

Site Specific Development Control Plan

No.131 Polding St, Fairfield Heights

January 2016

1. Introduction / Objectives

This development control plan applies to the allotment of land on the southern side of Polding Street, known as No.131 Polding Street, Fairfield Heights. The property is also legally known as Lot 4, Section 5, DP 957. (Refer to Figure 1)

The plan has been prepared to guide and assist development on the land referred to above; in a manner that addresses the interface to the adjoining medium density development located immediately east of the site, by imposition of height, setback and building design controls.

The aim of this plan is to provide objectives and controls to influence development of the subject land.

By way of note, this site specific development control plan (SSDCP) will be included as part of the Fairfield City Wide Development Control Plan (FCW DCP) and Site Specific Development Control Plan entitled "Fairfield Heights Local Business Centre Development Control Plan 2013 – Version 1, 31 May 2013. The provisions of other Chapters, where they are relevant, will also apply but where there are any inconsistencies, this SSDCP prevails over those controls prescribed by the FCW DCP.



Figure 1: Area to which this DCP applies

2. Layout

The layout of the development on the subject site shall be generally in accordance with Figure 2 but an alternate layout will be considered subject to compliance with the provisions of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and amenity impacts to No.127-129 Polding Street.

On this basis, Figure 2 depicts a ground floor commercial/retail element with three (3) residential towers sitting above this component.

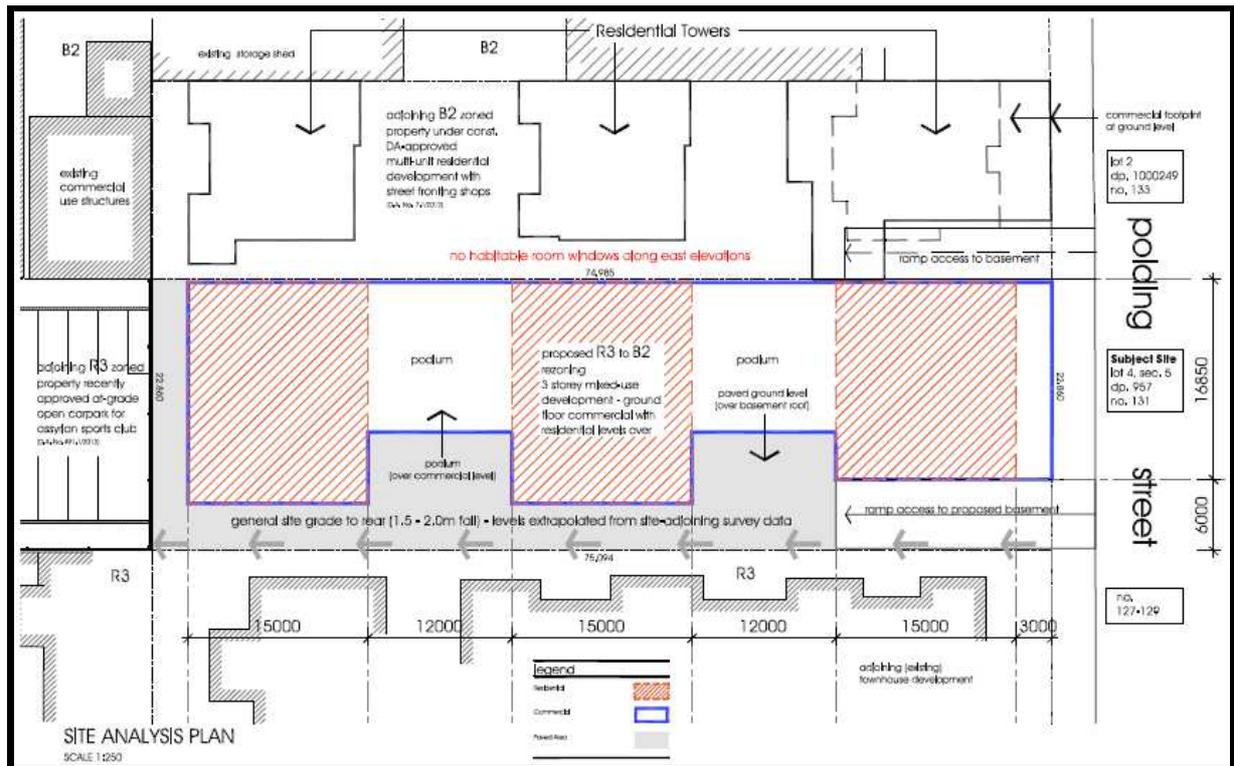


Figure 2: Indicative layout of proposed mixed use development

3. Streetscape & Building Design

New building facades should provide visual interest to the streetscape, whilst recognising the predominant small shop design in the Fairfield Heights Town Centre.

The ground floor commercial/retail element must provide for an active street frontage to Polding Street.

Crime Prevention Through Environmental Design (CPTED) is an integral component of high quality urban design and must be considered holistically throughout the design and development processes.

An attractive streetscape shall be provided to the street frontage; in this regard buildings shall be orientated to allow surveillance from the street and adjoining buildings

4. Building Height

The established building height in Fairfield Heights is between one and three storeys. In order to maintain a sense of continuity, a maximum height of three (3) storeys or 9 metres is prescribed for the site as specified by the Building Height Map that accompanies the Fairfield LEP 2013.

5. Building Setbacks

To maintain streetscape continuity within the Fairfield Heights Town Centre, the ground floor level must be aligned with the front property boundary.

Setbacks shall be provided in accordance with Figures 2, 3 and 4, together with the following:

Controls

- a) The ground floor may be provided with a zero lot line to provide for an active street frontage to Polding Street.
- b) A 3m front setback shall be provided to both the second and third floors, of which balconies or the like can protrude into this setback area to assist in providing further articulation to the front façade.
- c) A minimum setback of 6m metres to the eastern boundary shall be provided, for the first 30m of the site, measured back from the front boundary. After which, this setback can be reduced, provided the amenity of the neighbouring site to the east is not impacted upon.
- d) A zero lot line may be provided to the western boundary, provided compliance with the Building Code of Australia is satisfied and appropriate easements for access and maintenance are provided.
- e) An appropriate rear setback shall be provided to ensure the amenity of the neighbouring site to the east is not impacted upon.

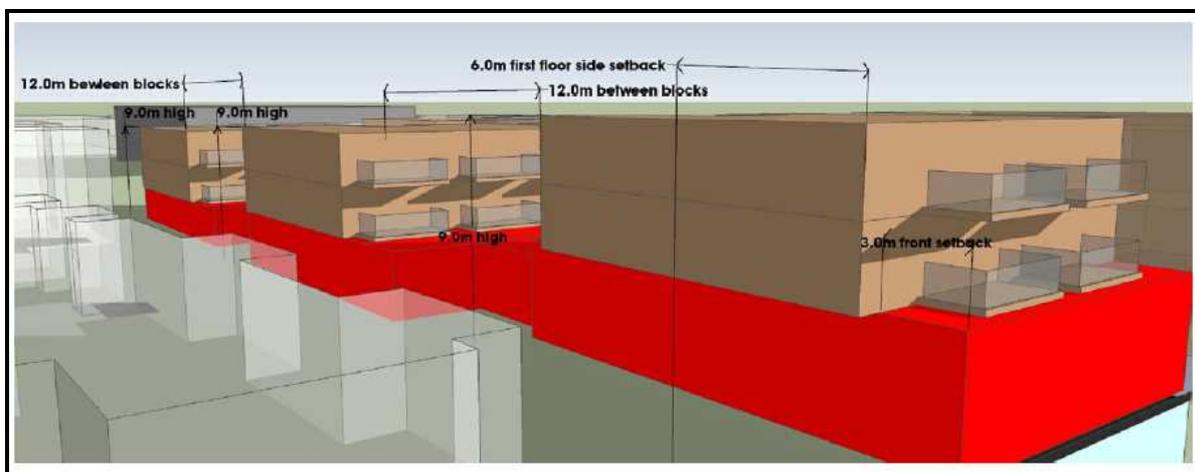


Figure 3: Plan of subject land with indicative setbacks

***Note: the written control takes precedence over the above Figure.**

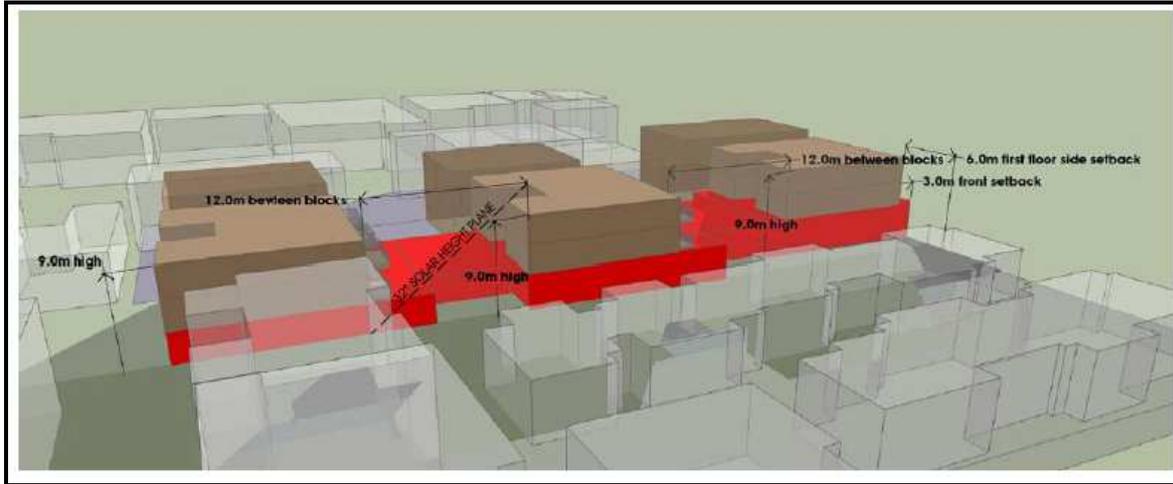


Figure 4: Plan of subject land with indicative setbacks.

***Note: the written control takes precedence over the above Figure.**

6. Active Street Frontage

Uses on the site are to attract pedestrian traffic along ground floor street frontages.

Controls

- a) The objective of this clause is to promote uses that attract pedestrian traffic along ground floor street frontages on land at 131 Polding Street, Fairfield Heights
- b) Development consent must not be granted to the erection of a building, or a change of use of building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
- c) Despite subclause (a), an active street frontage is not required for any part of a building that is used for any of the following:
 - a. Entrances and lobbies (including as part of mixed use development)
 - b. Access for fire services
 - c. Vehicle access.
- d) In this clause, a building has an 'active street frontage' if all premises on the ground floor of the building facing the street are used for the purpose of business premises or retail premises.

7. Solar Access & Amenity

In terms of adjoining residential development, any proposal on the site shall be designed to respect its neighbours and surroundings.

Controls

- a) Development of the site shall ensure that windows to at least one living area of the dwelling on an adjoining allotment receives a minimum 3 hours of sunlight between 9.00am and 3.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result in additional overshadowing on the affected living area of the adjoining dwelling.

- b) The design of the development shall protect windows and open spaces of adjoining premises from overlooking, loss of privacy and unreasonable transmission of noise.

8. Car Parking, Vehicle and Access Management

Refer to Chapter 12 – Car Parking, Vehicle and Access Management of the Fairfield City Wide DCP 2013. Notwithstanding the following is provided:

Controls

- c) A maximum of one combined entry and exit point is permitted for the subject site. This shall be located on the eastern side of the site.
- d) Loading and unloading areas shall be appropriately screened from public view and are not permitted along street frontages.
- e) Driveway widths shall comply with the requirements as specified in AS 2890.2-2002 (Parking Facilities - Off street commercial vehicle facilities). The manoeuvring of vehicles into and out of the property and within the property shall be justified using the relevant turning templates. In deciding the driveway locations, appropriate sight distances shall be taken into account.

9. Advertising Signs

Signage shall be provided in accordance with Appendix C: Advice for Designing Advertising Signs of the Fairfield City Wide DCP for signage controls applicable to Fairfield Heights town centre.