

Development Control Plan



City of Canada Bay Council

Rhodes Corporate Park (Also known as the “Digital” Site) Development Control Plan

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1 Introduction

The Development Control Plan (DCP) has been prepared to guide the future development of the 'Digital' site at Rhodes. Where relevant, this DCP will apply to development applications made under the City of Canada Bay LEP.

1.1 Land to which this Plan Applies

Land to which this Plan applies is shown on the Plan titled Figure 1.

1.2 Relationship to Other Plans

This DCP should be read in conjunction with:

- a) The City of Canada Bay Local Environmental Plan (CBLEP)
- b) The City of Canada Bay Specification for the Management of Stormwater
- c) The City of Canada Bay Contaminated Land Policy
- d) The City of Canada Bay Section 94 Plans
- e) The City of Canada Bay Planning Agreements Policy

Reference should also be made to the Height and Floor Space Ratio Maps which accompany the City of Canada Bay LEP for applicable statutory controls.

1.3 Additional Provisions

- a) This Development Control Plan adopts the following provisions of the City of Canada Bay Development Control Plan:
 - i) Part 2 Notification and Advertising
 - ii) Part 3 General Information
 - iii) Part 4 Heritage
 - iv) Part 6.5.3 Waste Management
 - v) Part 9 Signs and Advertising
 - vi) Part 10 Child Care Centres
- b) A provision of this Plan will have no effect to the extent that:
 - i) It is the same or substantially the same as a provision in the CBLEP or another environmental planning instrument (EPI) applying to the same land; or
 - ii) It is inconsistent with a provision of the CBLEP or another EPI applying to the same land, or its application prevents compliance with a provision of the CBLEP or another EPI applying to the same land,

And the provision in the CBLEP or other EPI will apply.

2 DCP Objectives

The general objectives of the DCP are –

- Provide more specific guidelines for the implementation of the zone objectives (as reproduced below) and in particular, the site specific objectives;
- To encourage a high standard of modern business park development;
- To ensure new development complements the existing "Digital" development.

3 LEP Objectives

- To provide a range of office and light industrial uses;
- To encourage employment opportunities;
- To enable other land uses that provides facilities or services to meet the day to day needs of workers in the area;
- To encourage the erection of buildings suited to development requiring large floor areas, and to discourage small scale uses unless they are of an ancillary or service nature;
- To provide for site planning and layout which includes landscaped set backs to major roads and residential areas and modern building forms;
- To enable the grouping of activities and, where practicable, the sharing of facilities;
- In the case of the land zoned B7 Business Park bounded by Concord Road, Mary Street, Homebush Bay Drive and the Main Northern Railway, Rhodes, to ensure that any new development is complementary in scale, siting, form, materials, landscaping and height with the buildings on the eastern side of the Main Northern Railway.
- To ensure that the land within the zone will only be developed where the Council is satisfied that there will be no detriment to the environment and the amenity of surrounding residential areas.
- To facilitate public access throughout the zone.

4 Master Plan

- a) A master plan shall be prepared for the land to illustrate the intended general pattern of development. As a minimum, that plan should indicate –
- Building set-backs (minimum and average);
 - Building heights;
 - A general zone for the siting of new buildings, and how this relates to existing buildings;
 - Landscaped areas;
 - Vehicle and pedestrian access (include service vehicles);
 - Location and approximate capacity of parking areas;
 - Assessment of traffic impact;
 - A statement of intent on building materials and colours and how these relate to the Digital Building;
 - Validation of site contamination/remediation;
 - The intended location of signage;
 - Site drainage principles.
- b) Council may endorse a master plan as an appropriate response to this DCP.
- c) Development should be consistent with an endorsed master plan. Any inconsistency will need to be justified at the development application stage, and if necessary, amendments made to the master plan as a consequence.
- d) The Council may take such steps as it considers appropriate to publicise a draft and endorsed master plan.

5 Specific Provisions

5.1 Building Set-Backs

- a) Building set-backs shall be provided to present a "buildings in parkland" image consistent with the "business park" nature of the zoning, particularly in relation to Concord Road and Alfred Street.
- b) A minimum set-back of 15m and an average set-back of 20m to Alfred Street shall be provided. The 2 standards are intended to provide for stepped or articulated building elevations.
- c) Buildings should be set-back from Concord Road to achieve a compatible alignment to the Digital building.
- d) The remnant landscaping that was retained within the Concord Road frontage shall be retained.
- e) Within the setback to the Main North Rail Line the public access/cycleway required by the original consent to Digital linking Mary Street to Alfred Street shall be identified and timing of construction identified.

5.2 Building Height

- a) Building heights should generally be consistent with the existing Digital building, and should be related to building siting intended to avoid overshadowing of residential property in Alfred Street.
- b) Buildings should not exceed a height of 6 storeys above finished ground level and should not exceed the relative levels that are established by the roof heights of the existing Digital buildings.
- c) The Council may require parts of a building to be of a lesser height so as to avoid overshadowing on residential land.
- d) The Council may approve where it is satisfied that –
 - Any such part of a building is substantially separated from residential land;
 - The variation in height will contribute to a better form and arrangement of buildings on the site.
- e) Building should be sited, restricted in height or include stepped facades in order to limit overshadowing of residential properties in Alfred Street. In this regard properties should not be overshadowed between the hours of 9am and 3pm on June 21st.
- f) Council may exclude plant and lift motor rooms and any screening structure, parapet walls and roof top amenities from any consideration of building height, other than shadow effects.
- g) A storey means a normal office type storey.
- h) 'Finished ground level' includes any landscaped mounds or banks intended to screen any protrusion of parking basements above natural ground level.

5.3 Parking

- a) Sufficient parking is to be provided on-site to ensure that the parking requirements of staff and visitors are met on site, and that the development does not generate on-street parking in the vicinity.
- b) Parking shall generally be provided at rates in accordance with Section 5 of the Guide to Traffic Generating Developments dated July, 1995.
- c) A traffic impact assessment shall be prepared to support the master Plan and that plan will need to be referred to Local and Regional Traffic Committees.
- d) Where it is proposed to provide parking at a lesser rate than that specified, development applications should be accompanied by a report by a qualified traffic consultant addressing –
 - The justification for the proposed parking provision, relative to the demands likely to be generated by the proposed use;

- Any applicable averaging of parking supply across the total site;
 - The manner in which parking supply could be increased in the event of a future change of use which has a higher rate of parking demand.
- e) Design of parking areas and driveways shall be generally in accordance with Council's Parking Code and parking should generally be provided within excavated basement levels or by additional levels to the existing above ground car park facility.
- f) Open parking areas should provide for landscape screening.

5.4 Access

Vehicular access will be limited to Alfred Street, generally at the 2 locations indicated on the Development Control Map, and the existing access off Mary Street.

5.5 Building Materials

Building materials and colours and glazing should be selected to achieve compatibility with existing development, without necessarily seeking uniformity. The design intent should be specified in the development application.

5.6 Landscaping

- a) Site landscaping should be generally designed to reinforce the intended "buildings in park" image.
- b) A unified landscaping theme should be applied to the frontages to Concord Road and Alfred Street. It will be necessary to justify any intended interruption to the established theme, either by way of fences, walls and the like or by plant materials.
- c) Development applications should be accompanied by a landscaping concept plan illustrating how the above intent is to be addressed.
- d) Development on the southern part of the site should extend and complement the existing landscaped courtyard in the Digital complex.

5.7 Drainage

- a) A drainage strategy shall be prepared for the site, to the satisfaction of Council's Engineer.
- b) Development applications should be accompanied by documentation addressing the manner in which the strategy is intended to be addressed (including any implications of partial implementation).

5.8 Subdivision

- a) Proposals for subdivision will need to demonstrate that the subdivision will not prejudice the reasonable development of other land in the zone, or hinder the attainment of objectives to achieve an integrated and compatible development of the overall site.

5.9 Type of Use

- a) The types of use Council seeks to encourage on the site should have the following characteristics –
- A requirement for large floor areas;
 - A requirement for a substantial corporate presence in a modern campus style environment;
 - Quiet and clean operations;
 - No requirement for significant heavy vehicle access;
 - No requirement for extensive public visits or "walk-in" trade.

- b) Small scale uses are discouraged unless they are ancillary to or provide services to the overall development.
- c) In the case of a development application which involves a high proportion of office type space intended to be used for office type purposes, the Council shall take into consideration whether the proposed use would be more appropriately located in a business zone in the City of Canada Bay.

5.10 Relationship with Residential Zones

- a) As set out above, the Council will consider development applications in terms of the potential effect on residential zones, including visual impact, overshadowing, overlooking, noise, lights and traffic.
- b) Hours of operation will generally be limited to between –
 - 7am and 6pm Monday to Friday
 - 9am and 3pm Saturday

Except for –

- Routine after hours activity (cleaning, etc);
 - Normal incidental out-of-hours activity, where premises are not open to the public or for deliveries, etc;
 - Any incidental seasonal requirement (e.g. stocktaking);
 - Any requirement for extended hours for operating computer equipment, international communications or similar.
- c) Where it is intended that a use operates outside the specified hours, justification should be included in the development application. This will need to demonstrate that operation out-of-hours will have no discernible impact on any adjoining residential land

Figure 1



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