

27 George Street,
North Strathfield
Development Control Plan

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Development Control Plan



City of Canada Bay Council

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1 Introduction

1.1 Environmental Planning and Assessment Act (1979) as Amended

The purpose of this Development Control Plan is to amend 27 George Street, North Strathfield Development Control Plan, thus creating a new DCP. These amendments are a result of the new requirements for Development Control Plans in Part 3 of the Environmental Planning and Assessment Act, 1979 introduced under Schedule 2 of the Environmental Planning and Assessment Amendment (Infrastructure and Other Planning Reform) Act 2005

1.2 Relationship to Local Environmental Plans (LEPs) and Development Control Plans (DCPs)

This DCP should be read in conjunction with:

- i) The City of Canada Bay Local Environmental Plan (CBLEP)
- ii) The City of Canada Bay Specification for the Management of Stormwater
- iii) The City of Canada Bay Contaminated Land Policy
- iv) The City of Canada Bay Section 94 Plans
- v) 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 Land to which this Plan applies:

This Plan applies to 27-29 George Street, North Strathfield, as shown in **Figure 1**.

1.4 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 Structures
 - 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.

1.5 Design and Quality Principles:

The controls contained within this DCP support the design quality principles of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65).

The Principles apply to proposals subject to SEPP 65, that is, residential flat buildings that comprise or include:

- a) Three or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and
- b) Four or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but do not include a Class 1a building or a Class 1b building under the Building Code of Australia (e.g. townhouses or villas where dwellings are side by side).

The following principles are taken directly from SEPP 65. Building designers and architects are also referred to the publication Residential Flat Design Code, Department of Planning, September 2002.

Principle 1: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Principle 3: Built form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Principle 5: Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials,

adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Principle 8: Safety and security

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and nonvisible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Principle 9: Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

2 Background

2.1 Reason for the Plan

The main reasons for the Plan are:

- a) To ensure that future residents of the site will enjoy a high standard of residential amenity and environmental quality;
- b) To maintain and where possible improve the level of residential amenity and environmental quality enjoyed by residents of adjoining properties;
- c) To make a positive contribution to existing streetscape and townscape values;
- d) To increase the range of housing opportunities available in the City; and
- e) To increase the yield of urban housing development by encouraging good design that minimises external impacts.

3 Aims and Objectives of the Development Control Plan

3.1 Aims

The aims of this plan are:

- a) To facilitate the orderly and economic development of the land to which the plan applies and to encourage a development outcome acceptable to future residents of the site and to the community in general;
- b) To establish performance standards and development controls within which the scale, bulk, form and character of a future development can be determined; and
- c) To ensure that development of the site complements and is environmentally compatible with the existing built environment and makes a positive contribution in social and economic terms to the area.

3.2 Objectives

The objectives of this plan are:

- a) To encourage and facilitate development on the site which, in terms of scale, bulk, form and character reflects the physical context of the site and is sympathetic to surrounding residential development;
- b) To minimise the impact of the development in terms of overlooking and loss of sunlight from adjoining and neighbouring properties;
- c) To increase the diversity of housing within the area;
- d) To provide for the active and passive recreation needs of residents of the development and incorporate recreation facilities such as a swimming pool and tennis courts;
- e) To identify and retain any significant trees on the site;
- f) To provide for safe access to and from the site;
- g) To cater for parking demands generated by future residents of the development and other on-site uses;
- h) To ensure that adequate provision is made for site facilities and services;
- i) To facilitate an energy efficient living environment and encourage the development of ecologically sustainable urban form by reducing household consumption of fossil fuels; and

- j) To minimize the impacts between the development and the rail corridor.

4 Principles and Performance Standards

The following principles and performance standards, together with the aims and objectives of this plan comprise the planning assessment framework within which development of the site will be evaluated and determined by the City of Canada Bay Council. The performance standards, which include some numeric standards, provide the means by which the principles, aims and the objectives of the plans are achieved.

4.1 Site Planning

4.1.1 Principles

Site planning and design should occur only when a detailed analysis has been made of the site context, attributes, the needs and expectations of the major interest groups, including:

- a) The spatial requirements, living amenity and environmental quality, views, privacy, open space provision, safety and security of future residents;
- b) The impact of the development on surrounding development and their environmental quality in terms of, traffic, privacy, sunlight and visual impact; and
- c) The impact on the community in terms of the streetscape, opportunities for housing variety, surrounding development, traffic/pedestrian networks, social need and economic effects.

4.1.2 Performance Standards

- a) The site layout should take into account on-site features and the location and aspect of adjoining development;
- b) The development layout should clearly define communal and private areas of the development, including the function, ownership and management of open spaces and communal areas;
- c) Views and vistas to and through the site should be incorporated where possible;
- d) Site planning should take into consideration locating dwellings away from where there are high noise levels;
- e) The layout is to facilitate environmental management by:
 - Providing for infiltration of run-off by minimising the area of paved surfaces and provide for on-site stormwater retarding basins; and
 - Retaining existing trees where practicable.
- f) Car parking should not dominate the development or street frontages. This can be achieved by:
 - Locating resident parking underground for residential flat buildings; and providing for visitor parking in either designated areas within buildings or in small designated areas.

4.2 Density, Design, Scale and Bulk

4.2.1 Principle

To achieve a development outcome which, in terms of its density, design, scale and bulk, responds in a sympathetic and harmonious manner to the site and surrounding residential development.

4.2.2 Performance Standards

4.2.2.1 Density

The maximum floor space ratio permitted on the site shall not exceed 1.3:1

A minimum of 10 per cent of the gross floor area of the site must be used for commercial development; and

A minimum of 10 per cent of the residential floor space must be developed for older persons and people with a disability

4.2.2.2 Height

Buildings shall be a maximum of four (4) storeys.

4.2.2.3 Setbacks and Building Lines

Having regard to the size of the parcel of land and taking into account existing building setbacks and the building heights imposed in this Control Plan, the following building lines are imposed:

- a) Six metres to George Street and the eastern boundary with the rail corridor;
- b) Five metres to the northern, eastern and southern side boundaries.
- c) No building shall be located in the area between any building line and the relative property boundary. However, Council may consent to roof eaves, balconies, courtyards, parking structures, garbage areas, swimming pools, entry pavilions, landscaping, outdoor recreation facilities and structures which extend over any building line, provided that the Council is satisfied that such structures enhance the appearance of the overall development and are not detrimental to the amenity of the locality.
- d) All areas between a building line and its relative boundary shall be landscaped to Council's satisfaction, so as to provide screening of buildings, enhance the privacy of residents/occupants, users of adjoining sites and places, provide for passive recreational opportunities and generally increase the amenity of the locality.
- e) In the event of the inclusion of roadways, service facilities or the like or extensive paved surfaces within any setback, the Council may require additional setbacks to achieve the aims of (b) above. Paved surfaces and the like should be minimised within setback areas.
- f) Buildings should be sited to minimise the overshadowing of adjoining properties. Shadow diagrams will be required to demonstrate the likely impact of development on the site.

4.2.2.4 Design and Form

- a) New development should relate to the contours and landform of the site and complement surrounding areas;
- b) Buildings are to be articulated and are not to present long, unrelieved structures that dominate the landscape;
- c) A diversity of accommodation is to be provided, including small, medium and large units.
- d) Architectural elements, materials and colour schemes should complement existing landscape values; however, freedom of architectural expression is encouraged.

- e) The orientation of development should capitalise on solar access, views, location of buildings and open space to create a strong sense of place.
- f) Development application plans are to be referred to the Urban Review Panel for comment.

4.2.2.5 Site Coverage

The total site cover of all buildings within the development shall be equal to or less than 40% of the total site area.

4.2.2.6 Dwelling Amenity

- a) Dwellings should be designed and orientated to take advantage of views, solar access and proximity to open space areas.
- b) Consideration should be given to the efficiency of interior layout, room size, security and safety, opportunities for cross breezes, energy efficiency, conservation and privacy.
- c) At least 50% of the area of communal open space should have a minimum 3 hours of solar access between 9am and 3pm at the Winter Solstice (21 June).
- d) Shadow diagrams for the hours of 10am, 12 noon and 2pm for 21 June will be required to accompany any development application for the site.
- e) All units should be provided with clothes drying facilities and adequate storage capacity.
- f) Openings (windows and doors) from living areas must not be located directly opposite neighbouring windows or openings where it is likely to result in unreasonable noise problems between buildings.
- g) Buildings shall be designed and located to take account of rail related noise and vibration from the Main Northern Rail Line in accordance with standards as set out in the Environmental Protection Authority (EPA) 'Environmental Noise Control Manual' 1994, Australian Standard 2670 Part 1 'evaluation of Human exposure to Vibration and Shock in Buildings (1 to 80Hz)' and any rail policy endorsed by the EPA or any noise and vibration publications by State Rail and Rail Infrastructure Corporation.
- h) In designing the layout, arrangement etc. of buildings, regard shall be made to possible existing noise sources and especially the adjacent industrial premises so as to minimise the impact of noise on future residents, eliminate the likelihood of any reflection or reverberation adversely affecting existing residential properties
- i) All units should be provided with energy efficient clothes drying facilities. Either:
 - j) in cross ventilated drying cupboards or other drying provisions on balconies;
 - k) in private open spaces; or
 - l) dryers with 4 NATHERS rating

4.3 Landscaped Open Spaces

4.3.1 Principles

- a) The planning and design of landscaped open space should be based on
 - An analysis of the likely site future population and its characteristics; and
 - The likely open space and recreational needs of future residents.

And should have regard to:-

- Ongoing maintenance requirements; and
- The relationship of landscaped open space on the site with adjoining properties.

- b) To ensure any significant trees are retained or relocated on the site.
- c) All landscaped areas should be watered by an efficient drip irrigation system which has provision for the use of recycled water.

4.3.2 Performance Standards

- a) To ensure adequate provision of open space maximum permissible site coverage is 40%.
- b) Landscaped open spaces should be provided to accommodate a range of communal and individual needs. There should be a primary open space area containing a recreation facility such as a pool/spa or similar, and this facility be easily accessible to all residents on site. Smaller, more intimate landscaped areas should be provided throughout the site and be accessible via a pathway system.
- c) All landscaped areas, including the pathway system, should be well lit with down lighting.
- d) All landscaped areas under cultivation should be watered by an efficient irrigation system, the use of recycled water and the provision of water tanks.
- e) Landscaped areas should generally be dominated by vegetation and not masonry elements with areas capable of supporting deep soil planting. Hard paved areas should, where possible, be kept to a minimum in order to reduce stormwater runoff, although wheelchair access and remediation requirements must be considered.
- f) Landscaped areas should be designed for all year use and be appropriately furnished.
- g) A Landscape Plan must be prepared by a suitably qualified person to the satisfaction of Council.
- h) Where appropriate the use of native vegetation should be used to encourage bird life.
- i) Install rainwater tanks for outdoor usage, such as garden watering, general cleaning and car washing.
- j) Solar lighting is to be provided for all outdoor areas.

4.3.3 Public and Private Open Spaces

- a) Useable communal and open space is to be provided at a rate of 40m² per dwelling. Driveways, pathways and parking areas are excluded from the open space calculations
- b) A minimum area of 20m² of private open space with a minimum dimension of 4m is to be provided for ground floor units and accessible from the main living areas. A minimum area of 10m² of private open space with a minimum dimension of 2m is to be provided for all above ground units and accessible from the main living areas.

4.4 Car Parking and Access

4.4.1 Principle

Adequate provisions should be made for on-site resident parking and visitor parking without causing any detrimental impact on the amenity of the development, streetscape and neighbourhood.

4.4.2 Performance Standards

4.4.2.1 Car Parking Provision

- a) Car Parking provisions shall be provided in accordance with the following:

- 1 space for each 1 bedroom dwelling;
 - 1.5 spaces per 2 bedroom unit;
 - 2 spaces per 3 bedroom unit;
 - 0.5 visitor spaces per dwelling; and
 - 1 space per 40m² commercial floor area
- b) Disabled parking spaces to constitute 5% of the total parking on site and be designed to comply with the Building Code of Australia and Australian Standard 1428.
- c) Resident parking and where feasible visitor parking is to be located under buildings.
- d) Parking areas should be well lit, capable of casual surveillance and provided with appropriate security devices.
- e) Parking and access facilities are to be provided in accordance with the Roads and Traffic Authority (RTA) Guidelines for Traffic Generating Development (1994).
- f) The provision of at least 1 loading dock for each residential building is desirable.
- g) Loading docks are to be provided for the commercial areas.
- h) Development applications are to be referred to the RTA'S Development Impact Unit for assessment.

4.4.2.2 Vehicular Access

- a) Safe access to and from George Street is to be provided.
- b) Construction standards for grading of access ramps, loading facilities, levels for vehicular entrances at property alignments and footpath crossings shall be in accordance with the RTA Guidelines and AS 2890.1.
- c) Adequate access provision shall be made for emergency vehicles and Council service vehicles.
- d) Access to the site is not to be provided by a 'gatehouse' security system, which limits public access to the site

4.4.2.3 Pedestrian Access

- a) Safe pedestrian access is to be maintained throughout the site.
- b) The proposal shall be designed to encourage pedestrian movement to and from the site between existing modes of public transport.

4.4.2.4 Disabled Access

Development on the site must provide access for disabled persons in accordance with the provisions of Part D3 of the Building Code of Australia - Access for People with Disabilities and Australian Standard 1428.1.

4.5 Impact on Adjoining Properties

4.5.1 Principles

- a) To site and design buildings to minimise the loss of sunlight and privacy from adjoining development.
- b) To provide attractive streetscapes which enhance the amenity of neighbouring development.

- c) To minimise the impact of traffic generated by the development
- d) To minimise the impact of the development on the railway corridor.

4.5.2 Streetscape

- a) The street reserve together with the dwelling fronts and gardens to create an attractive streetscape and establish a clear character and identity for the street or precinct.
- b) The setback of buildings from the street frontages to be appropriate to the streetscape character.

4.5.3 Reflectivity

The detailing of architectural features and selection of materials must take into consideration reflectivity implications.

4.5.4 Railway Corridor

- a) Geotechnical investigations, demolition, excavation, piling and building construction methods are to be provided to Rail infrastructure Corporation (RIC) for review, comment and concurrence.
- b) A dilapidation inspection/survey of the rail infrastructure in the vicinity of the site will need to be carried out prior to work commencing.
- c) The development needs to provide adequate measures which prevent unauthorised access to the railway corridor and discourage graffiti on the surfaces to the rail corridor.
- d) Development must be assessed for derailment protection requirements as per RIC Standard C4004 Design Requirements for Pier or Column Protection and then designed to the standard as appropriate.

4.6 Energy Efficiency

4.6.1 Principle

To achieve a development outcome that is energy efficient and provides a quality living environment for its future residents.

4.6.2 Performance Standards

- a) The orientation and design of the buildings must have regard to the location of neighbouring properties.
- b) To encourage the thermal performance of dwellings preference should be given to building materials such as bricks, concrete and stone. Solar hot water services or photovoltaic systems should be installed wherever practicable.
 - Where possible buildings are to be located with north facing walls orientated between 20° west and 30° east of north to maximise solar access opportunities.
- c) North facing windows should be large enough to optimise winter sun penetration and incorporate shadowing devices such as eaves, awnings and balconies to provide effective summer shading.
- d) Internal living areas and private open space should be oriented in a northerly direction.
- e) Ceiling insulation is to be provided with a minimum rating of R2.
- f) Landscaping is to be designed to assist micro-climatic control.

4.7 Site Facilities

4.7.1 Principle

To ensure site facilities such as garbage bin enclosures, recycling bins, mailboxes are designed to be conveniently reached and visually attractive to blend in with the development and street character and to require minimal maintenance.

4.7.2 Performance Standards

4.7.2.1 Television and Radio Antennas and Dishes

Devices erected to receive radio and television signals should not be visible from public places and should not unduly obstruct skyline views from adjoining residential properties.

4.7.2.2 Garbage Receptacles

Garbage receptacles should be sited and designed for efficient and convenient use and ease of collection and should be visually discreet. Provision should be made for the collection of recyclable materials.

A Waste Management Plan is to be submitted in accordance with Part 6.5.3 of the CBLEP.

4.7.2.3 Storage

Adequate provision should be made for communal and private storage needs.

4.7.2.4 On Site Signage

Signage should be restricted to information signs only and should be discreetly located within the site.

4.7.2.5 Mail Boxes

Mailboxes should be designed as attractive visual elements and sited for the convenience of both residents and delivery services.

4.7.2.6 Bicycle parking and Storage

Provisions should be made in accordance with the City of Canada Bay Development Control Plan for Bicycle Parking and Storage.

4.8 Stormwater Drainage

4.8.1 Principles

To control stormwater to minimise adverse impacts on:-

- a) The development
- b) Residents
- c) Property
- d) The public
- e) Safety
- f) Convenience
- g) The environment
- h) The rail corridor

And

- i) To maximise the use of absorbent landscaped area including pavement treatments for on site infiltration.
- j) To achieve environmentally sustainable levels of stormwater discharge rate and quality.

4.8.2 Performance Standards

- a) On-site stormwater detention with controlled outlet flow.
- b) Landscape design to assist on site infiltration.
- c) Construction of paved areas that filter drainage through grassed areas.
- d) Disposal to an appropriate location ensuring no negative impact on downstream properties and roads and the railway corridor.
- e) Discharge rate controlled.
- f) Inclusion of stormwater quality treatment devices.
- g) Design ensures that in nearby streets, stormwater flows related to the development meet the RTA's published standards for gutter flow width.
- h) Appropriate maintenance plans are implemented.
- i) Overland flow paths are provided for extreme events.
- j) Freeboard is provided to habitable rooms.

4.9 Public Utilities

4.9.1 Principle

To provide for the location of public utilities to dwellings and within street reserves in an efficient, cost-effective and environmentally sensitive manner.

4.9.2 Performance Standards

The provision of all utilities must be in accordance with relevant service authority guidelines and in consultation with Council's Asset and Infrastructure Department.

5 Residential Component for Aged Persons and People with a Disability

5.1 Principle

To provide appropriate housing stock for aged persons and people with a disability.

5.2 Performance Standards

Compliance with Clause 13(A) of State Environmental Planning Policy No.5.

6 Remediation

Council will not consent to the carrying out of any residential development on any land on the subject site as shown in Figure 1 of this DCP unless the development proposed includes measures that will deal with any remediation of land necessary to meet the requirements of State Environmental Planning Policy No. 55.

7 Contribution under Section 94

Contributions shall be provided to Council in accordance with the provisions of Section 94 of the Environmental Planning & Assessment Act, 1979, calculated in accordance with the relevant Contributions Plan.

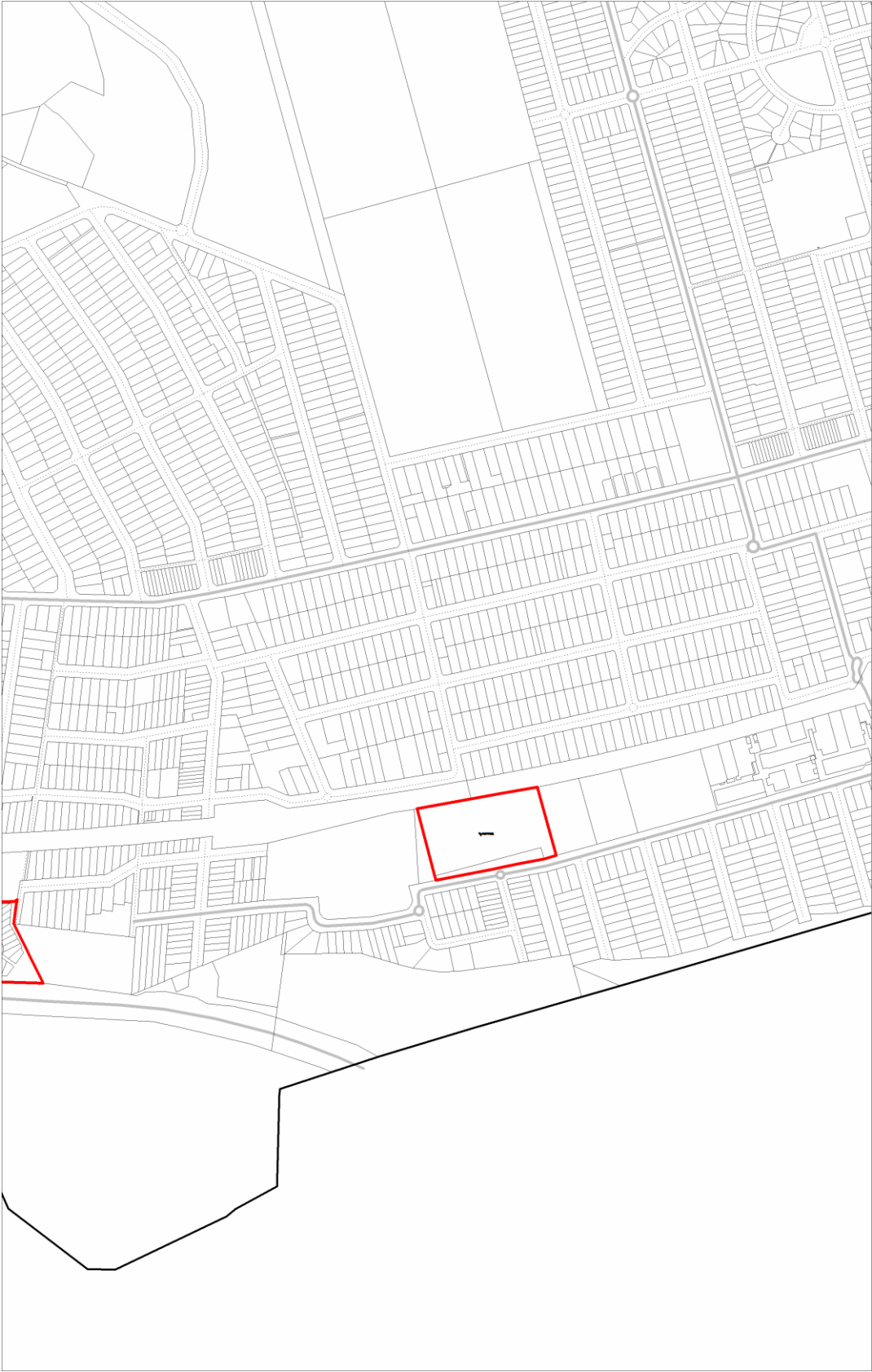


Figure 1

For more information, please contact City of Canada Bay Council
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