5.0 Precinct Controls and Guidelines

5.9 Haslams Precinct

5.9.1 Description

Haslams Precinct is located at the northern edge of the Town Centre between Hill Road, Pondage Link, Edwin Flack Avenue and Old Hill Road. The area currently accommodates a waste services facility and coach parking. In time this current use will be replaced by a residential neighbourhood overlooking the parklands and the suburb of Newington.

Haslams Precinct will be a leafy neighbourhood with generous shared courtyard, street tree planting and a new park extending the full width of the precinct. The apartment buildings are to be up to seven storeys and there will be provision for some home offices within the retail strip addressing the new local park. The new street layout is designed to connect with the future layout proposed for the adjoining Carter Street Precinct. To allow the residential streets to link with the Carter Street Precinct, the existing coach parking facility has been consolidated into on street parking and a new parking structure. Commercial uses above the coach parking addressing Edwin Flack Avenue will provide a buffer to the Stadia Precinct.

5.9.2 Site Configuration Controls

1. Define the sites and streets and parks as shown in *Figure 5.62 Haslams Precinct Sites Boundaries Plan*.

5.9.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed those shown in *Figure 5.63 Haslams Precinct Site Floor Space Ratios Plan*.

5.9.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with *Figure 5.64 Haslams Precinct Land Uses Plan*.

2. Site 74 is to incorporate a childcare centre.

3. Ground floor retail and home office use is allowed for in Sites 71 and 72. Suggested retail uses could include small supermarkets, convenience shops, pharmacies, post offices, local bank branches, restaurants and takeaway food shops, specialty stores and professional suites.

4. Site 70 is to allow for coach parking at street level in Edwin Flack Avenue and the coach parking street. The coach parking is to be screened by a thin layer of active uses on both street frontages.

5. Provide active frontages, awnings and colonnades in accordance with *Figure 4.1 Active Frontages Plan* and *Figure 4.2 Awnings and Colonnades Plan*.

Figure 5.60 Haslams Precinct

5.0 Precinct Controls and Guidelines

5.9.5 Building Height Controls

1. Ensure building heights comply with *Figure 5.65 Haslams Precinct Building Heights Plan.*

2. Heights shall comply with storey heights and may not exceed the maximum RL where noted on the Building Heights Plan.

5.9.6 Building Zone and Setback Controls

1. Site development including permissible building zones and open space, shall be in accordance with *Figure 5.66 Haslams Precinct Building Zones and Setbacks Plan.*

2. Buildings, including balconies, are permitted only within the building zone area shown in *Figure 5.66 Haslams Precinct Building Zones and Setbacks Plan.*

3. Building is not permitted in the easements, setbacks, or public land dedicated for public domain, land dedicated for ICF funded streets or easements dedicated for development funded streets.

4. Provide through-site links where indicated.

5. Comply with the setbacks in *Figure 5.66 Haslams Precinct Building Zones and Setbacks Plan.*

6. Mixed use buildings with retail uses at ground level shall be built to the street property boundary. Sites 73, 74 and 75 address the new local park and shall have courtyards opening onto it. Site 74 is to allow for a childcare centre.

5.0 Precinct Controls and Guidelines

5.9.7 Event Controls

1. Haslams Precinct will be affected by major ANZ Stadium events, the Sydney Royal Easter Show and events requiring full use of P1.

2. Ensure all development can accommodate the changes to access required as described in *Section 4.4, Event Access and Closures* and shown in *Figure 4.3 Event Access Plan.*

3. Ensure all development is designed and built to accommodate the public domain closures shown in *Figure 4.3 Event Access Plan.*

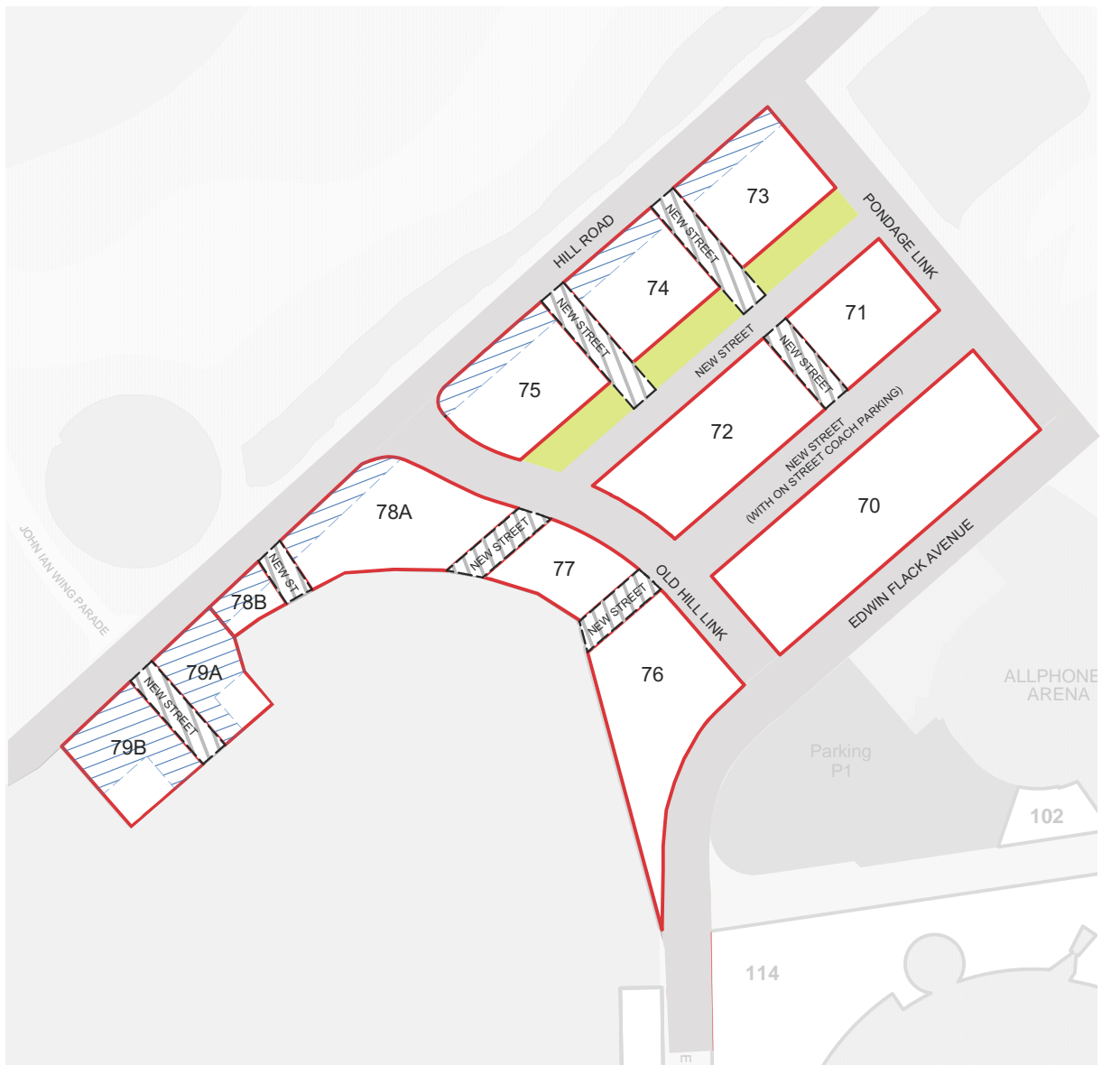4. Locate the vehicle access points to developments as shown in *Figure 5.64 Haslams Precinct Land Uses Plan.*

Figure 5.61 Haslams Precinct Illustrative Plan

North ↗ | Scale
0   75m   150m

Figure 5.62 Haslams Precinct Site Boundaries Plan

Key

150	Site Number
▬▬	New Site Boundary
▬▬	Public Domain
▬▬	Land Dedicated for ICF Funded Streets
▨▨	Land Dedicated for Development Funded Streets
▨▨	Land subject to possible future road works/widening (indicative only)

North ↗   Scale 0 — 75m — 150m

Figure 5.63 Haslams Precinct Site Floor Space Ratios Plan

Key

2:1	Floor Space Ratio
— ·· —	Floor Space Ratio Boundary (for Calculation of FSR)
——	Existing Lot Boundaries
▧	Land subject to possible future road works/widening (indicative only)
——	Existing Easements
▨	Public Domain
▨	Land Dedicated for Public Streets

North

Scale
0 — 75m — 150m

Figure 5.64 Haslams Precinct Land Uses Plan

Key

— (red line)	New Site Boundary
→·(arrow)	Preferred Vehicular Access
(green)	Public Domain
(red)	Residential
(blue)	Commercial

(grey)	Land Dedicated for ICF Funded Streets
(hatched)	Land Dedicated for Development Funded Streets
(red hatched)	Land subject to possible future road works/widening (indicative only)

North

Scale
0   75m   150m

5.0 Precinct Controls and Guidelines

Figure 5.65 Haslams Precinct Building Heights Plan

Key

30	RL (Australian Height Datum)
▬	New Site Boundary
▨	1 Storey Pavilions and Temporary Structures
▨	7 Storeys
▨	10 Storeys

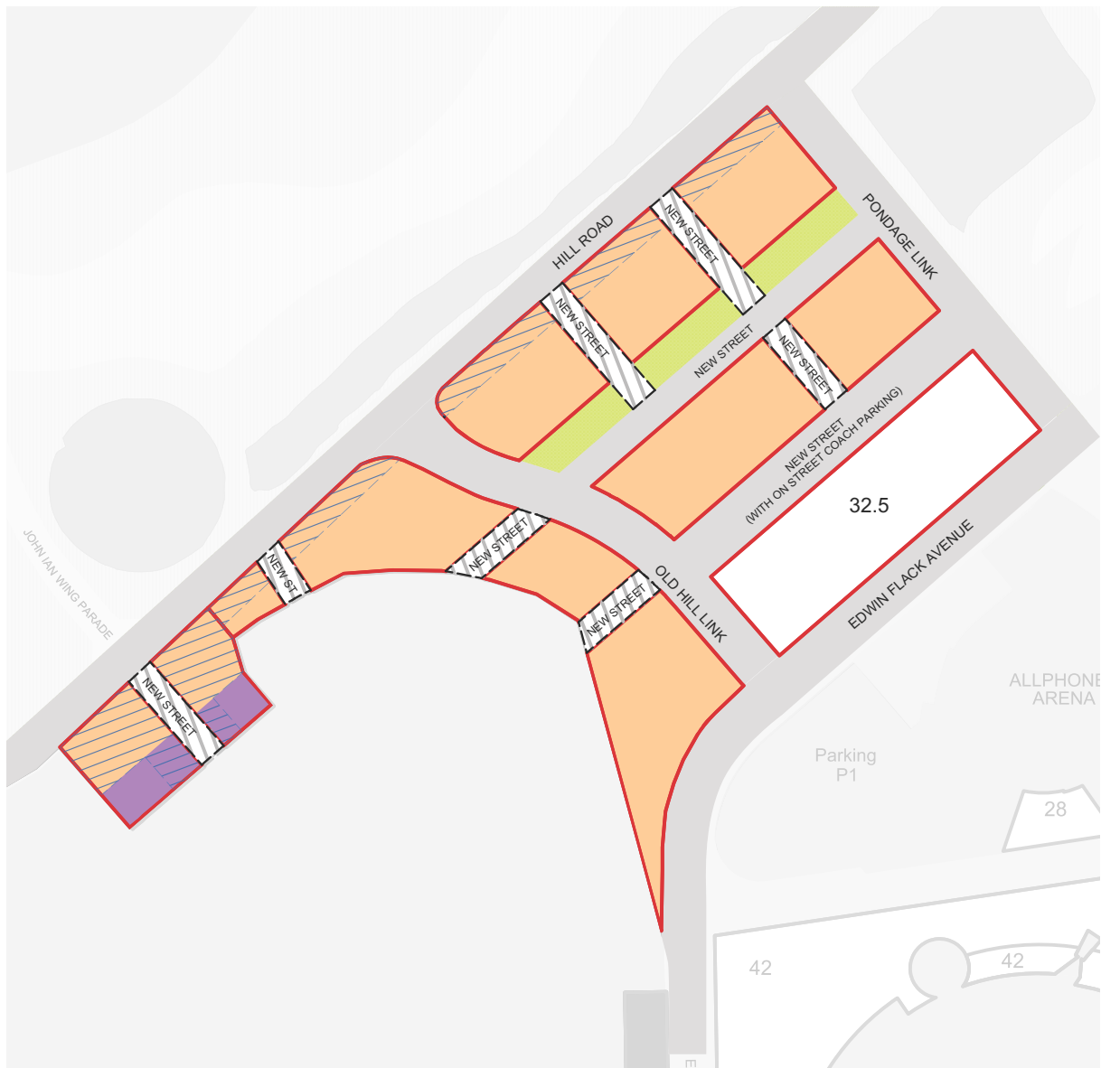|	
▨	Land Dedicated for ICF Funded Streets
▨	Land Dedicated for Development Funded Streets
▨	Land subject to possible future road works/widening (indicative only)

North

Scale
0   75m   150m

5.0 Precinct Controls and Guidelines

Figure 5.66 Haslams Precinct Building Zone and Setbacks Plan

Key

▬▬▬ (red)	New Site Boundary	▬▬▬ (blue)	Front Setback – 5 m
☐	Building Zone	▮▮▮▮ (magenta)	Through Site Link (Minimum Dimension)
☐ (green fill)	Land Dedicated for Public Domain	☐ (grey fill)	Land Dedicated for ICF Funded Streets
▬▬▬ (black)	Build to Line (Minimum 90%)	▨	Land Dedicated for Development Funded Streets
▬▬▬ (green)	Front Setback – 3m	▨ (blue hatch)	Land subject to possible future road works/widening (indicative only)

North ↗

Scale
0 ——— 75m ——— 150m