## Building Types

### Single dwellings
- 1-2 storeys in height
- Single detached dwellings and dual occupancies

### Low rise housing
- 2-4 storeys in height
- Townhouse/terrace housing and small scale residential apartment buildings

### Shop top housing
- Generally 3-5 storeys in height
- Active retail ground floor uses residential apartments located above
- Some areas with heights up to 8 storeys (eg. corner sites and deep blocks)

### Medium rise housing
- 5-7 storeys in height
- Residential apartment buildings

### Medium/high rise housing
- 8 storeys in height
- Residential apartment buildings

### High rise housing
- Three height categories:
  - 9-12 storeys
  - 13-18 storeys
  - 19-25 storeys
- Residential towers generally with a low rise podium at street level
- Podium may include a mix of retail, residential and/or commercial uses
- The application of taller height categories will be based on scale of centres

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**Sydenham to Bankstown** – Draft Urban Renewal Corridor Strategy
Single dwellings

Design Principles

- Single dwelling areas include houses as well as terrace houses, dual occupancies and semi-detached dwellings in locations where they are currently permitted under the Council planning controls.
- Includes existing and any new heritage conservation areas.
- Some councils allow for townhouse and residential apartment buildings of a two storey scale within their low density areas.
- Single dwelling areas will be typically 1-2 storeys.
- Key design principles include:
  - Protect existing heritage conservation areas.
  - Provide adequate landscape setbacks to enhance the streetscape.
  - Provide adequate private open space.
  - Buildings are to be sympathetic with the prevailing streetscape.
  - Reinforce and enhance the cohesiveness and low density character of the streetscape.
**Low rise housing**

- **Design Principles**
  - Low rise housing typically involves residential townhouse/terrace housing or small scale residential apartment buildings.
  - Low rise housing will be located typically around the outer edges (beyond 400 metres) of the town centres.
  - Can be expected to be located close to heritage and conservation zones and at the interface to single dwelling areas to provide a transition zone from higher density areas.
  - The typical height for low rise housing is 2-4 storeys.
  - Key design principles for terrace/townhouse developments include:
    - Provide front landscape setback ranging from 3-6 metres between street alignment and building line.
    - Articulate roof line to create variety in the design of low rise housing.
    - Articulation of windows and balconies on the front façade to create variety along the street edge.
    - Individual entries at street level to create activity.
    - Deep rear setback for private open space for each dwelling.
  - Key design principles for small scale residential apartment buildings include:
    - Provide front landscape setback ranging from 3-6 metres between street alignment and building line where there is no activity.
    - Side and rear setbacks with retain amenity for residents for adjoining neighbours.
    - Reduce height at the interface of single dwelling areas to provide an appropriate transition.
Shop top housing will generally be located on the main street and involves street level retail shops and cafés with residential apartments above.

Smaller scale main streets involves small groups of shops and cafes near the railway station such as Crinian Street, Hurlstone Park and Illawarra Road, Marrickville.

Larger scale main streets involves retail supermarkets and commercial uses such as Burwood Road, Belmore; Beamish Street, Campsie; Canterbury Road, Canterbury and Haldon Street, Lakemba.

Building heights will vary depending on the scale of the main street and the depth of blocks.

Main streets will typically be 3-5 storeys at the street frontage with additional storeys (on larger scale main streets) setback away from the street.

Taller building heights beyond 5 storeys may be appropriate in main streets:
- on key corner sites
- at the fringes of main streets away from the core pedestrian area
- on deep blocks that allow a secondary building at the rear
- away from heritage sensitive locations.

Key design principles include:
- Provide active retail frontages at street level
- Build to the street alignment and to the side boundary to retain a consistent streetscape
- Retain heritage items and incorporate into new developments
- Provide awnings for pedestrian weather protection
- Respect the rhythm and scale of building widths and parapet heights
- Retain reasonable solar access to the main street
- Include basement parking with access from rear lanes.
Medium rise housing involves residential apartment buildings, sometimes with cafes or small shops at the ground level.

Smaller town centres such as Hurlstone Park, Dulwich Hill will have medium rise housing immediately surrounding the main street area.

Bankstown CBD and larger town centres will have medium rise housing typically be located within 400 metres of railway stations.

Medium rise housing will range from 5-7 storeys.

Medium rise housing will be limited to 5 storeys in sensitive locations such as interface areas.

Key design principles include:
- Incorporate upper level setbacks further to minimise scale of building to the street.
- Provide a front landscape setback, typically 3-6 metres.
- Include side and rear setbacks to retain amenity for residents for adjoining neighbours.
- Retain heritage items and incorporate into new developments.
- Retain reasonable solar access for adjoining properties.
- Incorporate basement car parking.

Design Principles
Medium/high rise housing involves residential apartment buildings, sometimes with cafes or small shops at the ground level. Medium/high rise housing will be located in the core of precincts generally within 400 metres of some railway stations. Medium/high rise housing will be 8 storeys. Key design principles include:

- Built form is broken into three tiers, with upper level transitioning further from the setback to provide appropriate scale to the street.
- Landscape setbacks, typically 3 metres, will be required at street level.
- Ensure articulation in the facade is provided to reduce apparent scale and create interest.
- Retain heritage items and incorporate into new developments.
- Terrace style dwellings at ground level.
- Potential to provide retail uses at the ground level where appropriate (eg. on the outer edges of main street shop top housing areas).
High rise housing comprises both standalone apartment buildings and mixed use buildings that incorporate retail shops and / or commercial uses on the lower levels.

- High rise housing starts from 9 storeys and extends to 25 storeys.
- The upper end of this range will be accommodated mainly within the Bankstown CBD and larger town centres such as Campsie and Canterbury.
- The lower end of this range will be accommodated mainly within the smaller town centres such as Marrickville, Belmore and Lakemba.
- High rise housing will be located close to the rail station – typically within 200-400m from the station.

Key design principles include:
- Provide a transition of building heights to create an attractive skyline.
- Encourage slender buildings with good separation for light and air.
- Promote high quality design through incorporating design excellence processes and compliance with the Apartment Design Guide.
- Setback taller buildings from the street edge with incorporate lower scale podiums that define the street frontage.
- Minimise overshadowing of main streets and public open space and minimise visual impacts on single housing areas and main streets.
- In mixed use areas, incorporate active street edges and commercial uses for employment opportunities.
- Areas outside of mixed use areas may have residential uses within podium with appropriate setbacks and building separations.