
 - ii. the nominated waste collection point/s for the site; and
 - iii. identify the path of access for users and collection vehicles.

- b) details of the on-going management of the storage and collection of waste and recycling, including responsibility for cleaning, transfer of bins between storage areas and collection points, maintenance of signage, and security of storage areas; and
 - c) where appropriate to the nature of the development, a summary document for tenants and residents to inform them of waste and recycling management arrangements.
2. Waste incineration devices are not permitted.
 3. Development is to include sufficient space in kitchens to separate food waste collection or compostable material for composting or worm farming.
 4. Development is to include a separate space in a room or screened area for the storage and management of bulky waste (this can include furniture, mattresses and stripout waste) and problem waste (this can include light bulbs and electronic waste) for recycling collection.

3.9 Contamination

Objective

- a) Minimise the risk to human and environmental health on land contaminated by past uses.

Provisions

1. Each development application is to include information sufficient to allow the consent authority to meet its obligation to determine whether development should be restricted due to the presence of contamination.

Note: These obligations are outlined in State Environmental Planning Policy (Resilience and Hazards) 2021 at the time of adoption of this plan.

3.10 Social Responsibilities

3.10.1 Crime prevention through environmental design

Objective

- a) Provide a safe environment and minimise opportunities for criminal and anti-social behaviour.

Provisions

1. Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.
2. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.
3. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
4. Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.
5. Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.

6. Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

3.10.2 Social Impact

Objective

- a) Ensure that development applications are accompanied by sufficient information so that social issues and impacts resulting from development can be adequately assessed.

Provisions

1. New development applications are to be accompanied by a Social Impact Assessment Report

DRAFT

4. Glossary and Amendment Notes

4.1 Glossary

The following table defines selected key terms used in this Design Guide.

Table 6: Glossary of terms

Term	Meaning
Country	<p>includes land, waters, and sky. It can be tangible or intangible aspects, knowledge and cultural practices, belonging and identity, wellbeing and relationships. People are part of Country' (Government Architect NSW & Dr Danièle Hromek, 2020)</p> <p>Understanding Country not as a Western concept, but as an Aboriginal worldview. It is nature at a deeper level, where all things are interconnected, and the spiritual underlies the physical. Appreciating that the Aboriginal sense of Country is that past, present and future are not confined by time, but rather they merge into a continuum. Aboriginal thinking therefore embraces what was on Country before, what is there now and what might come back or evolve in the future. It is about a continuum of place too, where borders and boundaries are open to culture crossing Country, and where stories interconnect with surrounding Peoples.</p> <p>Country commands care and respect. Respect between people, animals, plants and earth is required to keep Country healthy so Country can care for and sustain life. Aboriginal principles for sustaining Country are embedded in language, stories and Songlines which all reflect physical and spiritual understandings of the land. The diversity of traditional language groups, stories and Songlines reflects the diversity of Country's landforms and ecosystems. The significance of ceremony and lore between language groups ensures caring for Country principles and responsibilities to Country are shared across Australia. All things belong to Country, Country does not belong to anyone.</p>
Country-centred	<p>Country, as expressed in Aboriginal language, wisdom and ideas, shows a different way of thinking about how we, as humans, are part of our built and natural environment, and how we shape and are shaped by that environment.</p> <p>This way of thinking and behaving recognises humans, land, water, flora, fauna and sky as interconnected. When applied in design and planning processes consider natural systems that include people, animals, resources and plants equally – similar to an Aboriginal world view. (Government Architect, 2023)</p>
Design excellence	<p>is a term that exists in statutory planning to refer to the design quality of a building or project and to a variety of requirements intended to lift design quality. The description of Design Excellence is broadly consistent across planning legislation where it is often summarised as 'the highest standard of architectural, urban and landscape design.</p>

Term	Meaning
Gross Building Area (GBA)	means the total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports that could be achieved within the defined planning envelope inclusive of any cantilever zone to meet the required qualitative and performative standards. The unit of measurement for building areas is the square metre.
Gross Floor Area (GFA)	gross floor area as defined in Sydney Local Environmental Plan 2012
Residential flat buildings	has the same meaning as in the 'Standard Instrument – Principal Local Environmental Plan'

4.2 List of Amendments

Explorer Street Design Guide			
Date	Page	Section	Amendment

Schedule 1 – Connecting with Country Design Concepts

The Connecting with Country design concepts have been developed in line with the principles and values outlined in the 'Designing with Country Report' developed by (Djinjama, 2023). These principles and values from Country have been developed via the Designing with Country process, which included yarning with key knowledge-holders related to this place. These principles and values are:

- Principle: Restore Country
 - Value: Start with Country
 - Value: Memory of Place
 - Value: Diversity on Country
 - Value: Watery Place
- Principle: Boundary Conditions
 - Value: Interstitial Spaces
 - Value: Shared Places
 - Value: Flourishing non-humans
- Principle: Custodial Care
 - Value: Touch the ground lightly
 - Value: Culture on Country
 - Value: Inclusive design

The Designing with Country Report provides specific responses to the Government Architects NSW (GANSW) Connecting with Country Framework and the outcomes for Country. The following actions are specific to Explorer Street, South Eveleigh in relation to meeting the guidelines set out in the Connecting with Country Framework:

GANSW Connecting with Country Framework – Outcomes for Country				
Healthy Country	Healthy Community	Protecting Aboriginal and Cultural Heritage	Cultural Competency	Better Places
<ul style="list-style-type: none"> • Ensure that despite the urban context, biodiversity aspirations are planned in to the planning, landscaping, architectural and design outcomes • Draw inspiration from the original landscape and its geometries, colour, textures, forms and layouts, and work with topography, avoid major earthworks (or alternatively enable the original topography to be realised) • Enable permeability in relation to waters being able to access the ground and original waterways. Open up and if possible naturalise stormwater infrastructure • Work to clean water as it move through the landscape, do not pit and pipe • Reintroduce habitats for non-humans back on Country 	<ul style="list-style-type: none"> • Create spaces for Aboriginal culture and heritage to be reflected back to the community in the built environment • Create the expectations that all First Nations peoples working, living and visiting the development should be able to feel culturally safe by creating a cultural safety framework • Involve the residents, as well as local Knowledge Holders and Elders in a regular and structured way, for instance, create an advisory panel with local (Gadigal with some neighbours) Elders and Knowledge Holders to guide the project on an ongoing basis • Ensure procurement targets for Aboriginal businesses and employment are exceeded • Include qualified First Nations designers and spatial practitioners on all aspects of the design and architectural projects 	<ul style="list-style-type: none"> • Ensure Aboriginal cultural heritage related to this site is understood in collaboration with those to whom the heritage belongs (i.e. Gadigal people) • Ensure Indigenous Cultural Intellectual Property rights are recognised in all contracts that include First Nations peoples • Engage with Gadigal Knowledge Holders about language in relation to appropriate dual or re-naming of spaces 	<ul style="list-style-type: none"> • Implementing the Connecting with Country Framework through built environment projects provides educational opportunities for project teams, clients, and the public, to develop a deeper cultural awareness and respect for Aboriginal people and culture. 	<ul style="list-style-type: none"> • Recognise the cultural landscape Eveleigh sits within, and reflect that in design outcomes (as specified in the principles and values) • Enable storytelling of the shared histories between Aboriginal peoples and non-Indigenous people • Where possible include local materials, specify sustainable materials, and reuse or recycle materials • Consider how cultural practices can be reflected and reintroduced back on Country • Plant only native endemic species and create a succession plan for removing invasive species

Please refer to Designing with Country Report (Djinjama, 2023) for more information.

Schedule 2 – Register of Existing Trees



- Key**
- Lot
 - High
 - Moderate
 - Low
 - Very low / remove
 - Removed

Tree ID	Tree Species	Common Name	Retention Value	Age Class	Current Form	SULE Rating
1	<i>Ficus rubiginosa</i>	Port Jackson Fig	High	Mature	Good	Long (>40 years)
2	<i>Ulmus parvifolia</i>	Chinese Elm	Moderate	Mature	Good	Long (>40 years)
3	<i>Ulmus parvifolia</i>	Chinese Elm	Moderate	Semi-mature	Good	Long (>40 years)
4	<i>Casuarina glauca</i>	Swamp She-Oak	Moderate	Mature	Average	Long (>40 years)
5	<i>Casuarina glauca</i>	Swamp She-Oak	Low	Mature	Average	Long (>40 years)
6	<i>Ficus rubiginosa</i>	Port Jackson Fig	Low	Semi-mature	Average	Long (>40 years)
7	<i>Casuarina glauca</i>	Swamp She-Oak	Low	Mature	Average	Long (>40 years)
8	<i>Casuarina glauca</i>	Swamp She-Oak	Moderate	Mature	Average	Long (>40 years)
9	<i>Corymbia maculata</i>	Spotted Gum	High	Mature	Good	Long (>40 years)
10	<i>Platanus x acerifolia</i>	London Plane	Low	Young	Average	Replaceable (Small/Young)
11	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Semi-mature	Average	Long (>40 years)
12	<i>Eucalyptus microcorys</i>	Tallowood	High	Mature	Average	Long (>40 years)
13	<i>Liquidambar styraciflua</i>	Liquidambar	Low	Semi-mature	Average	Replaceable (Small/Young)
14	<i>Liquidambar styraciflua</i>	Liquidambar	Low	Semi-mature	Good	Replaceable (Small/Young)
15	<i>Liquidambar styraciflua</i>	Liquidambar	Low	Semi-mature	Good	Replaceable (Small/Young)
16	<i>Eucalyptus microcorys</i>	Tallowood	Moderate	Mature	Average	Long (>40 years)
17	<i>Liquidambar styraciflua</i>	Liquidambar	Low	Semi-mature	Good	Replaceable (Small/Young)
18	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Semi-mature	Good	Long (>40 years)
19	<i>Liquidambar styraciflua</i>	Liquidambar	Low	Semi-mature	Average	Replaceable (Small/Young)
20	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Mature	Average	Long (>40 years)
21	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Semi-mature	Good	Long (>40 years)
22	<i>Robinia pseudoacacia</i> 'Frisia'	Black Locust	Low	Over-mature	Poor	Short (5-15 years)
23	<i>Robinia pseudoacacia</i> 'Frisia'	Black Locust	V Low / Remove	Over-mature	Poor	Remove (<5 years)

24	<i>Robinia pseudoacacia</i> 'Frisia'	Black Locust	V Low / Remove	Over-mature	Poor	Remove (<5 years)
25	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Good	Long (>40 years)
26	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Good	Long (>40 years)
27	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Good	Long (>40 years)
28	<i>Platanus x acerifolia</i>	London Plane	Moderate	Semi-mature	Good	Long (>40 years)
29	<i>Platanus x acerifolia</i>	London Plane	Moderate	Semi-mature	Good	Long (>40 years)
30	<i>Platanus x acerifolia</i>	London Plane	Moderate	Semi-mature	Average	Long (>40 years)
31	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Good	Long (>40 years)
32	<i>Afrocarpus falcatus</i>	Outeniqua Yellow-wood	Low	Young	Average	Replaceable (Small/Young)
33	<i>Acacia parramattensis</i>	Parramatta Wattle	Low	Over-mature	Average	Short (5-15 years)
34	<i>Eucalyptus camaldulensis</i>	River Red Gum	Moderate	Semi-mature	Good	Long (>40 years)
35	<i>Callistemon citrinus</i> cv.	Crimson Bottlebrush	Low	Mature	Average	Replaceable (Small/Young)
36	<i>Gleditsia triacanthos</i>	Honey Locust	Low	Mature	Average	Medium (15-40 years)
37	<i>Ficus rubiginosa</i>	Port Jackson Fig	High	Mature	Good	Long (>40 years)
38	<i>Callistemon salignus</i> cv.	Willow Bottlebrush	Low	Mature	Average	Medium (15-40 years)
39	<i>Fraxinus griffithii</i>	Griffith's Ash	Moderate	Mature	Average	Medium (15-40 years)
40	<i>Ficus rubiginosa</i>	Port Jackson Fig	High	Mature	Good	Long (>40 years)
41	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
42	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Mature	Average	Long (>40 years)
43	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
44	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
45	<i>Ficus rubiginosa</i>	Port Jackson Fig	Low	Mature	Average	Medium (15-40 years)
46	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
47	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Low	Semi-mature	Average	Replaceable (Small/Young)
48	<i>Lophostemon confertus</i>	Brush Box	Moderate	Semi-mature	Good	Long (>40 years)
49	<i>Tristaniopsis laurina</i>	Water Gum	Low	Mature	Average	Long (>40 years)
50	<i>Ficus rubiginosa</i>	Port Jackson Fig	Low	Semi-mature	Average	Long (>40 years)

51	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Moderate	Mature	Average	Long (>40 years)
52	<i>Populus deltoides</i>	American Cottonwood	Low	Mature	Average	Medium (15-40 years)
53	<i>Populus deltoides</i>	American Cottonwood	Low	Mature	Average	Medium (15-40 years)
54	<i>Populus deltoides</i>	American Cottonwood	Moderate	Mature	Average	Medium (15-40 years)
55	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Good	Long (>40 years)
56	<i>Platanus x acerifolia</i>	London Plane	Low	Semi-mature	Average	Long (>40 years)
57	<i>Platanus x acerifolia</i>	London Plane	Moderate	Semi-mature	Good	Long (>40 years)
58	<i>Ficus rubiginosa</i>	Port Jackson Fig	Low	Semi-mature	Average	Long (>40 years)
59	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Average	Long (>40 years)
60	<i>Jacaranda mimosifolia</i>	Jacaranda	Low	Semi-mature	Average	Long (>40 years)
61	<i>Platanus x acerifolia</i>	London Plane	Low	Mature	Average	Long (>40 years)
62	<i>Populus deltoides</i>	American Cottonwood	Low	Mature	Average	Short (5-15 years)
63	<i>Populus deltoides</i>	American Cottonwood	Low	Mature	Average	Medium (15-40 years)
64	<i>Platanus x acerifolia</i>	London Plane	V Low / Remove	Semi-mature	Poor	Remove (<5 years)
65	<i>Populus deltoides</i>	American Cottonwood	Low	Semi-mature	Poor	Medium (15-40 years)
66	<i>Populus deltoides</i>	American Cottonwood	Low	Semi-mature	Average	Medium (15-40 years)
67	<i>Platanus x acerifolia</i>	London Plane	Low	Semi-mature	Average	Long (>40 years)
68	<i>Platanus x acerifolia</i>	London Plane	Moderate	Mature	Average	Long (>40 years)
69	<i>Platanus x acerifolia</i>	London Plane	Moderate	Semi-mature	Average	Long (>40 years)
70	<i>Corymbia maculata</i>	Spotted Gum	Moderate	Mature	Average	Long (>40 years)
71	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Mature	Average	Remove (<5 years)
72	<i>Eucalyptus camaldulensis</i>	River Red Gum	High	Mature	Good	Long (>40 years)
73	<i>Prunus sp.</i>	Plum	Low	Mature	Poor	Short (5-15 years)
74	<i>Ficus benjamina</i>	Weeping Fig	Moderate	Mature	Good	Long (>40 years)
75	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
76	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Moderate	Mature	Good	Long (>40 years)
77	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Moderate	Mature	Average	Long (>40 years)
78	<i>Olea europaea subsp. africana</i>	African Olive	V Low / Remove	Mature	Average	Remove (<5 years)

79	<i>Olea europaea</i> subsp. <i>Africana</i>	African Olive	V Low / Remove	Mature	Poor	Remove (<5 years)
80	<i>Ficus benjamina</i>	Weeping Fig	Low	Mature	Average	Remove (<5 years)
81	<i>Aleurites moluccana</i>	Candle-nut	Low	Mature	Average	Medium (15-40 years)
82	<i>Psidium guajava</i>	Guava	Low	Mature	Average	Medium (15-40 years)
83	<i>Acacia podalyriifolia</i>	Queensland Silver Wattle	Low	Mature	Average	Medium (15-40 years)
84	<i>Olea europaea</i> subsp. <i>africana</i>	African Olive	V Low / Remove	Mature	Good	Remove (<5 years)
85	<i>Banksia integrifolia</i>	Coastal Banksia	Moderate	Mature	Average	Long (>40 years)
86	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Semi-mature	Average	Remove (<5 years)
87	<i>Diospyros virginiana</i>	Persimmon Tree	Low	Mature	Average	Medium (15-40 years)
88	<i>Archontophoenix alexandrae</i>	Alexandra Palm	Low	Mature	Average	Long (>40 years)
89	<i>Ficus rubiginosa</i>	Port Jackson Fig	V Low / Remove	Semi-mature	Poor	Remove (<5 years)
90	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
91	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
92	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Moderate	Mature	Average	Long (>40 years)
93	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Mature	Good	Long (>40 years)
94	<i>Robinia pseudoacacia</i> 'Frisia'	Black Locust	V Low / Remove	Over-mature	Poor	Remove (<5 years)
95	<i>Jacaranda mimosifolia</i>	Jacaranda	Low	Mature	Good	Long (>40 years)
96	<i>Lophostemon confertus</i>	Brush Box	Low	Semi-mature	Average	Medium (15-40 years)
97	<i>Lophostemon confertus</i>	Brush Box	Moderate	Semi-mature	Average	Long (>40 years)
98	<i>Archontophoenix alexandrae</i>	Alexandra Palm	Low	Mature	Average	Long (>40 years)
99	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Mature	Average	Remove (<5 years)
100	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Mature	Average	Remove (<5 years)
101	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Mature	Average	Remove (<5 years)
102	<i>Eriobotrya japonica</i>	Loquat	Low	Mature	Average	Replaceable (Small/Young)
103	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
104	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)

105	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
106	<i>Corymbia maculata</i>	Spotted Gum	High	Mature	Good	Long (>40 years)
107	<i>Lophostemon confertus</i>	Brush Box	Moderate	Semi-mature	Average	Long (>40 years)
108	<i>Ficus benjamina</i>	Weeping Fig	Moderate	Semi-mature	Average	Long (>40 years)
109	<i>Populus deltoides</i>	American Cottonwood	V Low / Remove	Semi-mature	Poor	Remove (<5 years)
110	<i>Populus deltoides</i>	American Cottonwood	Low	Mature	Average	Short (5-15 years)
111	<i>Populus deltoides</i>	American Cottonwood	Low	Mature	Average	Medium (15-40 years)
112	<i>Populus deltoides</i>	American Cottonwood	Low	Semi-mature	Poor	Medium (15-40 years)
113	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Low	Mature	Average	Long (>40 years)
114	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
115	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	High	Mature	Average	Long (>40 years)
116	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
117	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Low	Mature	Poor	Medium (15-40 years)
118	<i>Tristaniopsis laurina</i>	Water Gum	Low	Young	Average	Replaceable (Small/Young)
119	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Moderate	Semi-mature	Good	Long (>40 years)
120	<i>Tristaniopsis laurina</i>	Water Gum	Moderate	Semi-mature	Good	Long (>40 years)
121	<i>Tristaniopsis laurina</i>	Water Gum	Moderate	Mature	Average	Long (>40 years)
122	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	High	Mature	Average	Long (>40 years)
123	<i>Eucalyptus camaldulensis</i>	River Red Gum	Low	Young	Average	Long (>40 years)
124	<i>Eucalyptus camaldulensis</i>	River Red Gum	Low	Semi-mature	Average	Long (>40 years)
125	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Moderate	Mature	Average	Long (>40 years)
126	<i>Cupressus macrocarpa</i>	Monterey Cypress	V Low / Remove	Mature	Poor	Remove (<5 years)
127	<i>Eucalyptus elata</i>	River Peppermint	High	Mature	Good	Long (>40 years)
128	<i>Eucalyptus microcorys</i>	Tallowood	High	Mature	Good	Long (>40 years)
129	<i>Lophostemon confertus</i>	Brush Box	High	Mature	Average	Long (>40 years)
130	<i>Lophostemon confertus</i>	Brush Box	Moderate	Semi-mature	Average	Long (>40 years)
131	<i>Lophostemon confertus</i>	Brush Box	Moderate	Semi-mature	Good	Long (>40 years)
132	<i>Lophostemon confertus</i>	Brush Box	Low	Semi-mature	Poor	Long (>40 years)

133	<i>Jacaranda mimosifolia</i>	Jacaranda	Low	Young	Average	Replaceable (Small/Young)
134	<i>Jacaranda mimosifolia</i>	Jacaranda	Low	Young	Average	Replaceable (Small/Young)
135	<i>Quercus acutissima</i> var. <i>acutissima</i>	Sawtooth Oak	Low	Young	Average	Replaceable (Small/Young)
136	<i>Platanus x acerifolia</i>	London Plane	Low	Young	Average	Replaceable (Small/Young)
137	<i>Quercus acutissima</i> var. <i>acutissima</i>	Sawtooth Oak	Low	Young	Average	Replaceable (Small/Young)
138	<i>Citharexylum spinosum</i>	Fiddlewood	Low	Young	Average	Replaceable (Small/Young)
139	<i>Citharexylum spinosum</i>	Fiddlewood	Low	Young	Average	Replaceable (Small/Young)
140	<i>Platanus x acerifolia</i>	London Plane	Low	Young	Average	Replaceable (Small/Young)
141	<i>Ficus benjamina</i>	Weeping Fig	Low	Semi-mature	Average	Long (>40 years)
142	<i>Mangifera indica</i>	Mango	Low	Mature	Average	Long (>40 years)
143	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Semi-mature	Poor	Long (>40 years)
144	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Mature	Poor	Long (>40 years)
145	<i>Syagrus romanzoffiana</i>	Queen Palm	Low	Mature	Average	Long (>40 years)
146	<i>Syzygium australe</i>	Brush Cherry	Low	Mature	Average	Long (>40 years)
147	<i>Brachychiton discolor</i>	Queensland Lacebark	Moderate	Mature	Average	Long (>40 years)
148	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	V Low / Remove	Over-mature	Average	Remove (<5 years)
149	<i>Persea gratissima</i>	Avocado	V Low / Remove	Mature	Poor	Remove (<5 years)
150	<i>Arbutus unedo</i>	Strawberry Tree	Low	Mature	Average	Long (>40 years)
151	<i>Prunus</i> sp.	Plum	Low	Mature	Poor	Medium (15-40 years)
152	<i>Prunus</i> sp.	Plum	Low	Mature	Average	Medium (15-40 years)
153	<i>Syzygium australe</i>	Brush Cherry	Moderate	Mature	Average	Long (>40 years)
154	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
155	<i>Citrus reticulata</i> cv.	Mandarin	Low	Mature	Average	Replaceable (Small/Young)
156	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)

157	<i>Persea gratissima</i>	Avocado	Low	Mature	Average	Replaceable (Small/Young)
158	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
159	<i>Pseridium gajava</i>		Low	Mature	Average	Long (>40 years)
160	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
161	<i>Syagrus romanzoffiana</i>	Queen Palm	Low	Mature	Average	Long (>40 years)
162	<i>Olea europaea subsp. africana</i>	African Olive	V Low / Remove	Mature	Average	Remove (<5 years)
163	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
164	<i>Olea europaea subsp. africana</i>	African Olive	V Low / Remove	Mature	Average	Remove (<5 years)
165	<i>Archontophoenix alexandrae</i>	Alexandra Palm	Low	Mature	Average	Long (>40 years)
166	<i>Ligustrum lucidum</i>	Broadleaf Privet	V Low / Remove	Mature	Average	Remove (<5 years)
167	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
168	<i>Ficus benjamina</i> 'Variegata'	Variegated Weeping Fig	Low	Mature	Average	Long (>40 years)
169	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
170	<i>Persea gratissima</i>	Avocado	Low	Mature	Average	Long (>40 years)
171	<i>Cinnamomum camphora</i>	Camphor Laurel	V Low / Remove	Mature	Average	Remove (<5 years)
172	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Low	Mature	Average	Long (>40 years)
173	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
174	<i>Corymbia maculata</i>	Spotted Gum	Moderate	Mature	Average	Long (>40 years)
175	<i>Corymbia maculata</i>	Spotted Gum	Moderate	Mature	Average	Long (>40 years)
176	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Low	Mature	Poor	Long (>40 years)
177	<i>Eucalyptus robusta</i>	Swamp Mahogany	Moderate	Mature	Average	Long (>40 years)
178	<i>Musa sp.</i>	Banana	Low	Mature	Average	Replaceable (Small/Young)
179	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Low	Mature	Average	Long (>40 years)
180	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
181	<i>Morus nigra</i>	Mulberry	Low	Mature	Average	Long (>40 years)

182	<i>Persea gratissima</i>	Avocado	Low	Mature	Average	Replaceable (Small/Young)
183	<i>Mangifera indica</i>	Mango	Low	Mature	Average	Long (>40 years)
184	<i>Ficus benjamina</i>	Weeping Fig	Low	Mature	Average	Long (>40 years)
185	<i>Ligustrum lucidum</i>	Broadleaf Privet	V Low / Remove	Mature	Average	Remove (<5 years)
186	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)
187	<i>Radermachera sinica</i>	China Doll Tree	Low	Semi-mature	Average	Replaceable (Small/Young)
188	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Semi-mature	Average	Remove (<5 years)
189	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Low	Mature	Average	Replaceable (Small/Young)
190	<i>Syagrus romanzoffiana</i>	Queen Palm	Low	Mature	Average	Long (>40 years)
191	<i>Schefflera actinophylla</i>	Umbrella Tree	Low	Mature	Average	Replaceable (Small/Young)
192	<i>Corymbia maculata?</i>	Spotted Gum?	Low	Young	Average	Replaceable (Small/Young)
193	<i>Syagrus romanzoffiana</i>	Queen Palm	Low	Mature	Average	Long (>40 years)
194	<i>Citrus reticulata cv.</i>	Mandarin	Low	Mature	Average	Replaceable (Small/Young)
195	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Low	Mature	Average	Replaceable (Small/Young)
196	<i>Radermachera sinica</i>	China Doll Tree	Low	Mature	Average	Replaceable (Small/Young)
197	<i>Jacaranda mimosifolia</i>	Jacaranda	Low	Mature	Average	Replaceable (Small/Young)
198	<i>Celtis sinensis</i>	Chinese Hackberry	V Low / Remove	Mature	Average	Remove (<5 years)