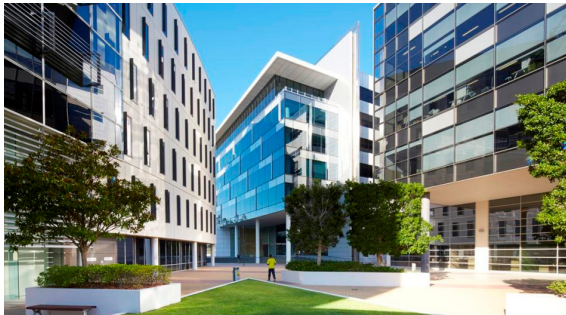




DEVELOPMENT CONTROL PLAN SPECIAL PRECINCTS

Date of adoption: TBD

Effective date: TBD

List of Amendments

Amendment No.	Description	Adopted	Effective	DCP Reference
1	DCP applies to Sub-Precinct 6 (2, 2A & 4 Rothwell Avenue, Concord West)	TBC	TBC	2.15.2 - Land to which this section applies
2	DCP applies to Sub-Precinct 7 (25 George Street, North Strathfield)	TBC	TBC	2.15.2 - Land to which this section applies
3	DCP applies to Sub-Precinct 3 (3 King Street, Concord West)	TBC	TBC	2.15.2 - Land to which this section applies

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1 Introduction

1.1 Environmental Planning and Assessment Act (1979)

The purpose of this Development Control Plan is to provide guidance on the following matters to the persons proposing to carry out development to which this DCP applies and to the consent authority for any such development:

- a) giving effect to the aims of any environmental planning instrument that applies to the development,
- b) facilitating development that is permissible under any such instrument,
- c) achieving the objectives of land zones under any such instrument.

The provisions of a development control plan made for that purpose are not statutory requirements.

1.2 Relationship to LEPs and DCPs

This DCP should be read in conjunction with:

- The Canada Bay Local Environmental Plan (CBLEP)
- The Canada Bay Specification for the Management of Stormwater
- The Canada Bay Contaminated Land Policy
- The Canada Bay Section 94 Plans
- The Canada Bay Planning Agreement Policy

1.3 Additional Provisions

- a) This Development Control Plan adopts the following provisions of the City of Canada Bay Development Control Plan:
 - Part B Notification and Advertising
 - Part C General Controls
 - Part D Heritage
 - Part E, E2 Environmental Criteria and residential amenity
 - Part H Signage and Advertising
 - Part I Child Care Centres
- b) A provision of this Plan will have no effect to the extent that:
 - 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
 - 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.

In the event of an inconsistency, the CBLEP or other EPI will apply.

1.4 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).

2 Special Precincts

2.1 Abbotsford Cove (former Nestle site)



Figure 1 Aerial photo (source: nearmap.com)



Figure 2 Council area map



Figure 3 Abbotsford Cove - Location Plan



2.1.1 General objectives

- O1. To encourage and facilitate development on the site which, in terms of scale, bulk, form and character: reflects the physical context of the site; is sympathetic to surrounding residential development; and does not dominate the landscape;
- O2. To retain and incorporate existing significant buildings and trees and other site features, creating a sense of place and respecting the heritage values of the site;
- O3. To minimise the impact of the development in terms of overlooking, loss of view and loss of sunlight from adjoining and neighbouring properties;
- O4. To provide unrestricted public access to the foreshore and to the central area of public open space located between Abbotsford House and the Bay;
- O5. To provide for the active and passive recreation needs of the residents of the development which should include the rehabilitation of the Clubhouse pavilion and incorporate recreation facilities such as a swimming pool and tennis courts; and
- O6. To provide a publicly accessible street network as an extension of the existing street network.

2.1.2 Specific provisions

Design, Scale and bulk

Controls	
C1.	To achieve a development outcome which, in terms of its design, scale and bulk, responds in a sympathetic and harmonious manner to the site, the bay and surrounding residential development.
C2.	To control the externalities of any future development and ensure that future residents of the site enjoy a high standard of amenity and environmental quality.

The height of buildings, including any car parking levels should comply with the height limits for the five residential precincts specified in Figure 5 and detailed below:

Great North Road Precinct

Controls	
C3.	The 7.5m height limit is compatible with the existing residential development on Great North Road.

Blackwall Point Road Precinct

Controls	
C4.	The 11m height limit allows 4 levels of residential development above existing ground level. This height has been determined by considering the height and location of existing vegetation, the slope of the land and proximity to Abbotsford House.
C5.	On the Blackwall Point Road frontage a 9m setback to accommodate the root systems of existing vegetation will be necessary. The buildings will also be effectively screened from neighbouring development by the existing stand of weeping fig trees.

Melrose Crescent Precinct

Controls	
C6.	The 16.5m height limit takes into consideration: the substantial fall of the site along the eastern boundary, the height of existing buildings on the site, the location next to the Lysaght site and portion of unmade road (Melrose Crescent) creating an opportunity for a buffer area.
C7.	A 45° envelope control for development, where the Melrose Crescent Precinct adjoins the Open Space Precinct (see Figure 4) will ensure minimal impact when viewed from the water.

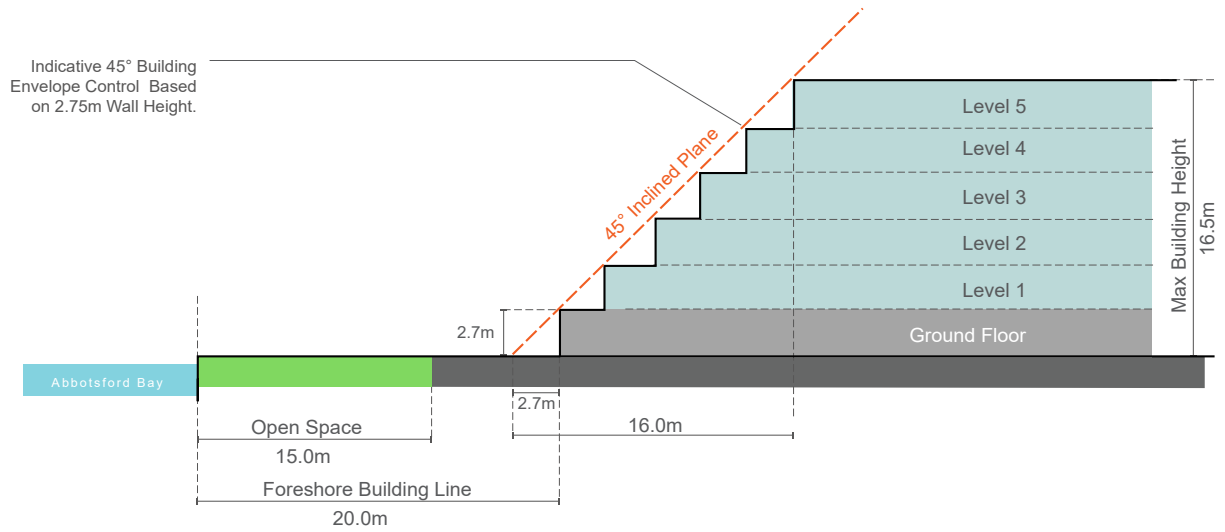


Figure 4 Indicative 45° Building Envelope

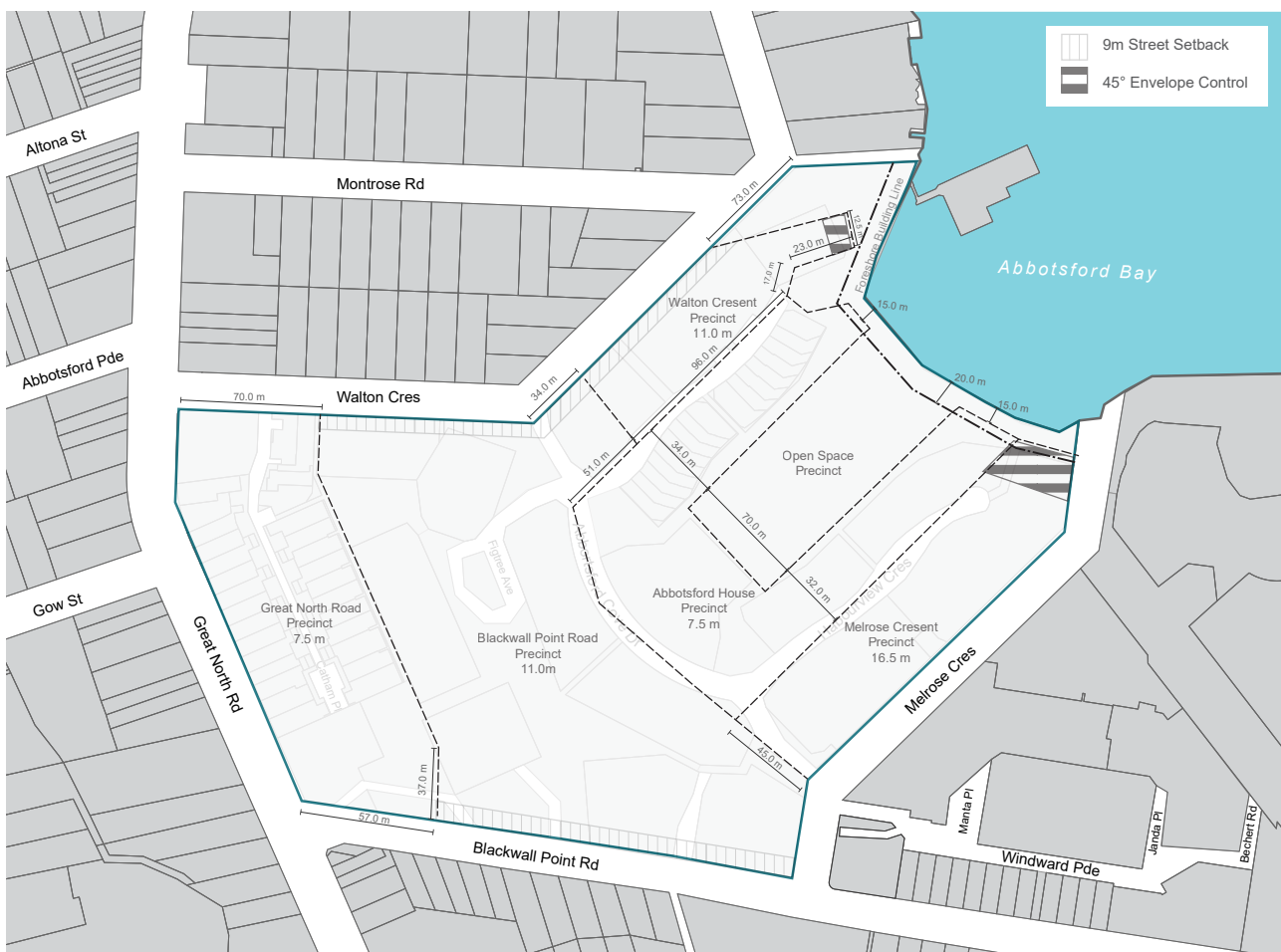


Figure 5 Precinct, Setbacks and Height Control Plans



Walton Crescent Precinct

Controls	
C8.	The 11m height limit together with the 9m setback will provide for development which will read as 1/2 storeys from Walton Crescent.
C9.	A 45° envelope control for development where the Walton Crescent Precinct adjoins the Open Space Precinct (see Figure 4) will ensure minimal impact when viewed from the water and from Walton Crescent.

Abbotsford House Precinct

Controls	
C10.	The 7.5m height limit complements Abbotsford House and provides an appropriately scaled edge to the open space.

Open Space Precinct

Any structure located in the Open Space Precinct should not exceed 3.6m in height.

Site coverage

Controls	
C11.	Buildings must occupy less than 30% of the site area.

Setbacks

Controls	
C12.	A 20m Foreshore Building Line applies to the site (see Figure 4).
C13.	A 9m building setback applies to parts of the Blackwall Point Road and the Walton Crescent Precincts (see Figure 5).
C14.	Any building to be located near to an existing tree must take account of the drip lines and root systems of that tree.

Design and Form

Controls	
C15.	A 45° building envelope control will control building form on the Abbotsford Bay edge of Melrose Crescent Precinct and Walton Crescent Precinct to minimise impact of the development when viewed from the water (see Figure 4).

Landscaped and Open Spaces

Objectives

- O7. To provide for public and private open space that meets user requirements for recreational and social activities and for landscaping;
- O8. To ensure that significant trees are retained or where possible relocated on the site; and
- O9. To assist on-site drainage by the provision of at ground landscaped open space.

Controls	
C16.	To ensure adequate provision of open space maximum permissible site coverage of buildings over the entire site is 30%.
C17.	Landscaped areas should generally be dominated by vegetation and not masonry elements. Hard paved areas should, where possible, be kept to a minimum in order to reduce stormwater runoff, although wheelchair access must be considered.

2.2 Cape Cabarita



Figure 6 Aerial photo (source: nearmap.com)



Figure 7 Council area map

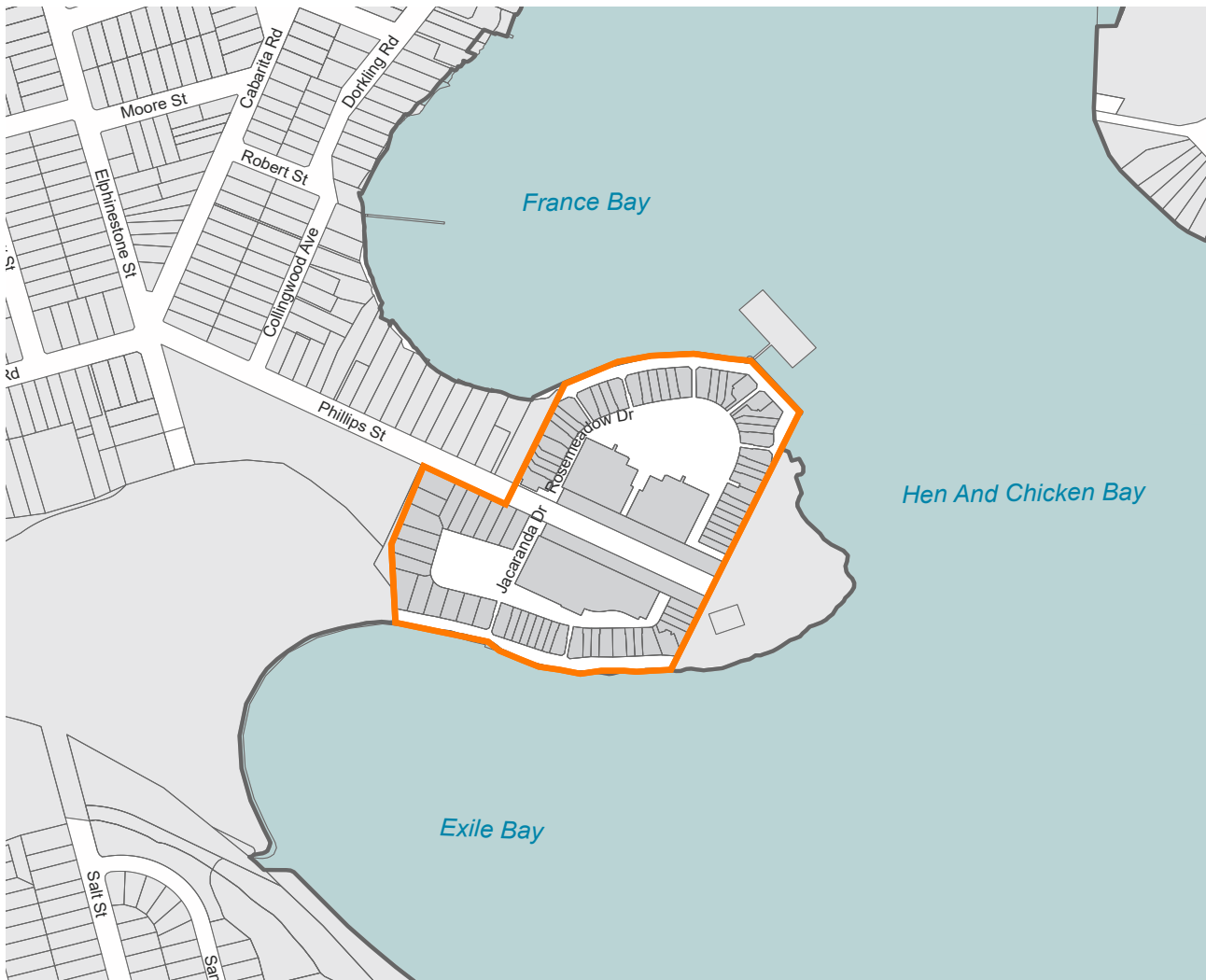


Figure 8 Cape Cabarita - Location Plan



2.2.1 General objectives

- O1. Provide a pleasant, functional and safe environment to and along the foreshore for cyclists and pedestrians;
- O2. Maintain significant views and vistas into and out of the site;
- O3. Ensure adequate provision of landscaping and usable private and public open space;
- O4. Provide for pedestrian and cycle linkage through the site to adjoining areas;
- O5. Maximise visual and acoustic privacy to adjoining properties and within the development itself;
- O6. Ensure adequate daylight and sunlight are maintained to existing development, new development and open spaces;
- O7. Ensure the existing streetscape character is enhanced;
- O8. Ensure development and access networks are integrated with the existing built and natural environment;
- O9. Ensure development presents an appropriate bulk and scale to public areas having regard to existing development and the topography of the site; and
- O10. Ensure the design orientation of buildings and materials used in construction utilise renewable resources.

2.2.2 Specific provisions

Design and Siting - Streetscape

Objective

- O11. To integrate new development in a manner which complements the character of the area and relates to the pedestrian environment.

Controls

C1.	Development on public street frontage has had regard to the character of existing development in the vicinity of the site including: • setbacks of existing buildings on Cabarita Road; • landscaping; • fence height; • spaces between dwellings; • views through the site; and • roof pitch.
C2.	New development and fences contribute to and is integrated into the overall streetscape at a scale which relates to the pedestrian environment.
C3.	Building height plane to apply from the existing boundary with Phillips Street.
C4.	Buildings are to be setback a minimum of 9 metres from the Phillips Street frontage.
C5.	Building facades are to be orientated towards public street frontages (See Figure 10).
C6.	Buildings are not to exceed the following (See Figure 10): • 5 storeys in height along the Phillips Street frontage; • 3 storeys in height adjoining Massey Park Golf Course; and • 2 storeys in height adjacent to the boundaries with No.31 Phillips Street, Prince Edward Park and the waterfront areas.
C7.	Fences having frontage to public open space or public roadway are: • not to exceed 1 metre in height of solid construction; and • not to exceed 1.8 metres if of 'open' type design.
C8.	Continuous wall and/or fencing for more than 20 metres should have some visual or physical relief.
C9.	Seating areas in a landscaped setting are to be provided every 100 metres along the frontage.

Side boundaries

Objective

O12. To minimise the impact of new development on adjoining areas.

Controls	
C10.	Buildings adjoining side boundaries will not adversely impact on the amenity enjoyed by existing adjoining dwellings. Consideration has to be given to: • maintaining of views; • overshadowing of private open space to give visual relief; • minimising the impact of bulk and scale of new development on adjoining areas; • fence design and height relates to and does not detract from Cabarita Park; • buildings are separated or articulated and do not present blank walls; and • maintenance of privacy.
C11.	Compliance should be achieved with the building height plane (see Figure 11).
C12.	Fences adjoining Prince Edward Park should not exceed 1.8 metres in height and be of 'open' appearance.

Foreshore Frontage

Objective

O13. To ensure the integrity of the foreshore is maintained and enhanced for public enjoyment

Controls	
C13.	Development along the foreshore contributes to the character of the foreshore. The development has had regard to: • minimising the visual impact of development as viewed from the water and the foreshore access way; • creating a visually integrated environment which contributes to a sense of safety and security for users of the public open space, (see also 'Access and Landscaping' sections); • the provision of cycleways, pedestrian pathways; and • providing appropriate street furniture, lighting and planting for the comfort, safety and security of users.
C14.	Building height plane to apply from the property boundary.
C15.	An average setback of 13.5 metres, having a minimum width of 9 metres, is to be provided from the high water mark to the development for a public foreshore accessway (see Figure 10).
C16.	Buildings are to be setback a minimum of four metres from the public foreshore accessway.
C17.	The location of buildings should not result in overshadowing to the foreshore between the hours of 9am to 3pm (EST) or 10am to 4pm (Daylight saving time).
C18.	The foreshore access is to be in a landscaped setting and comprise: • a pedestrian pathway with minimum dimensions of 1.0 metre; and • a cycleway with minimum dimensions of 0.8 metres with a separation distance of 0.7 metres.

Height of Building

Objective

- O14. To ensure the building envelope relates to the topography of the site, providing an appropriate bulk and scale, having regard to the foreshore location, streetscape and adjoining properties.

Controls

C19.	Building height has had regard to: • maintenance of significant views from buildings to public areas; • topographic variation minimising visual impact as viewed from the water, streetscape and public open spaces and conformity with the treeline along the Cabarita Road frontage; • overshadowing of open spaces and other buildings; • setbacks from adjoining developments; • character of the surrounding area; and • the human scale and relationship to open space.
C20.	Buildings should not exceed the building height plane on all boundaries and development should be no higher than: • 5 storeys within a distance of 50 metres from Phillips Street Subject to the height restrictions placed on other boundaries; and • the ceiling height for buildings greater than two storeys shall be no greater than 2.7 metres (see Figure 10 and Figure 11).

Bulk and scale

Objective

- O15. To ensure the location, layout and design of buildings has regard to the impact of development on views from surrounding public spaces and within the development.

Controls

C21.	The development has had regard to: • massing to reduce its visual impact from open spaces, roadways and the Parramatta River; • separation between buildings should provide view corridors through the site; • privacy between buildings; and • providing a reasonable level of solar access to dwellings and open spaces.
C22.	Buildings comply with the building height plane, floor space ratio, and landscaping provisions.

Building Design

Objective

- O16. To ensure a high quality design which is integrated into the existing environment

Controls

C23.	The design of buildings: • provides variety and presents as a cohesive development; • includes architectural features which reflect the character of Concord (see also street frontage and shading); and • garages and carparks are not intrusive or visually dominant.
C24.	Generally, buildings are to have pitched roof forms.
C25.	Access driveways are to provide a landscaped entry.
C26.	Solar hot water tanks are to be located within the roofspace of development.

Views

Objective

O17. To maintain views through the site from public spaces.

Controls

C27.	Buildings are designed to: • maximise views of Parramatta River and public open space within and throughout the development; • minimise obstruction of views from other buildings; and • provide vistas.
C28.	A view corridor is to be maintained from Phillips Street, through the development to the foreshore on both sides.

Paved Areas

Controls

C29.	Porous pavers or similar treatment which increases infiltration and reduces stormwater runoffs is used extensively on driveways, pedestrian access routes and for pathways in public and private outdoor open space.
C30.	The total impervious surfaces used for vehicular access driveways are not to exceed 10% of the total site area.

Landscaping and Open Space

Objective

O18. To ensure adequate and appropriate provision of usable private, communal and public open space and landscaping to meet all user needs, having regard to microclimate, security, safety, privacy, visual appearance and biodiversity.

Controls

C31.	Landscaping should have regard to: • retention of significant vegetation, which is not affected by the remediation of the site; • the relationship between buildings and open spaces; • enhancing pathway and street connections within the site and between adjoining sites; • providing privacy to adjacent development; • location and function of open space • providing for thermal comfort of the users in terms of shade and shelter; • using native species, where appropriate; • surveillance of communal open; • enhancing the visual appearance of the development; • differentiating between private and public open space; • assists in stormwater management; and • complements the materials and colours used in the development.
------	---

Open Space provision

Objective

O19. To provide quality open space for the enjoyment of users.

Controls

C32.	Open space includes: - adequate pedestrian and cycle linkages through the development and along the foreshore; - communal spaces which have access to sunlight for year round use; - landscaping to enhance the amenity of the environment and enjoyment of the users; - promoting a sense of security and safety for users; - provides for passive and active recreational needs for the residents; and - has regard to the heritage items on the site.
C33.	A landscaped area of 50% of the site area.

Public Foreshore Access

Objective

O20. To provide foreshore access which is clearly identifiable for public use.

Controls

C34.	Public foreshore access is appropriately landscaped to minimize the impact of development as viewed from the water. The entrances to the foreshore are designed to reinforce its public accessibility.
C35.	Directional signage is to be provided at the entrance to the foreshore path.

Public and Communal Open Space

Controls

C36.	Open space follows pedestrian/cycle desire lines through the site creating visually appealing spaces for both passive and active recreation.
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Private Open Space

Objective

O21. To ensure adequate usable private open space to meet the needs of residents

Controls

C37.	The development provides usable private open space which is of sufficient dimensions having regard to the size of the dwelling and: - allows for outdoor seating and dining; - provides outdoor drying facilities screened from public view; and - provides for landscaping at ground level.
C38.	For above ground development, the open space may take the form of a balcony directly connected to the dwelling with the following minimum requirements: 1 bdr - minimum area of 6m² having a minimum dimension of 2m; 2 bdr - minimum area of 8m² having a minimum dimension of 9m; and 3 bdr or greater - minimum area of 12m² having a minimum dimension of 2m.
C39.	For development at ground level the following requirements apply: 1 bdr - minimum area of 10m² having a minimum dimension of 3m; 2 bdr - minimum of 16m² having a minimum dimension of 4m; and 3 bdr or greater - minimum area of 35m² having a minimum dimension of 4m.

Lighting

Objective

O22. To provide lighting which enhances the security and appearance of the development

Controls

- | | |
|------|--|
| C40. | <p>The applicant has demonstrated that provision has been made for adequate lighting which enhances the appearance of the development and maximises security of:</p> <ul style="list-style-type: none"> • building entrances; • public spaces and pathways; • driveways and carpark; and • without impacting on adjoining properties |
|------|--|

Car Parking Provision

Objective

O23. To ensure adequate, safe and convenient provision of parking, cycle facilities and pedestrian access which is integrated into the overall design of the site and adjoining areas.

Controls

- | | |
|------|--|
| C41. | <p>Adequate parking is provided having regard to:</p> <ul style="list-style-type: none"> • existing and future public transport provision; • cyclist and pedestrian linkages through the site to adjoining areas; • efficient and effective entry and egress to the sites; • adequate resident and visitor carparking and parking for disabled; • adequate bicycle storage facilities; and • safe, convenient parking and access which minimises conflicts between motorist, cyclists and pedestrians. |
|------|--|

C42.	Secure resident parking spaces are to be provided for all dwellings in apartment buildings at basement level with internal access to the development.
C43.	Secure resident parking spaces may be provided in ground level enclosed garages for attached or detached dwellings at ground level.
C44.	Basement car parking is to be generally naturally ventilated and have access to some natural lighting.
C45.	Parking spaces located above ground are in a landscaped setting, and are not directly visible from the Phillips Street frontage.
C46.	Parking is not permitted between the building and street alignment. Parking shall be in the form of a garage, basement car park, covered carport or an equivalent open area.
C47.	Entry driveways are in a landscaped setting with the appearance of being open and accessible.
C48.	Security gates are not to be installed at entry and exit points into the development

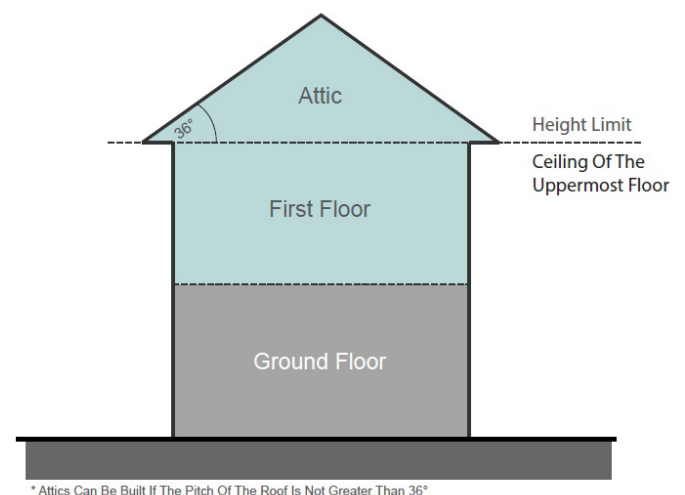


Figure 9 Attic Pitch Controls

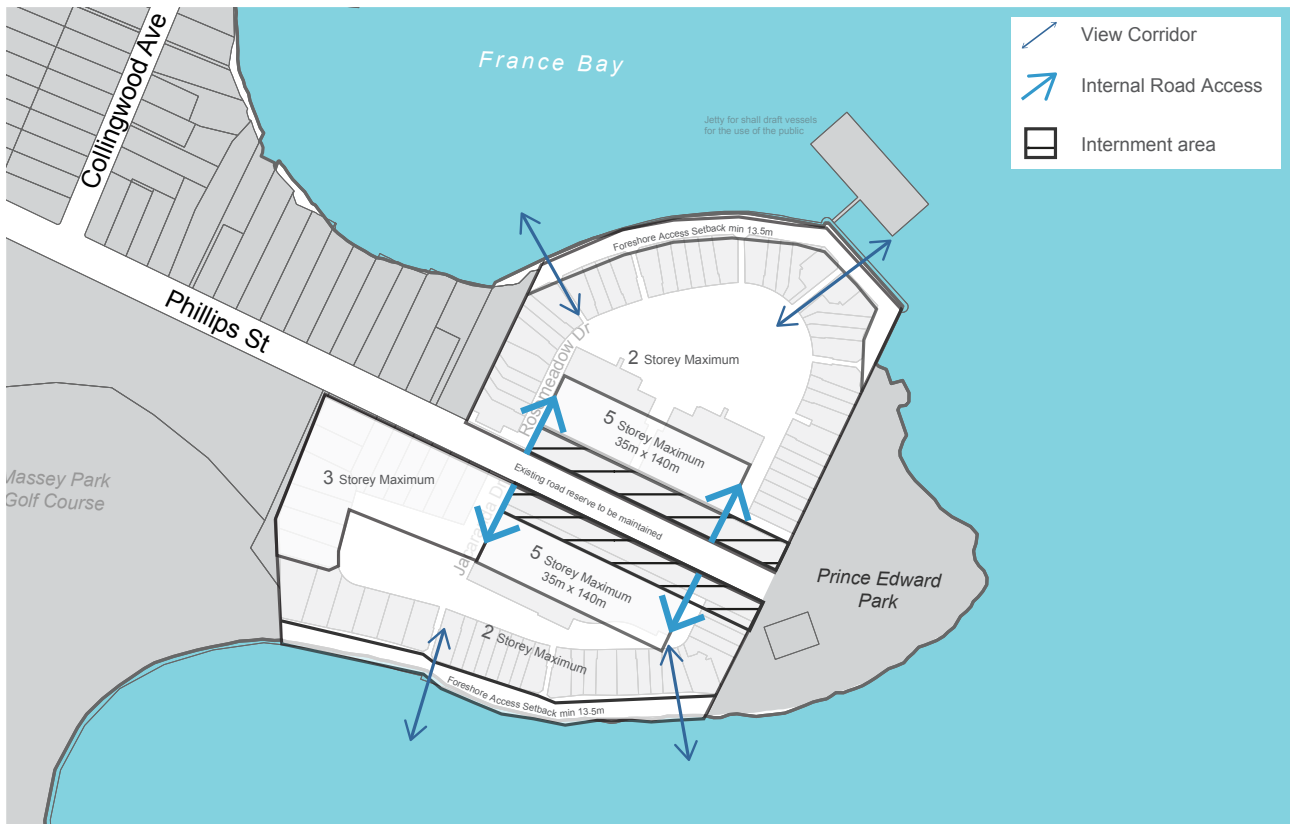
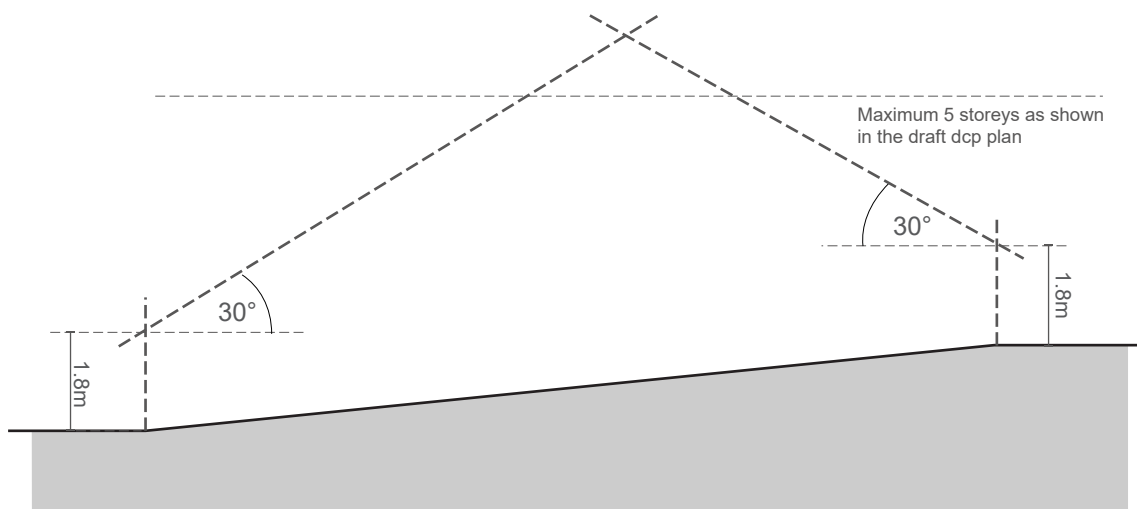
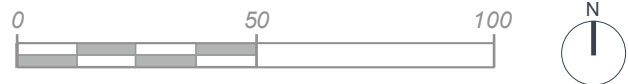


Figure 10 Site Controls



* Building height plane applies to all boundaries in this precinct

Figure 11 Building Height Plane Diagram

2.3 Sydney Wire Mill Site, Chiswick



Figure 12 Aerial photo (source: nearmap.com)



Figure 13 Council area map



Figure 14 Sydney Wire Mill, Chiswick - Location Plan



2.3.1 General objectives

- O1. To encourage and facilitate development on the site which, in terms of scale, bulk, form and character, reflects the physical context of the site, is sympathetic to surrounding development, particularly residential development, and does not dominate the landscape;
- O2. To retain and incorporate, where possible, significant buildings, trees, natural and man made landforms and any other site features identified as having heritage values, to create a sense of place which respects and enhances those values;
- O3. To minimise the impact of development in terms of overlooking, loss of view and loss of sunlight on adjoining and neighbouring properties;
- O4. To provide unrestricted public access to the foreshore of Abbotsford Bay, linked to adjoining foreshore access systems and to existing parks;
- O5. To provide for the active and passive recreational needs of the residents of the development; and
- O6. To provide a publicly accessible street and pedestrian network as an extension of the existing street network.

2.3.2 Specific provisions

Design Scale and Bulk

Objectives

- O7. To ensure the scale and bulk of proposed buildings responds in a sympathetic and harmonious manner to the site and its context, including the waterway and the surrounding residential neighbourhood; and
- O8. To provide a high standard of amenity and environmental quality for future residents.

Controls

- | | |
|-----|---|
| C1. | A four storey maximum height limit applies to most of the site with a two storey height limit on land located opposite existing residential development. The height of buildings, including any car parking levels, must not exceed the height limits specified for the precincts illustrated in Figure 16. |
|-----|---|

- | | |
|------|---|
| C2. | Buildings shall not occupy more than 30% of the total site area. |
| C3. | A 4.5m building line applies to that part of the site fronting Blackwall Point Road which faces existing residential development (see Figure 16). |
| C4. | Buildings adjacent to the central spine of public open space and Melrose Crescent shall be set back from this public open space or road reserve boundary as shown on the building envelope control included as Figure 15. |
| C5. | Buildings adjacent to the public foreshore open space boundary shall be setback from this public open space as shown on the building envelope control included as Figure 16. |
| C6. | Buildings elsewhere on the site should be setback progressively as wall heights increase to reduce bulk and overshadowing. |
| C7. | Visually the impact of the development of the site should make a positive contribution to 'the landscape and special scenic qualities of the Parramatta River'. |
| C8. | A gradation of building heights is desirable (see Figure 15). |
| C9. | Buildings are to be articulated and are not to present long unrelieved structures that dominate the landscape; |
| C10. | Buildings shall not be located so as to directly abut any public open space and must be setback as shown on Figure 15 and Figure 16. |
| C11. | Buildings shall have a formal presentation to their street frontages, and where appropriate, to Abbotsford Bay and the waterway generally. |
| C12. | Development shall recognise the contours and natural and man-made landforms of the site and compliment surrounding areas. |
| C13. | Architectural elements, materials and colour schemes should blend with existing landscape forms and colours. |
| C14. | The preferable roof form for the bulk of development on the site should be pitched, providing the opportunity for innovative uses of roof spaces. |

Open Space

Objectives

- O9. To provide public and private open space that meets the needs of residents and the local community having regard for existing land forms, including historic modifications, and visual and functional links with adjoining open space.
- O10. To produce a low maintenance landscaped outcome and a management plan for its future maintenance requirements.

Controls

C15.	In addition to areas zoned RE1 Public Recreation, smaller, more intimate public, community and private landscaped open spaces shall be provided throughout the site, linked by and forming part of the pedestrian and cycle movement system.
C16.	Landscaped areas should generally be designed in plan to be dominated by vegetation rather than by masonry elements. Hard paved areas should be kept to a minimum, consistent with meeting standards for parking, disabled access and site drainage.
C17.	Private open space for each dwelling at ground level must have: a minimum dimension of 3m; direct access from a living area; a maximum gradient of 1 in 10; and screening where necessary to ensure privacy.

C18.	Private open space for each dwelling above ground in the form of a balcony or roof terrace should have: convenient access from the main living area; a minimum area of 10m ² ; and a minimum dimension of 2m.
------	--

Impacts on adjoining and nearby residential properties

Objective

- O11. To provide safe, attractive streetscapes which link with and enhance the amenity of neighbouring development.

Controls

C19.	The street reserves together with the buildings and landscaping defining them should be designed to create an attractive streetscape and establish a clear identity or 'sense of place' to the street, place or precinct.
C20.	Setbacks of buildings from their street frontage should be appropriate to the desired streetscape character and respond to features of the site in terms of views, vistas and existing natural features, including vegetation.

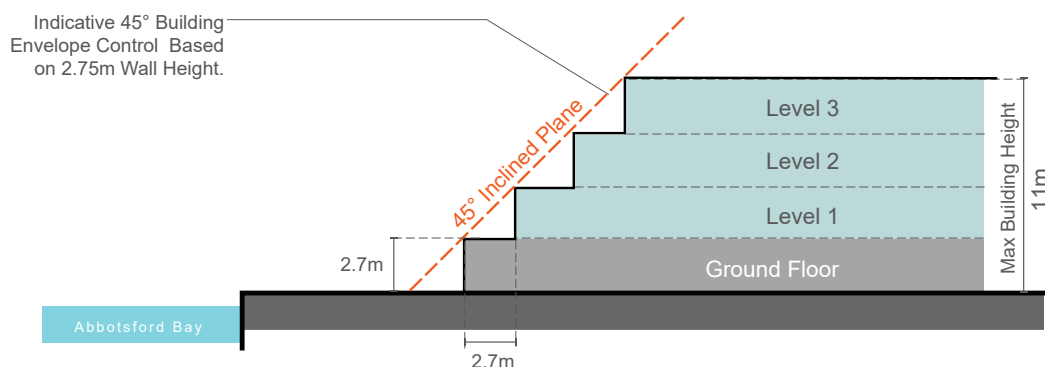


Figure 15 Indicative 45° Building Envelope Control based on 2.7m wall height



Figure 16 Maximum Heights and Setbacks



Figure 17 Indicative Access Plan



2.4 Bibby Street Precinct



Figure 18 Aerial photo (source: nearmap.com)

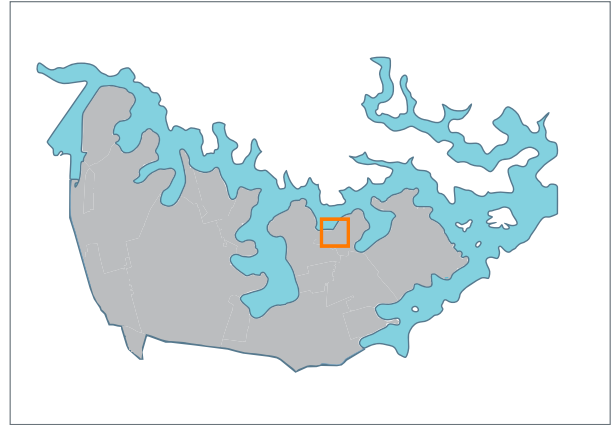


Figure 19 Council area map



Figure 20 Bibby Street Precinct - Location Plan



The following objectives and controls have been created to ensure an appropriate form and scale of development is provided for the former industrial precinct bound by Bibby Street, Blackwall Point Road and Burns Crescent, Chiswick.

2.4.1 Objectives and provisions

Built form and scale

Objectives

- O1. Orientate new buildings to the north so as to maximise solar access for new dwellings;
- O2. Build to the building envelope line at the Bibby Street/Blackwall Point Road and Bibby Street/Burns Crescent corners of the site to create a higher density residential “node” complementing existing development on the adjacent corners of the Bibby Street/Blackwall Point Road intersection;
- O3. Establish a continuous building line along Bibby Street;
- O4. Protect the solar access and privacy of existing neighbouring properties and respond to the topography and slope of the study area by establishing building height limits which “step down” the slope of the site; and
- O5. Relate to the existing low density residential properties by “stepping down” the height and scale of new buildings towards the north east of the site.

Controls

C1.	The maximum number of storeys permitted on the site is shown in Figure 21.
C2.	The minimum boundary setbacks are shown in Figure 22.
C3.	Vehicle Access points are to be provided in accordance with Figure 22.
C4.	Fencing on the site is to be designed so that sight lines for both pedestrians and vehicles are not obscured.
C5.	Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.

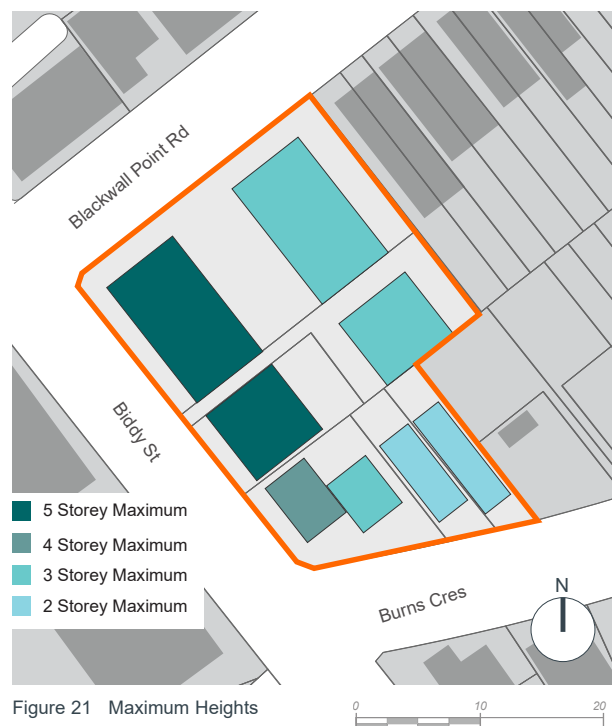


Figure 21 Maximum Heights

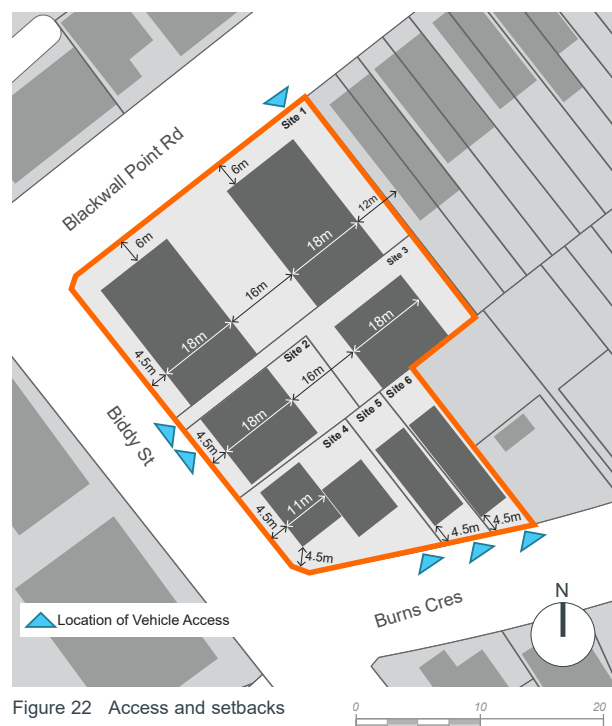


Figure 22 Access and setbacks

2.5 Pelican Point, Pelican Quays and Phillips Landing, Concord



Figure 23 Aerial photo (source: nearmap.com)

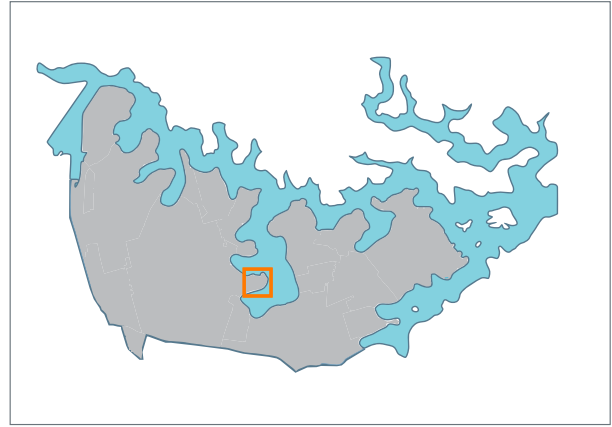


Figure 24 Council area map

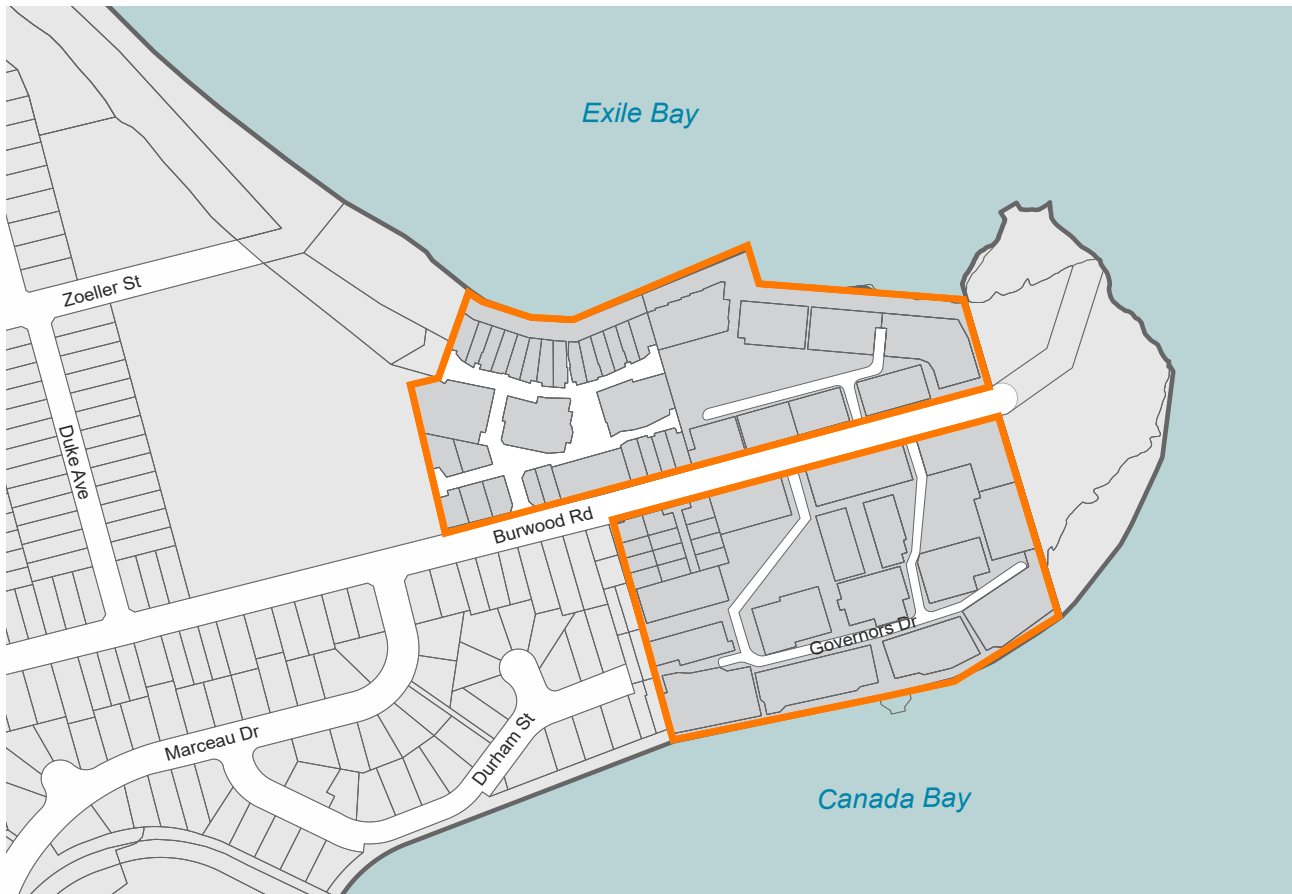


Figure 25 Pelican Point, Pelican Quays and Phillips Landing, Concord - Location Plan



2.5.1 General objectives

- O1. The development of the site shall promote public access to and along the waterfront for residents and the general public; and
- O2. To ensure that the development of the site does not cause detriment to the public enjoyment of the foreshore, by providing standards for development, including height, site cover and density, minimum standards of landscaped areas, and design standards for driveways, and materials and finishes of the buildings, etc.

2.5.2 Specific provisions

Development Density

Controls

- | | |
|-----|--|
| C1. | The Council shall not consent to any residential development of the land to which this plan applies if the total dwelling density exceeds forty-five (45) dwellings per gross hectare. |
|-----|--|

Public Foreshore Access

Controls

- | | |
|-----|---|
| C2. | Provision shall be made for public access to the foreshore of the Parramatta River. The requirement in this regard is to be a corridor with a depth of thirteen point five (13.5) metres measured from the relevant property boundary or where that boundary comprises a seawall, battered embankment or the like, 13.5 metres from the top of that wall or embankment and for the full extent of any frontage to the Parramatta River. |
| C3. | The area for public access shall be landscaped and maintained to Council's satisfaction and include a pedestrian pathway with a minimum width of two (2) metres. |

Setbacks and Building Lines

Controls

- | | |
|-----|---|
| C4. | The following Building Lines are imposed: <ul style="list-style-type: none"> a) To the foreshore. 13.5 metres. (Note: For the purpose of this clause, the building line shall be measured from Medium High Water Mark or where existing, the top of any seawall); b) To Burwood Road, generally 9 metres, with an absolute minimum of 7.5 metres at any point; c) To Bayview Park, 9 metres; and d) To any boundary other than as in a), b) or c) 5 metres. |
| C5. | Buildings which exceed two storeys in height shall be setback, on average, as follows: <ul style="list-style-type: none"> • From the foreshore, 20 metres; and • From Burwood Road, 15 metres. |

Height of Buildings

Controls

- | | |
|-----|--|
| C6. | Buildings within 20 metres of the foreshore or within 15 metres of Burwood Road, shall generally not exceed a height of two (2) storeys. |
| C7. | Buildings generally shall not be in excess of three (3) storeys. |
| C8. | Buildings generally shall have a height no greater than fifteen (15) metres where the height is measured from ground level to the highest point of the roof at any place. |
| C9. | No external wall of any building shall have a vertical rise of more than two (2) storeys without some architectural feature which interrupts the vertical plane of that wall, to Council's satisfaction. |

Site cover

Controls

- | | |
|------|--|
| C10. | The total site cover of all buildings within the development shall be equal to or less than 35% of the total site area for buildings of two or more storeys. |
|------|--|

Driveways and Paved Areas

Controls

- | | |
|------|---|
| C11. | Driveways and paved areas should be of brick or cobblestone pavers or the like, selected to complement the materials and finishes and landscaping of the development. |
|------|---|

Materials and Finished of Main Buildings

Controls

- | | |
|------|---|
| C12. | The buildings shall be predominantly masonry construction with tiled roofs. External materials and finishes and the architectural style and features such as balconies, gables, etc. shall reflect the predominant style and character of existing residential development within the City of Canada Bay Council, particularly the 'California Bungalow' Federation and related influences. |
|------|---|

General

Controls

- | | |
|------|--|
| C13. | The sandstone kerbing to Burwood Road is to be maintained. |
|------|--|

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2.6 186 Great North Road, Five Dock

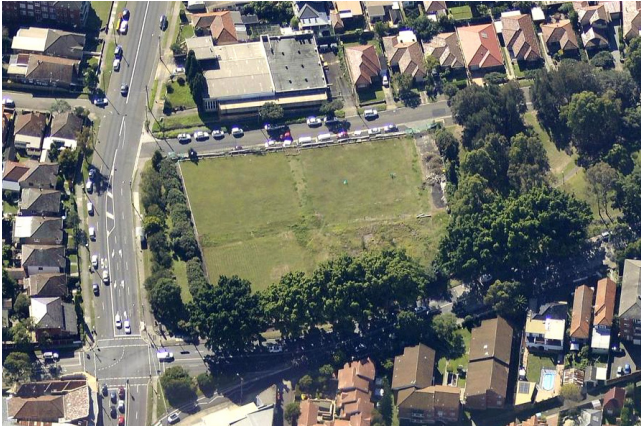


Figure 26 Aerial photo (source: nearmap.com)

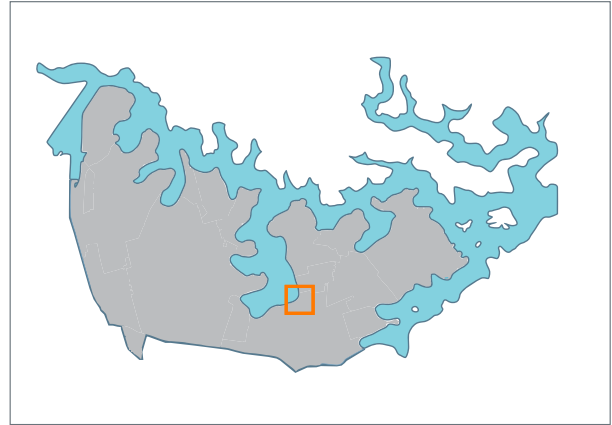


Figure 27 Council area map



Figure 28 186 Great North Road, Five Dock - Location Plan



The following objectives and controls have been prepared to ensure that the land at 186 Great North Road, Five Dock accommodates a high quality development.

2.6.1 Objectives and provisions

- O1. Future development has adequate building setbacks and separation so that buildings are seen within a landscaped setting;
- O2. Provide lower building heights on the McKinnon Avenue and Great North Road frontages to provide an appropriate bulk/scale relationship with the surrounding locality;
- O3. To protect important built and natural elements both in the private and public domain; and
- O4. Ensure the use of high quality facade and design finishes.

Controls

C1.	The maximum number of storeys permitted on the site is shown in Figures 29, 34, 36 and 38.
C2.	The minimum setbacks from boundaries are shown in Figure 30.
C3.	A minimum of 38% of the site is to comprise landscaped area. (Landscaped area means any part of the site used for growing plants, grasses and trees but does not include any building, structure or hard paved area).
C4.	A minimum of 28% of the site area is to comprise deep soil landscaping. (Deep soil area means any part of the total landscaped area that does not include buildings or other structures under - with the exception of measures for the remediation of contaminated land).
C5.	The Fig trees on Lyons Road are to be protected throughout construction and following completion of building through setbacks of the building and associated basements.

C6.	Vehicle Access from Great North Road and Lyons Road is not permitted. Vehicular access to and from the site must be from McKinnon Avenue. Refer to Figure 32.
C7.	The Tobruk Memorial is to be retained on the corner of Great North Road and Lyons Road.
C8.	In addition to the 8.0m from the southern boundary adjacent to Lyons Road, all buildings are to be set back an additional 1.5m from the canopy of the Fig trees.
C9.	Buildings are to be designed to face the street, and to enhance the public domain through entrances, good quality finishes and well resolved architectural design.
C10.	Fencing on the site is to be designed so that sight lines for both pedestrian and vehicles are not obscured.
C11.	Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.

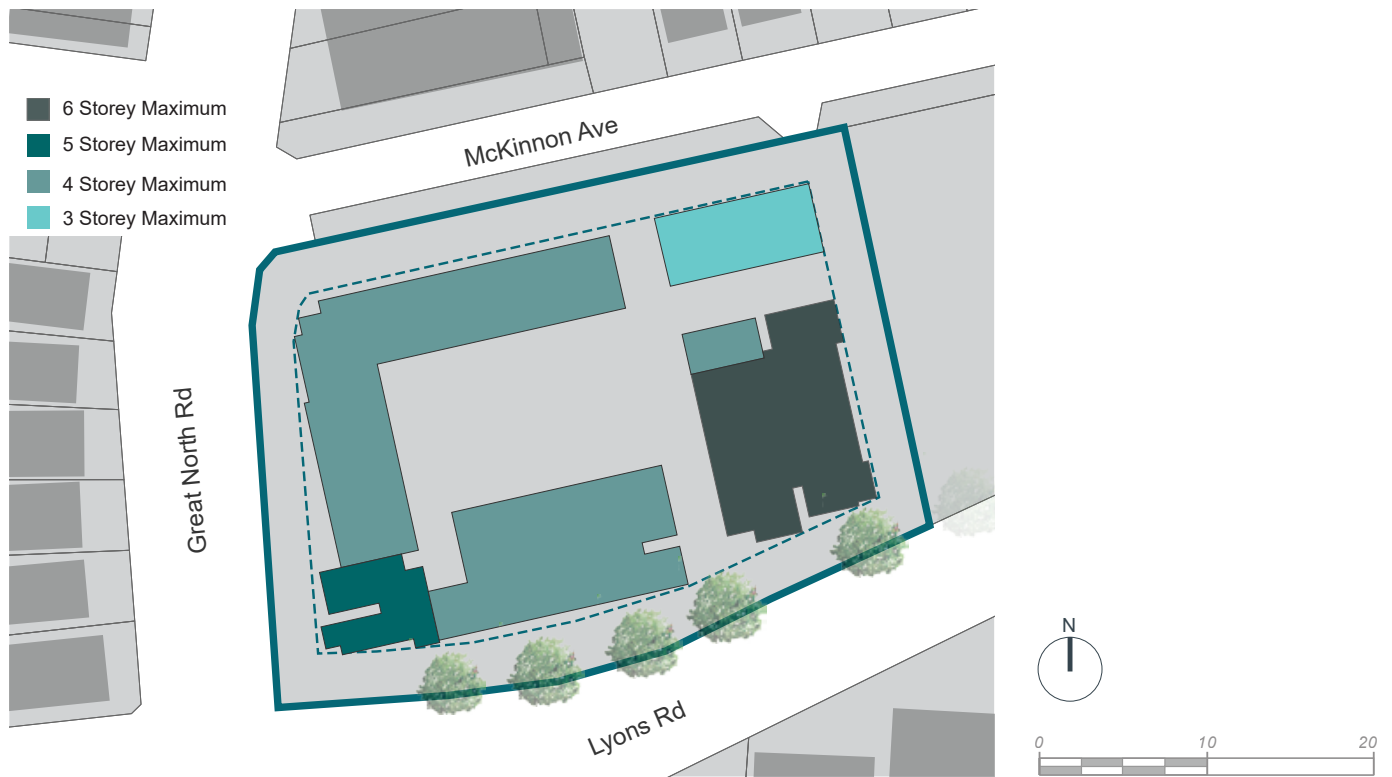


Figure 29 Maximum Heights



Figure 30 Setbacks



Figure 31 Landscaping



Figure 32 Vehicle Access

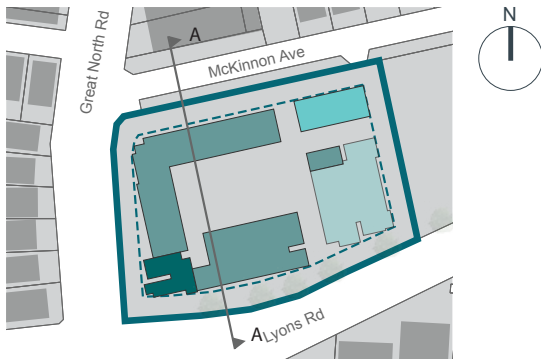


Figure 33 Key plan

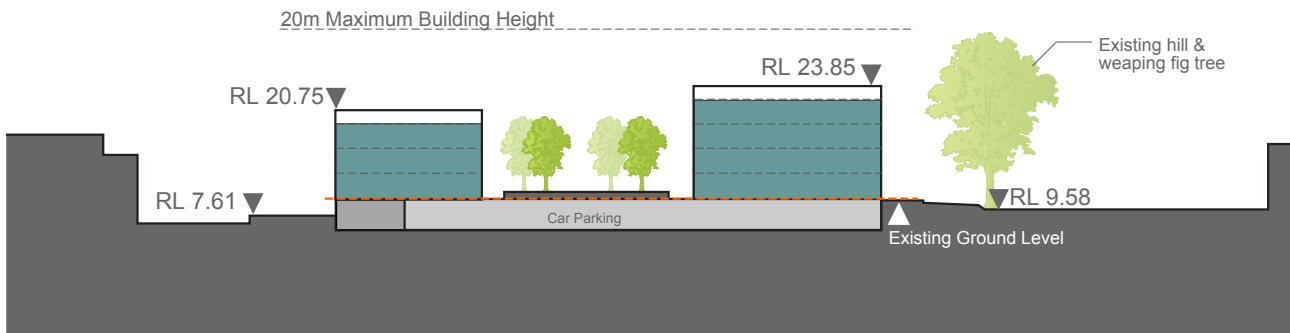


Figure 34 Cross Section A

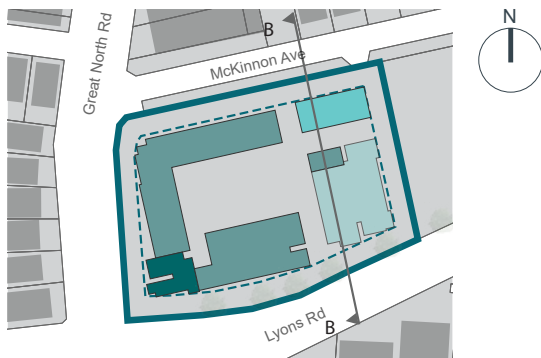


Figure 35 Key plan

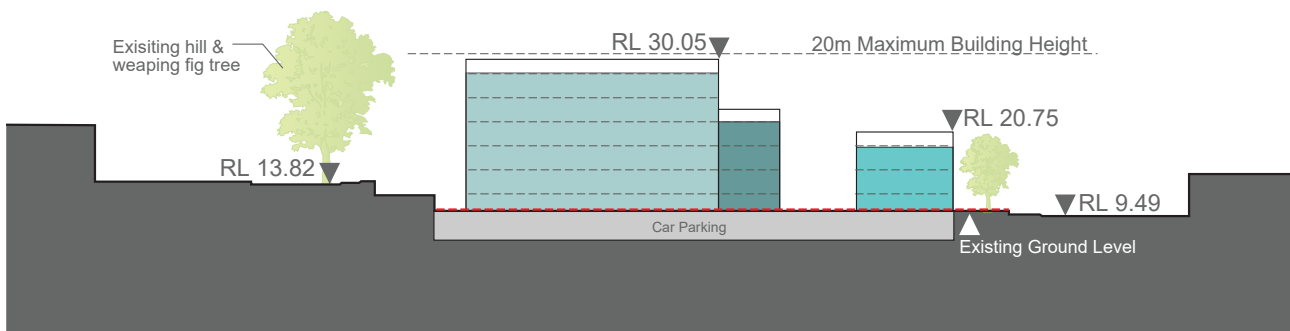


Figure 36 Cross Section B

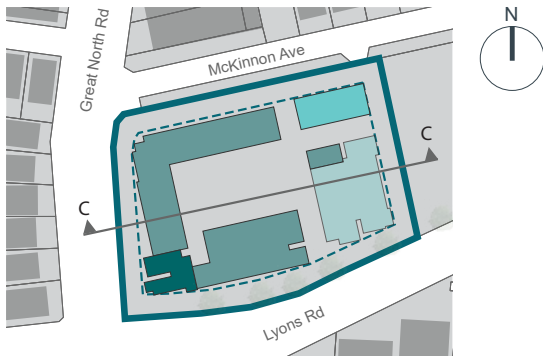


Figure 37 Key plan

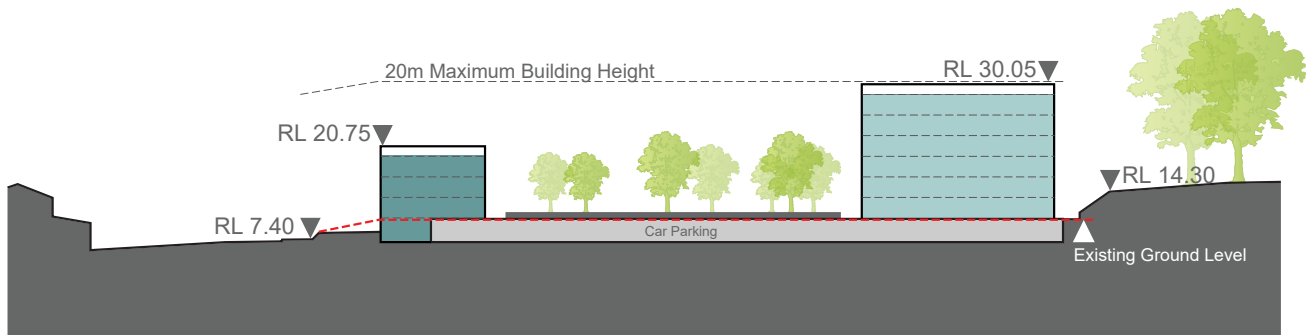


Figure 38 Cross Section C

2.7 Kings Bay (former Hycraft site), Five Dock



Figure 39 Aerial photo (source: nearmap.com)

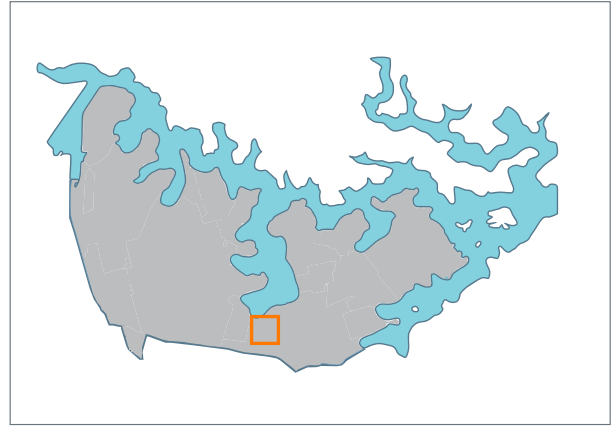


Figure 40 Council area map



Figure 41 Kings Bay (former Hycraft site), Five Dock - Location Plan



2.7.1 General objectives

- O1. To create a new form of housing in this area which in terms of scale, bulk and form respects the existing pattern of the public domain and mediates between the built form of the area and earlier inner city suburbs;
- O2. To facilitate development of the site which responds to the context of the site by locating larger scale development adjacent to open space areas or non residential uses;
- O3. To minimise the impact of the new development on the site on privacy and sunlight access of neighbouring residential properties;
- O4. To provide for the recreation needs of the new residents of the site;
- O5. To identify and retain any significant trees on the site; and
- O6. To provide safe access to and from the site for cars and pedestrians.

2.7.2 Specific provisions

Density, Design, Height, Scale and Bulk

Objectives

- O7. To achieve development of the site which will introduce new housing forms to this area in a way which respects the traditional urban environment; and
- O8. To ensure that the bulk and scale of the new development is sympathetic to the existing development in the area.

Height

Controls

- | | |
|-----|--|
| C1. | Subject to the maximum height of buildings, is to comply with the heights for the various sections of the site as shown in Figure 42. |
| C2. | Notwithstanding the above, the roofspace of buildings west of the central park as shown hatched on the height plan (see Figure 42) can be used as floor space. |

Site coverage

Controls

- | | |
|-----|---|
| C3. | Building footprints must not occupy more than 30% of the total site area. |
|-----|---|

Setbacks

Controls

- | | |
|-----|---|
| C4. | The wall to the below grade parking structure is to be set back a minimum of 3.5m from the boundary of William Street. |
| C5. | Buildings are to be set back a minimum of 6m from the boundary of William Street at ground level. |
| C6. | Buildings are to be set back a minimum of 5m from the boundary of Harris Road at ground level. |
| C7. | Buildings are to be set back a minimum of 7.5m from the rear property boundaries in Kings Road at ground level. |
| C8. | For the 5 & 6 storey building heights shown on Figure 42 the top floor of each will be set back a further 2.5m from the floor below along William Street. |
| C9. | Houses at the eastern side of the central park are to be setback a minimum of 4.5m from lot boundary. |

Design and Built Form

Controls	
C10.	The site is to be developed as part of a comprehensive scheme where there is a strong relationship in design terms between the various elements of the development.
C11.	There is to be a variety of medium density development on the site ranging from terrace houses to residential flat buildings located around a central open space area (see Figure 42).
C12.	Higher density development should be located at the western end of the site where its apparent height and bulk can be related to open space and non residential uses or serviced apartments on neighbouring boundaries.
C13.	Where appropriate, buildings should formally present to the existing street frontages and integrate with existing streetscapes.
C14.	Roof forms should be predominantly pitched especially on the lower density development on the site.
C15.	The orientation of development should capitalise on solar access and views, and buildings should be located in relation to roads and open space to create a strong sense of place.

Open Space

Objectives

- O9. To provide open space which will form a physical focus for the development;
- O10. To meet the requirements of the residents of the site in relation to formal and informal recreation activities. These requirements are to be assessed on the basis of the likely future population of the site; and
- O11. Design and integrate landscaping into the development both as part of the open space areas and other areas of the public domain.

Location and Design

Controls	
C16.	Figure 42 shows the location for the major open space areas on the site. Other smaller areas may be provided on the site for informal activities. A standard of 2.51ha per 1,000 residents of dedicated public open space has been adopted by Council. A minimum of 5,000m ² is to be provided on site.
C17.	Where possible there should be pedestrian linkages between the open space areas.
C18.	Landscaped open space areas should provide for a range of recreation needs covering both formal and informal activities.

Private Open Space

Controls	
C19.	At least 40m ² per dwelling of landscaped private open space is to be provided on the site. This does not need to adjoin each dwelling but can be provided in larger areas.
C20.	Each dwelling must have an area of open space attached to it. This may be by way of a balcony or roof terrace, or at ground level. This open space area should have a minimum area of 10m ² .



2.8 Liberty Grove

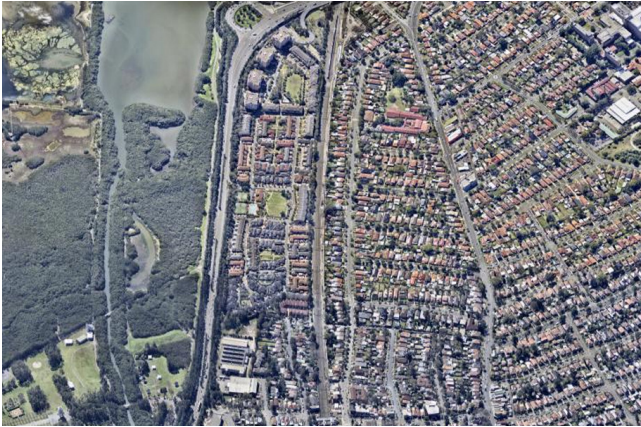


Figure 44 Aerial photo (source: nearmap.com)

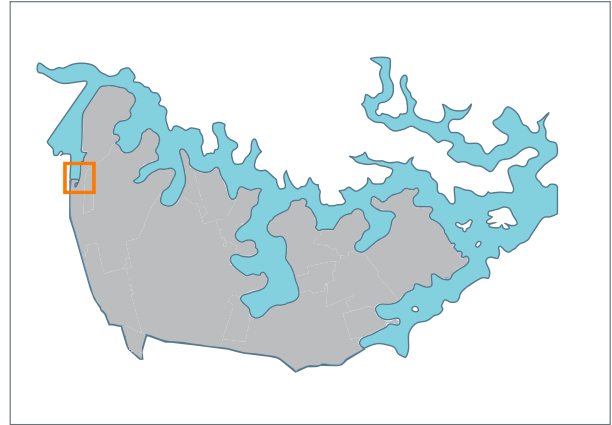


Figure 45 Council area map



Figure 46 Liberty Grove - Location Plan



2.8.1 General objectives

To provide guidance for the residential development of the land which is attractive to potential and existing residents of Canada Bay, appropriate for the local environment and which takes account of the following:

- O1. Maintenance of the amenity of existing nearby residents of Canada Bay as far as possible with regard to stormwater drainage, landscape quality, privacy, solar access, traffic and noise impacts;
- O2. Maintenance of existing levels and quality of public open space facilities in Canada Bay;
- O3. Integration of the built form with the existing landscape and the locality generally; and
- O4. Public access to achieve integration into the Canada Bay community.

2.8.2 Specific provisions

Development Density

Objective

- O5. To provide a maximum density control that will assist in encouraging a variety of building forms which would be appropriate within the local area by providing for development which takes into account the opportunities and constraints imposed by local infrastructure while providing for an acceptable bulk and scale of development.

Controls

C1.	The maximum permitted density based on the Gross Site Area shall be 65 dwellings per hectare. "Gross Site Area" means the area of the whole of the land shown edged orange on Figure 46.
C2.	Where possible there should be pedestrian linkages between the open space areas.
C3.	Landscaped open space areas should provide for a range of recreation needs covering both formal and informal activities.

Site coverage

Controls

C4.	The total site cover of all buildings shall not exceed 35% of the Gross Site Area. This clause applies to all buildings except those provided solely for the following purposes: • Public recreation, open space or amenities; and • Garbage storage areas.
-----	--

Site requirements

Objectives

- O6. To ensure siting of buildings and landscaping to meet reasonable user and neighbour requirements for privacy.
- O7. To provide flexibility in the siting of buildings and minimise adverse impact on adjacent and adjoining properties.
- O8. To achieve a coherent site layout that provides a pleasant, attractive, manageable and resource-efficient living environment.
- O9. To provide adequate space for landscaping, visual and acoustic privacy.

Setbacks

Controls

C5.	The following Building Line setbacks apply: • To the Gross Site property boundary - 10m provided however that this may be increased to 15m taking into account the height of any building or structure and its likely impact; and • To any internal road - 4m.
C6.	Generally at least one half of any Building Line Setback shall be comprised solely of soft landscaping.

Traffic and Access

Objective

- O10. To provide vehicular access that is efficient in layout and provides a safe and pleasant environment for residents and visitors.

Controls

C7.	There shall be no vehicular access to or from the site via Concord Avenue or King Street and all access shall be via Homebush Bay Drive and Oulton Avenue.
-----	--

Open Space

Objectives

- O11. To provide convenient open space and recreational opportunities for the residents of multi-unit housing projects;
- O12. To enhance the quality of the built environment, and the appearance and character of the site by providing for landscaping;
- O13. To meet the wider community needs for open space and recreation and assist in maintaining the levels of quality and provision of open space;
- O14. To provide for landscaping which takes into account the sensitivity of the adjoining environment of Homebush Bay and minimises the impact of stormwater discharge;
- O15. To provide for passive recreation opportunities; and
- O16. To provide for privacy and shade.

Landscaping

Controls

C8.	All areas not occupied by buildings or roads shall be landscaped predominantly with 'soft' landscaping.
C9.	Not more than 10% of all landscaping may be used for hard landscaping.
C10.	Paths and paving within landscaped areas should be kept to a minimum and within soft landscaped areas allowed only so as to provide access and for discrete passive recreation opportunities.
C11.	Selection and plantings of trees and shrubs should primarily reflect trees and plants of the Parramatta River valley.
C12.	A balance of upper, mid and lower canopy trees is required in all landscaped areas but especially in perimeter setbacks.

General Provisions

Objective

- O17. To maintain the amenity of existing dwellings near the site and reflect the character of Concord.

Architectural Design

Controls

C13.	External design of buildings should have regard to the traditional styles of Concord and especially the California Bungalow theme and especially to the principal features thereof including the following: • gable ended pitched roofs; • pilasters and pillars supporting roofs and awnings; • verandahs; and • detailed eaves.
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2.9 27 George Street, North Strathfield



Figure 47 Aerial photo (source: nearmap.com)

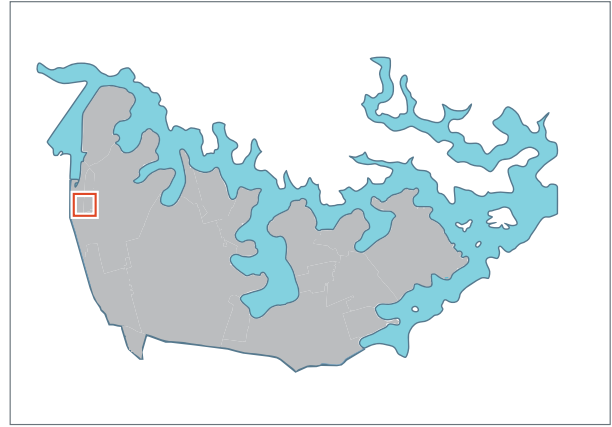


Figure 48 Council area map



Figure 49 27 George Street, North Strathfield - Location Plan



2.9.1 General objectives

- O1. 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;
- O2. To minimise the impact of the development in terms of overlooking and loss of sunlight from adjoining and neighbouring properties;
- O3. 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; and
- O4. To provide for safe access to and from the site.

2.9.2 Specific provisions

Density, Design, Scale and Bulk

Objective

- O5. 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.

Controls

- | | |
|-----|---|
| C1. | A minimum of 10% of the gross floor area of the site must be used for commercial development. |
| C2. | A minimum of 10% of the residential floor space must be developed for older persons and people with a disability. |

Height

Controls

- | | |
|-----|---|
| C3. | Buildings shall be a maximum of four (4) storeys. |
|-----|---|

Setbacks and Building Lines

Controls

- | | |
|-----|---|
| C4. | <p>The following building lines are imposed:</p> <ul style="list-style-type: none"> • Six metres to George Street and the eastern boundary with the rail corridor; and • Five metres to the northern, eastern and southern side boundaries. |
|-----|---|

Design and Form

Controls

- | | |
|-----|---|
| C5. | Buildings are to be articulated and are not to present long, unrelieved structures that dominate the landscape. |
|-----|---|

Site Coverage

Controls

- | | |
|-----|---|
| C6. | The total site cover of all buildings within the development shall be equal to or less than 40% of the total site area. |
|-----|---|

Dwelling Amenity

Controls	
C7.	Dwellings should be designed and orientated to take advantage of views, solar access and proximity to open space areas.
C8.	Consideration should be given to the efficiency of interior layout, room size, security and safety, opportunities for cross breezes, energy efficiency, conservation and privacy.
C9.	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).
C10.	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.
C11.	All units should be provided with clothes drying facilities and adequate storage capacity.
C12.	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.
C13.	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.
C14.	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.

C15.	All units should be provided with energy efficient clothes drying facilities, either: • in cross ventilated drying cupboards or other drying provisions on balconies; • in private open spaces; or • dryers with 4 NATHERS rating.
------	---

Landscaped Open Spaces

Objective

- O6. To ensure the provision of open space and landscaped areas for the amenity of residents.

Controls	
C16.	To ensure adequate provision of open space, maximum permissible site coverage is 40%.
C17.	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.
C18.	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.

Public and Private Open Spaces

Controls

C19.	Useable communal and open space is to be provided at a rate of 40m ² per dwelling. Driveways, pathways and parking areas are excluded from the open space calculations.
C20.	A minimum area of 20m ² 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 10m ² of private open space with a minimum dimension of 2m is to be provided for all above ground units, accessible from the main living areas.

Car Parking and Access

Objective

- O7. 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.

Controls

C21.	The provision of at least one (1) loading dock for each residential building is desirable.
C22.	Loading docks are to be provided for the commercial areas.
C23.	Access to the site is not to be provided by a 'gatehouse' security system, which limits public access to the site.

Pedestrian Access

Controls

C24.	Safe pedestrian access is to be maintained throughout the site.
------	---

Impact on Adjoining Properties

Objective

- O8. To provide attractive streetscapes which enhance the amenity of neighbouring development.

Streetscape

Controls

C25.	The setback of buildings from the street frontages to be appropriate to the streetscape character.
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2.10 Mortlake Point



Figure 50 Aerial photo (source: nearmap.com)

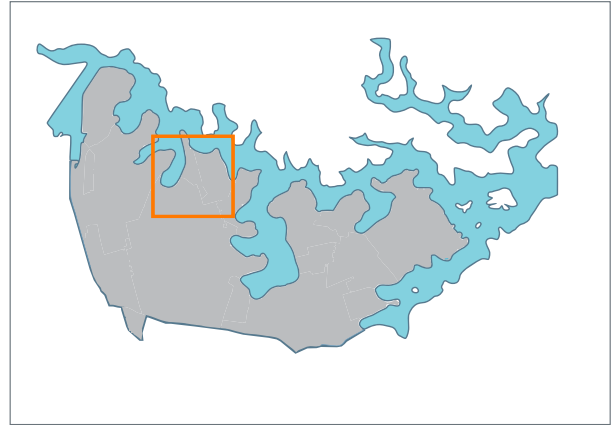


Figure 51 Council area map



Figure 52 Mortlake Point - Location Plan



2.10.1 General objectives

The objectives of the Land Use Compatibility component of this DCP are outlined below. All development in Mortlake Point is to comply with these Objectives.

- O1 Ensure that all potential amenity impacts of proposed development are mitigated through appropriate design responses;
- O2 Ensure that new residential development provides an acceptable level of amenity where located adjacent to non-residential land uses, through design responses that mitigate any impact from existing non-residential land uses;
- O3 Ensure that residential development would not in any way affect the lawful consent of existing non-residential land uses;
- O4 Ensure that the impact generated by new non-residential development, such as operating hours, noise, privacy, vehicular and pedestrian traffic and other factors is controlled so as to not affect the amenity of adjacent residential development; and
- O5 Ensure that Council is provided with relevant and sufficient information that allows Council to determine the land use compatibility impacts of a proposed development.

2.10.2 Specific provisions

General Compatibility Standard for All Development

Controls	
C1.	All development is to utilise a continuous buffer treatment along the interface with adjacent non-compatible land uses. In particular, this should apply to the side and rear boundaries of proposed developments.
C2.	While frontages must be designed so as to not create an unnecessary "solid" frontage that would be unacceptable as streetscape treatment.

C3.	Development is to use appropriate site layouts that use buildings, walls and other physical aspects to minimise environmental impact on adjacent land uses.
C4.	Adequate provision shall be made for off-street parking on all developments to ensure that no conflicts arise between residential and non-residential developments in the utilisation of on-street parking generally.

Design Requirements for Non-Residential Developments

Controls	
C5.	New non-residential development adjacent to residential development should not generate industrial airborne emissions causing noise, odour, fumes and dust to the extent to which it will affect the amenity of adjacent residential development.
C6.	External walls facing residential properties are to be constructed of materials with good sound insulating quality and no large openings that would transmit noise.
C7.	Plant equipment and machinery is to be located within the building or screened from adjacent residential uses.
C8.	Vehicular access must not be provided along the boundary adjacent to residential uses.
C9.	Loading and maneuvering areas are to be located within the building or screened from adjacent residential uses.
C10.	The development must be designed so that any traffic generated has a minimal impact on adjacent residential uses and on the local road system.
C11.	Signage must be of a character that does not detract from the visual amenity of the existing residential uses.

C12.	Lighting systems within the development must not create light spillage onto adjacent residential uses.
C13.	Hours of operation (including waste collection) being limited to between 7am and 6pm, Monday to Friday, with limited hours on Saturday for some uses and no operation on Sunday.
C14.	New non-residential development is to use site layouts that use buildings, walls and other physical elements to provide further protection for noise-sensitive uses from off-site noise.

Compatibility Requirements for Residential Development

Controls	
C15.	External walls facing non-residential properties are to be constructed of materials with good sound insulating quality and no large openings (including windows) that would transmit noise.
C16.	The building plan; walls, windows, doors and roof are to be designed to reduce intrusive noise levels from potential sources of noise emanating from adjacent non-residential uses. Attention should be paid to re-orientating noise sensitive rooms (living, dining, bedrooms) away from potential sources of noise.
C17.	Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration.
C18.	Where windows are to face non-residential development, they are to be fitted with noise-attenuating glass to minimise the impact of background noise from non-residential development.
C19.	Landscaping with appropriate setbacks is to be provided on communal and private open space to create a visual buffer between adjacent non-residential development and filter any air-borne particles generated by industry.

Building Height and Scale

Objectives

O6 To ensure that new development:

- Provides appropriate scale and compatibility with the Mortlake streetscape and the Parramatta River foreshore context;
- Ensures reasonable access of all development to significant views, vistas and landmarks within and around Mortlake Point;
- Maintains and enhances environmental amenity in the immediate context of the development, including reasonable solar access, adequate levels of privacy and an acceptable level of view sharing; and
- Achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure, as well as providing a healthy environment for street vegetation.

Controls	
C20.	Maximum height of new development is not to exceed 12 metres from natural ground level to the uppermost point of the roof structures.
C21.	Building heights are to respond to the topography of Mortlake Point through building heights that ensure the sharing of views to significant land marks and encourage appropriate response to the natural topography.
C22.	Where appropriate, new development is to adopt the predominant height and shape of adjoining development and have similar bulk and mass, taking into account the size and shape of the lot, with taller buildings or elements of one building placed on the higher parts of the site.

Building Setbacks

To ensure that new development:

- a) Provides appropriate relationship to the existing streetscape, by ensuring uniform built form patterns in new development;
- b) Ensures that new development contributes to the public domain in Mortlake Point by providing front setbacks that ensure a comfortable street environment for pedestrians in terms of providing solar access, appropriate human scale and a healthy environment for street vegetation;
- c) Strengthens the relationship of new development in Mortlake Point to significant landmarks in the immediate and broader context; and
- d) Provide side and rear setbacks that provide adequate opportunity for ventilation, solar access, view sharing and privacy in residential buildings.

Controls

C23.	The front setback is 7.5 metres on all sites.
C24.	On the frontages to Northcote Street, Edwin Street, McDonald Street and Bertram Street, a minimum frontage of 7.5 metres is required to facilitate vista termination and visual access to significant views to the west.
C25.	Where Non-Residential development is directly adjacent to Residential development, development is set back at least 4.0 metres from the side and rear boundaries.
C26.	All other residential development is to be set back a minimum 3 metres from the side and rear property boundaries.

Foreshore access

Controls

C27.	Foreshore access is to be encouraged and promoted by securing public access to the foreshore areas of open space for improvement of and linkages with local and regional areas of open space.
------	---

C28.	All development on land located along the foreshore in the area to which this DCP applies is to ensure that adequate public access is provided, to a width of eight (8) metres.
------	---

C29.	The Council is to consider all opportunities to increase public access to the foreshore through acquisition, dedication or right-of-way.
------	--

Streetscape and Public Domain

Objectives

- O7 To create a high quality environment for local residents and workers in Mortlake Point;
- O8 To ensure that new development within Mortlake Point makes a positive contribution to the streetscape and public domain in the area by ensuring a safe, attractive and comfortable environment; and
- O9 Ensure that development includes aspects of landscaping that add to the habitat values of the area.

Controls

C30.	Mid-block connections are to be provided for pedestrians on large sites, in particular those sites directly abutting public foreshore areas. Links should be a minimum of 3 metres in width and where appropriate, be dedicated as public right of way.
C31.	Landscaping is to be utilised by development to encourage improved pedestrian amenity through the provision of shade-giving trees spaced at regular intervals of at least 6 metres.
C32.	Landscaping should incorporate, where possible, native vegetation to improve the habitat potential of the area.
C33.	Pedestrian access is to be clearly legible from the street.

2.11 Tuscany Court



Figure 53 Aerial photo (source: nearmap.com)

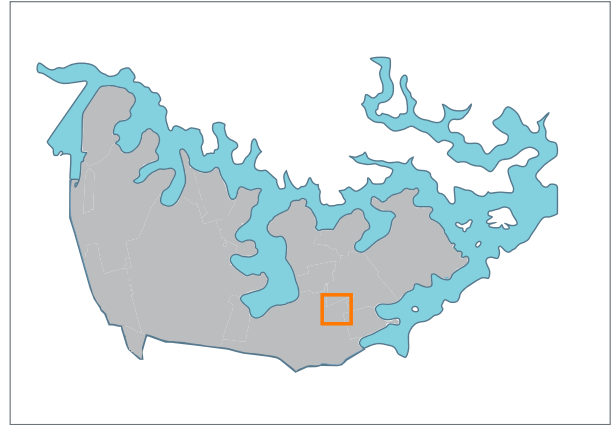


Figure 54 Council area map



Figure 55 Tuscany Court - Location Plan



2.11.1 General objectives

- O1 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;
- O2 To minimise the impact of the development in terms of overlooking and loss of sunlight from adjoining and neighbouring properties;
- O3 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;
- O4 To identify and retain any significant trees on the site; and
- O5 To provide for safe access to and from the site.

2.11.2 Specific provisions

Density, Design, Scale and Bulk

Objective

- O6 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.

Height

Controls	
C1.	The height of buildings, including any car parking, should comply with the height limits for the three precincts specified in Figure 56.
C2.	Buildings should be sited within the building envelope from the eastern and western boundaries of the site as illustrated in Figure 58. This includes a minimum setback of 10m from the eastern and western boundaries with the upper two levels to be setback within a 45° plane to minimise overshadowing and overlooking of adjoining properties.

Setbacks

Controls	
C3.	Buildings located on the eastern and western boundaries of the site and the northern boundary adjoining 355 Lyons Road are to be located no closer than 10 metres at any point, from these boundaries (see Figures 56 and 58).
C4.	The location of any building near a tree nominated in Figure 57 must take account of the drip lines and root systems of the tree.

Design and Form

Controls	
C5.	Buildings are to be articulated and are not to present long, unrelieved structures that dominate the landscape.
C6.	A diversity of accommodation is to be provided, including townhouses and small, medium and large units.
C7.	A pitched roof form is preferable for all development on the site as it provides the opportunity for innovative use of roof space.

Site coverage

Controls	
C8.	Buildings, excluding any community facilities should occupy less than 40% of the site area.

Landscaped and Open Space

Objective

- O7 To provide for private open space that meets resident requirements for recreational and social activities and for landscaping;
- O8 To ensure all significant trees are retained or relocated on the site; and
- O9 To assist on-site drainage by the provision of at ground landscaped open space.

Controls

C9.	To ensure adequate provision of open space the maximum permissible site coverage is 40%.
C10.	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 is to 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.
C11.	Landscaping on the eastern and western boundaries is to ensure the privacy of adjoining residential development.
C12.	In accordance with Figure 57 trees identified as "must be retained" should be retained on the site. Other trees nominated should be retained or relocated on-site where practicable. Buildings in the vicinity of these nominated trees must be setback from the drip line and root systems of these trees.
C13.	Landscaped areas should generally be dominated by vegetation and not masonry elements. 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.

Access

Objective

- O10 Adequate provisions should be made for access to and from the site.

Vehicular Access

Controls

C14.	Access to the site is not to be provided by a 'gatehouse' security system which limits public access to the site.
C15.	Vehicular access is to be maintained to 347 Lyons Road.
C16.	The primary two-way access is to be from Barnstaple Road.
C17.	A secondary access is to be provided from Lyons Road with an island on Lyons Road installed to prohibit entry to the site from the west and exit from the site to the east.

Pedestrian Access

Controls

C18.	Pedestrian access is to be maintained from Lyons Rd to Dalmeny Ave.
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Streetscape

Objective

- O11 To provide attractive streetscapes which enhance the amenity of neighbouring development.

Controls

C19.	The street reserve together with the dwelling fronts and gardens are to create an attractive streetscape and establish a clear character and identity for the street or precinct.
C20.	The setback of buildings from the street frontages to be appropriate to the streetscape character.



Figure 56 Maximum Height



Figure 57 Significant Trees

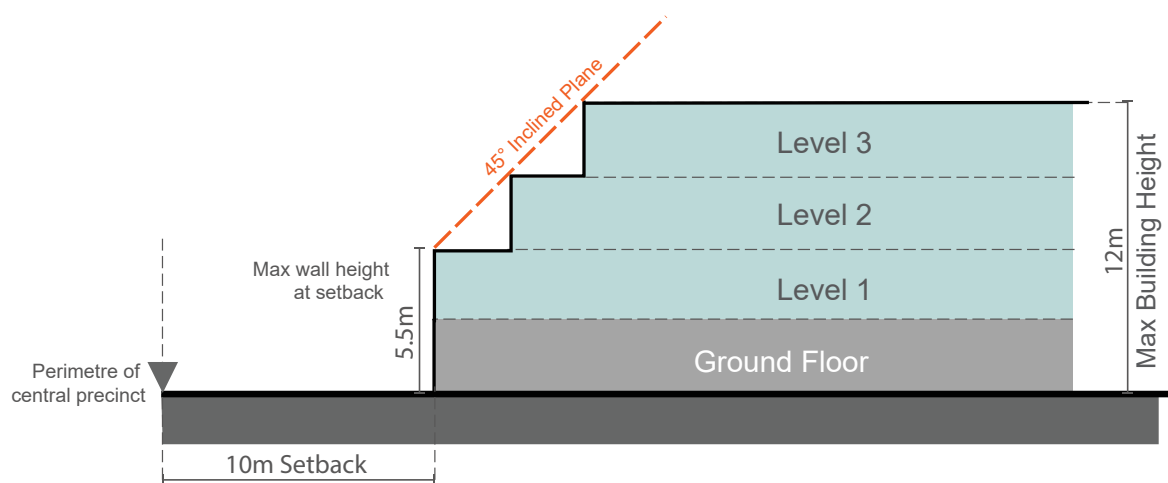


Figure 58 Indicative 45° Building Envelope Control

2.12 Rhodes Corporate Park



Figure 59 Aerial photo (source: nearmap.com)

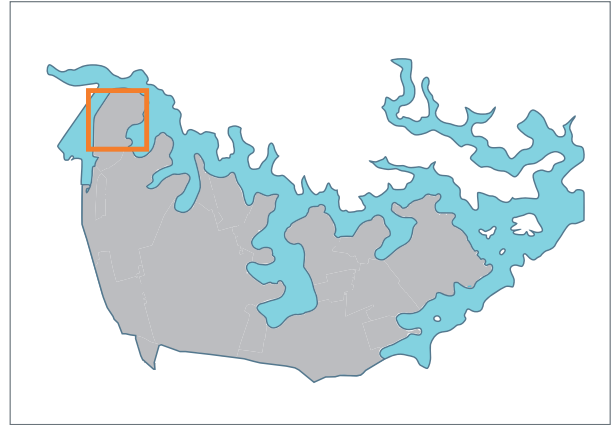


Figure 60 Council area map

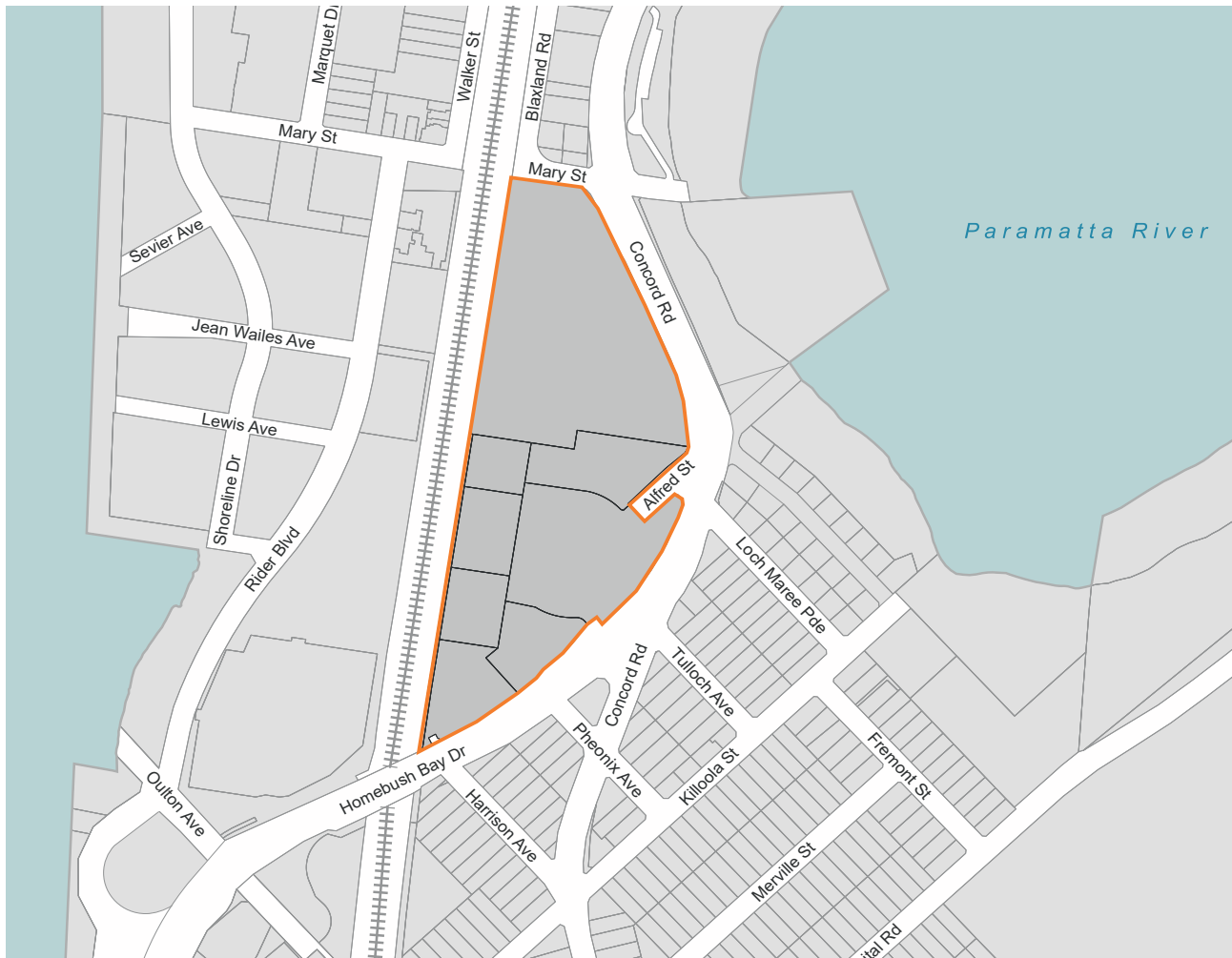


Figure 61 Rhodes Corporate Park - Location Plan



2.12.1 General objectives

- O1 To encourage a high standard of modern business park development;
- O2 To ensure new development complements the existing "Digital" development;
- O3 To provide a range of office and light industrial uses;
- O4 To encourage employment opportunities;
- O5 To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area;
- O6 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;
- O7 To provide for site planning and layout which includes landscaped set backs to major roads and residential areas and modern building forms;
- O8 To enable the grouping of activities and, where practicable, the sharing of facilities;
- O9 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; and
- O10 To facilitate public access throughout the zone.

2.12.2 Specific provisions

Building Setbacks

Controls	
C1.	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.
C2.	A minimum set-back of 15m and an average set-back of 20m to Alfred Street shall be provided. The two standards are intended to provide for stepped or articulated building elevations.
C3.	Buildings should be set-back from Concord Road to achieve a compatible alignment to the Digital building.
C4.	The remnant landscaping that was retained within the Concord Road frontage shall be retained.
C5.	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.

Building Height

Controls	
C6.	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.
C7.	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.
C8.	The Council may require parts of a building to be of a lesser height so as to avoid overshadowing on residential land.

C9.	The Council may approve where it is satisfied that: - Any such part of a building is substantially separated from residential land; and - The variation in height will contribute to a better form and arrangement of buildings on the site.
C10.	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.
C11.	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.

Building Materials

Controls	
C12.	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.

Landscaping

Controls	
C13.	Site landscaping should be generally designed to reinforce the intended “buildings in park” image.
C14.	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.
C15.	Development on the southern part of the site should extend and complement the existing landscaped courtyard in the Digital complex.

Subdivision

Controls	
C16.	Proposals for subdivision will need to demonstrate that subdivision will not prejudice the reasonable development of other lands in the zone, or hinder the attainment of objectives to achieve an integrated and compatible development of the overall site.

Types of Use

Controls	
C17.	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; and • No requirement for extensive public visits or “walk-in” trade.
C18.	Small scale uses are discouraged unless they are ancillary to or provide services to the overall development.
C19.	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.

Relationship with Residential Zones

Controls	
C20.	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.
C21.	Hours of operation will generally be limited to between: • 7am and 6pm Monday to Friday; and • 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); and • Any requirement for extended hours for operating computer equipment, international communications or similar.
C22.	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.

2.13 Edgewood and Kendall Inlet (former Dulux Site)

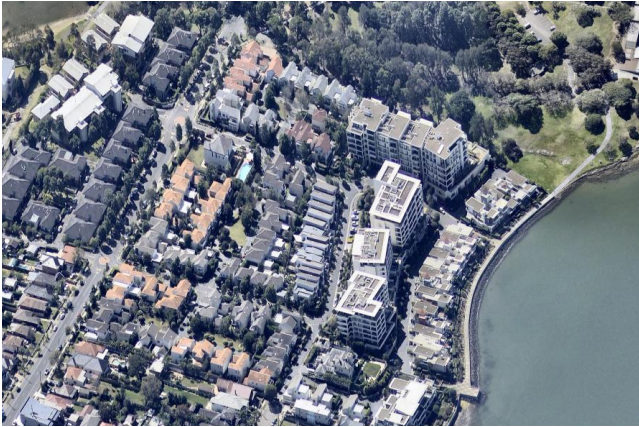


Figure 62 Aerial photo (source: nearmap.com)

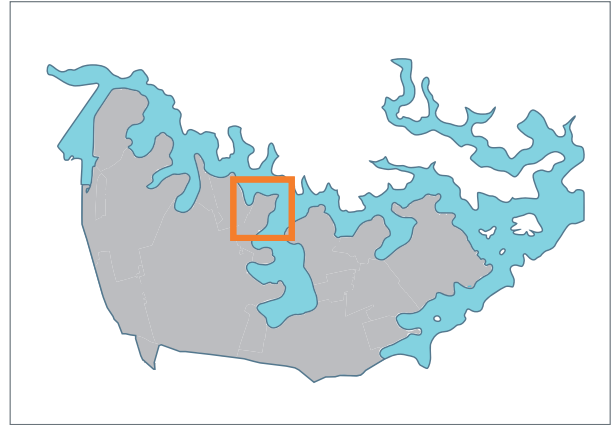


Figure 63 Council area map



Figure 64 Edgewood and Kendall Inlet - Location Plan



2.13.1 General objectives

- O1 Provide a pleasant, functional and safe environment to and along the foreshore for cyclists and pedestrians;
- O2 Maintain significant views and vistas into and out of the site;
- O3 Protect the heritage buildings, Correys House and Strathroy, and their setting on the site;
- O4 Ensure adequate provision of landscaping and useable private and public open space;
- O5 Provide for pedestrian and cycle linkages through the site to adjoining areas;
- O6 Provide adequate carparking and bicycle storage facilities on the site;
- O7 Maximise visual and acoustic privacy to adjoining properties and within the development itself;
- O8 Ensure adequate daylight and sunlight are maintained to existing development, new development and open spaces;
- O9 Ensure the existing streetscape character is maintained and enhanced;
- O10 Ensure development and access networks are integrated with the existing built and natural environment;
- O11 Ensure development presents an appropriate bulk and scale to public areas having regard to existing development and the topography of the site; and
- O12 Ensure the design orientation of buildings and materials used in construction utilise renewable resources.

2.13.2 Specific provisions

Streetscape

- O13 To integrate new development in a manner which complements the character of the area and relates to the pedestrian environment.

Controls

C1.	Buildings are to be setback 9 metres from the Cabarita Road frontage.
C2.	Buildings facades are to be oriented towards existing public street frontages.
C3.	Buildings are not to exceed two storeys in height on the Cabarita Road frontage.
C4.	Building length on Cabarita Road is not to exceed 20 metres to give the appearance of separate buildings and provide views into the site.
C5.	Fences having frontage to public open space or public roadway are: • not to exceed 1 metre in height if of solid construction; and • not to exceed 1.5 metres if of 'open' type design.
C6.	Continuous fencing for more than 20 metres (average frontage of existing development) should have some visual or physical relief.
C7.	Seating areas in a landscaped setting are to be provided every 100 metres along the frontage.

Side Boundaries

O14 To minimise the impact of new development on adjoining areas.

Controls

C8.	Buildings must comply with the building height plane. (see definitions)
C9.	Wall openings should be provided at a minimum of 3 metre separation.
C10.	Fences on the southern boundary will need to comply with the Dividing Fences Act.
C11.	Fences adjoining Cabarita Park should not exceed 1.8 metres in height and be of 'open' appearance.

Foreshore Frontage

O15 To ensure the integrity of the foreshore is maintained and enhanced for public enjoyment.

Controls

C12.	Building height plane to apply from the property boundary. An average setback of 13.5 metres, having a minimum width of 9 metres, is to be provided from the high water mark to the development for public foreshore access.
C13.	Buildings are to be setback a minimum of four metres from the public foreshore accessway. The location of buildings should not result in overshadowing to the foreshore between the hours of 9am - 3pm (EST) 10am - 4 pm (Daylight saving time).
C14.	The foreshore access is to be in a landscaped setting and comprise: • a pedestrian pathway with minimum dimensions of 1.0 metre; and • a cycleway with minimum dimensions of 0.8 metres with a separation distance of 0.7 metres.

Height of Building

O16 To ensure the building envelope relates to the topography of the site, providing an appropriate bulk and scale having regard to the foreshore location, streetscape and adjoining properties.

Controls

C15.	Buildings should not exceed the building height plane on all boundaries and development should be no higher than: • 11 metres from existing ground level to the ridge lines of the building as measured from Cabarita Road.
------	---

Bulk and Scale

O17 To ensure the location, layout and design of buildings has regard to the impact of development on views from surrounding public spaces and within the development.

Controls

C16.	Buildings comply with the building height plane, floor space ratio, landscaping and tree lining of Cabarita Road.
------	---

Building Design

O18 To ensure a high quality design which is integrated into the existing environment.

Controls

C17.	All buildings are to have pitched roof forms.
C18.	Access driveways are to provide a landscaped entry.

Visual and Acoustic privacy

O19 To provide visual and acoustic privacy to adjoining properties and within the development itself.

Controls	
C19.	The minimum separation distance between directly overlooking dwelling units is: • 6m between non-habitable rooms; and • 9m between habitable and non-habitable rooms; and • 12m between habitable rooms.
C20.	Where there are direct views between living areas or into adjoining private open space, fixed windows should be obscured or windows offset or screened appropriately. Balconies are to adhere to the following setbacks: • 6m from walls without balconies or windows; and • 12 metres from walls with balconies or windows.
C21.	Bedrooms of one dwelling do not share walls with living rooms or garages of adjacent dwellings. Bedroom windows are at least 3m from shared streets, driveways and parking areas of other dwellings. Shared walls and floors between dwellings are constructed in accordance with the noise transmission and insulation requirements of the Building Code of Australia.

Views

O20 To maintain views through the site from public spaces.

Controls	
C22.	A view corridor is to be maintained from Cabarita Road, through the development to the foreshore on both sites.

Open Space Provision

O21 To provide quality open space for the enjoyment of users.

Controls	
C23.	A landscaped area of 45% of the site area.

Private Open Space

O22 To ensure adequate usable private open space to meet the needs of residents.

Controls	
C24.	For above ground development, the open space may take the form of a balcony directly connected to the dwelling with the following minimum requirements: • 1 bdr - minimum area of 6m² having a minimum dimension of 2m; • 2 bdr - minimum area of 8m² having a minimum dimension of 2m; and • 3 bdr or greater - minimum area of 12m² having a minimum dimension of 2m.
C25.	For development at ground level the following minimum requirements apply: • 1 bdr - minimum area of 10m² having a minimum dimension of 3m; • 2 bdr - minimum area of 16m² having a minimum dimension of 4m; and • 3 bdr or greater - minimum area of 35m² having a minimum dimension of 4m.

Location of Parking

Controls

C26.	Parking is not permitted between the building and street alignment.
C27.	Parking shall be in the form of a garage, basement car park, covered carport or an equivalent open area.

Vehicular Access

Controls

C28.	Security gates are not to be installed at entry and exit points into the development from Cabarita Road. Vehicular access into the development is to be directly from Cabarita Road, with the exception of service vehicles to access Strathroy.
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Protection of Heritage Buildings and Context

O23 To protect and enhance heritage buildings on the site and in their context.

Controls

C29.	No development is to be within the Cabarita Road frontage and Correy's House. In addition, a minimum curtilage of 10 metres is to be maintained around Correy's House. No development is to be located between the Parramatta River and Strathroy House. In addition, a minimum curtilage of 10 metres is to be maintained around Strathroy House.
C30.	The curtilage of the heritage buildings is to be landscaped, using species appropriate to the heritage context.

Use of Heritage Items

O24 To ensure the use of buildings will not impact on the heritage significance or detract from residential amenity.

Controls

C31.	Where a public or community use is proposed, the hours of operation will be dependent upon: • the nature of use proposed; • the proximity to residences; and • the likely noise generated. A Heritage Management Plan is to be prepared which includes: • uses proposed for Correy's House and Strathroy House; • landscaping • means of access; • hours of operation; • maintenance program; and • management program.
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2.14 2A Hythe Street, Drummoyne



Figure 65 Aerial photo (source: nearmap.com)

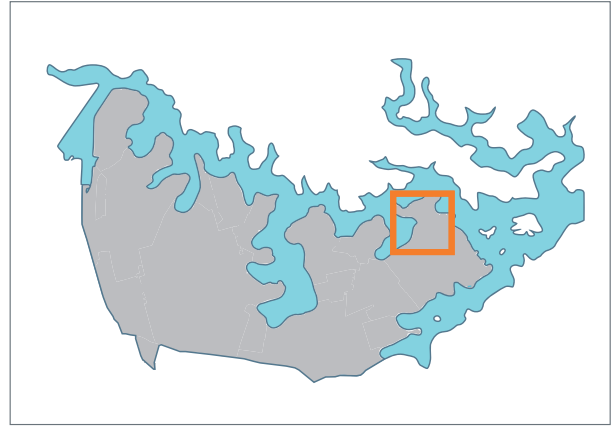


Figure 66 Council area map



Figure 67 2A Hythe Street - Location Plan



2.14.1 General objectives

- O1 To achieve a coordinated urban design outcome.
- O2 To enhance the existing streetscape and ensure appropriate development scale and interface near residential areas.
- O3 To minimise solar access and privacy impacts upon surrounding properties.
- O4 To minimise the impact of any excavation on adjoining buildings and existing landscape.
- O5 The design of balconies is not to significantly increase the visual bulk of the building.

Controls

C1.	Buildings are to adhere to the following setbacks: 6m to the south-western property boundary; 6m to the western boundary; 8m to the north-western property boundary.
C2.	The maximum building height is RL 19.9 on the corner of Westbourne Street and Hythe Street. The maximum building height on the remainder of the site is 8.5 metres.
C3.	Water Sensitive Urban Design systems are to be implemented and detailed in landscape plans and stormwater solutions on the site.
C4.	No excavation is to occur within the “Nil excavation zone”.
C5.	Balconies within the balcony zone are to have a light weight design character, for example a glass or metal balustrade
C6.	Preclude vehicular access and egress from Westbourne Street and Hinkler Court.

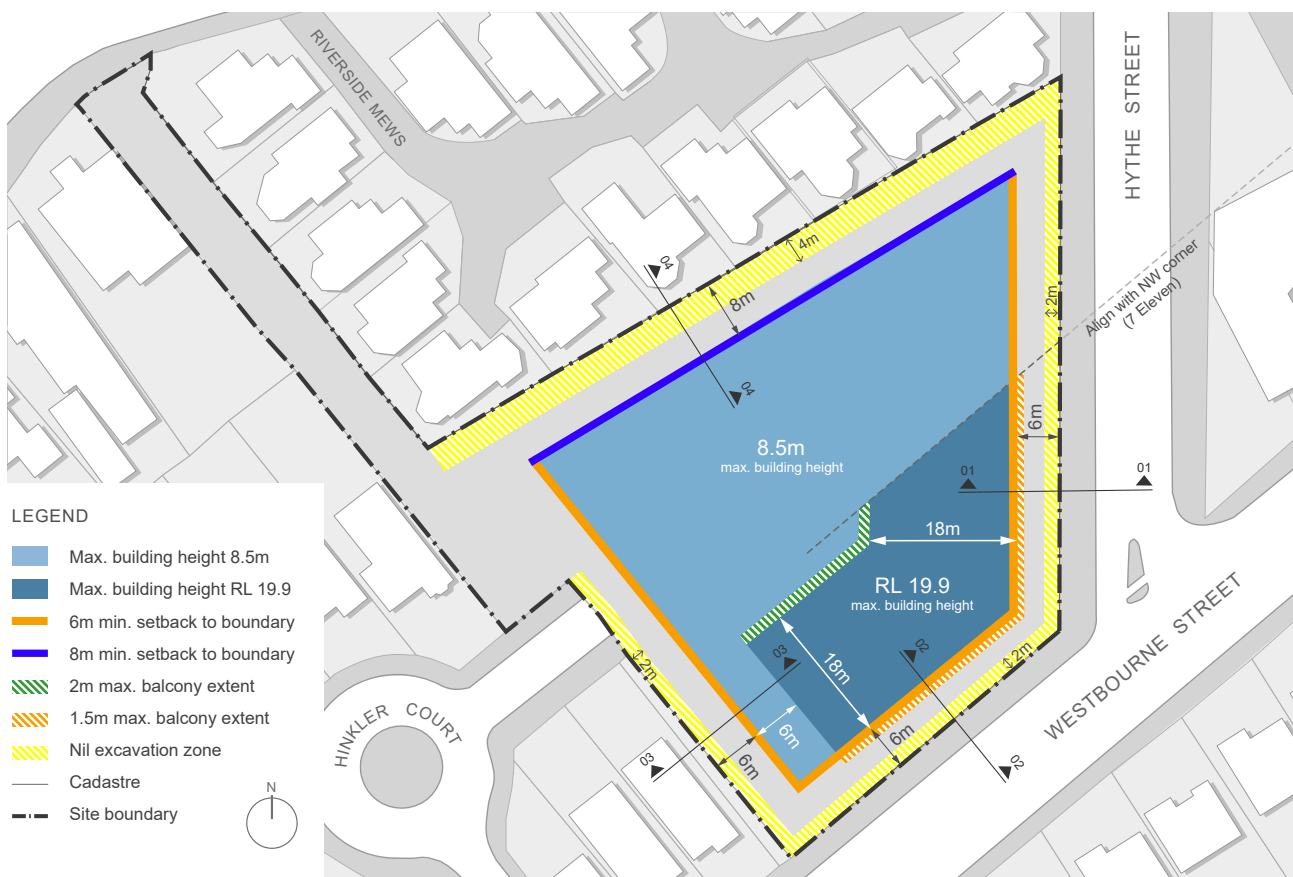
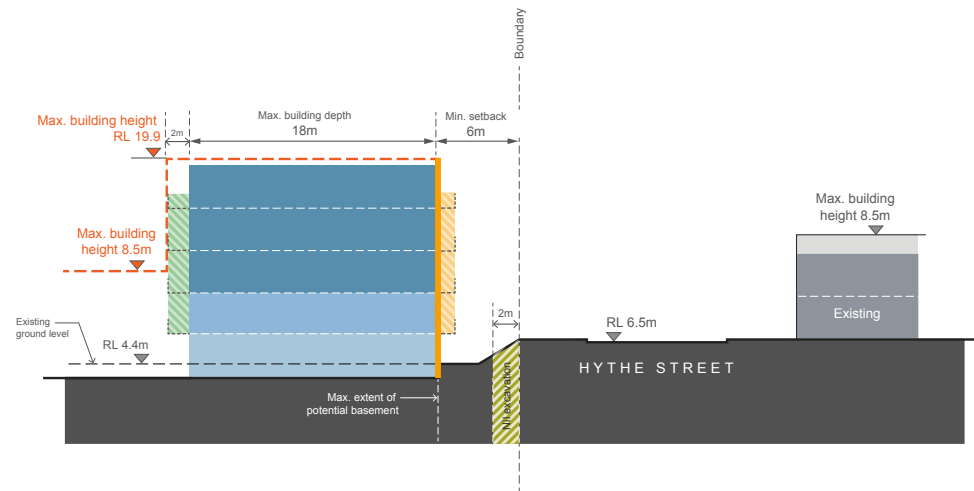
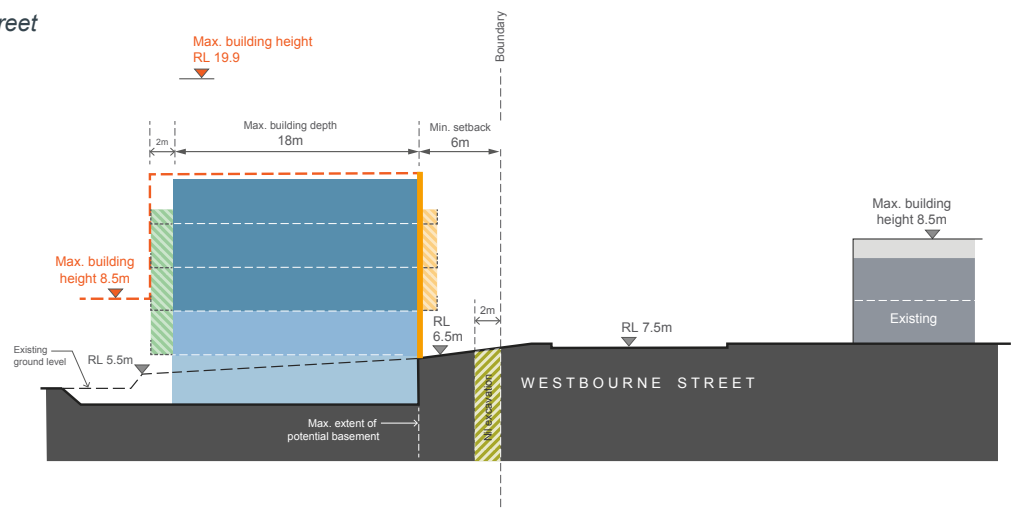
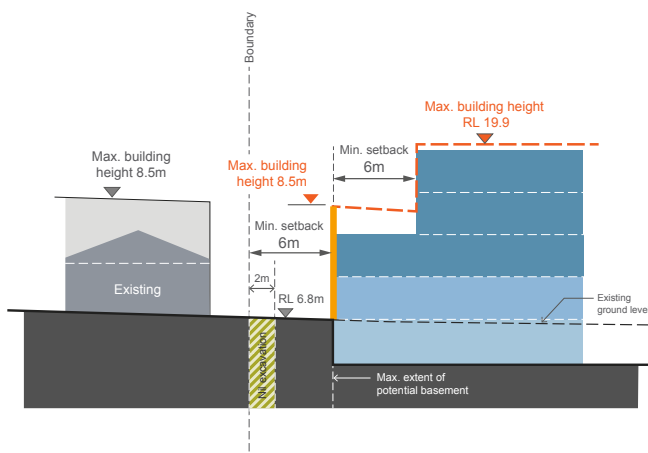
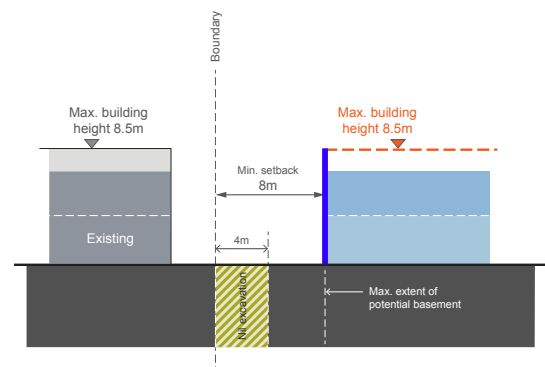


Figure F4.1 Consolidated development controls plan

Figure 68 Interface sections

Section 01**Interface Hythe Street****Section 02****Interface Westbourne Street****Section 03****Interface South-Western Boundary****Section 04****Interface North-Western Boundary**

2.15 Concord West Precinct

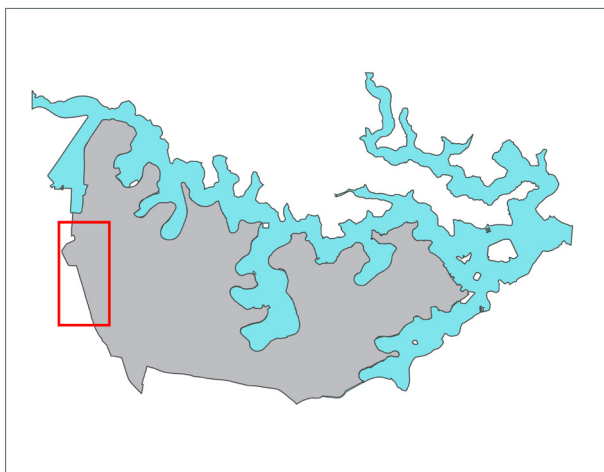


Figure 69 Council area map

2.15.2 Introduction

Context

The Concord West Precinct (the Precinct) is bound by Liberty Grove to the north, Pomeroy Street to the south, the main Northern Railway Line to the east and Powell's Creek Reserve to the west. The area is characterised by a variety of built form and uses, including a mix of dwelling houses, town houses, apartment buildings, education and industrial uses. In terms of vehicle movement the precinct is effectively self-contained, with George Street forming the only vehicular access point to the surrounding road network at the southern end of the precinct.

Studies have identified a number of industrial sites within the precinct that are currently underutilised. The identified sites are well suited for residential purposes, featuring good access to public transport and local amenities.

Land to which this section of the DCP applies

This section, 2.15 Concord West Precinct, provides development controls for specific areas addressed within the adopted Concord West Precinct Master Plan, Urban Design Study (May 2014).

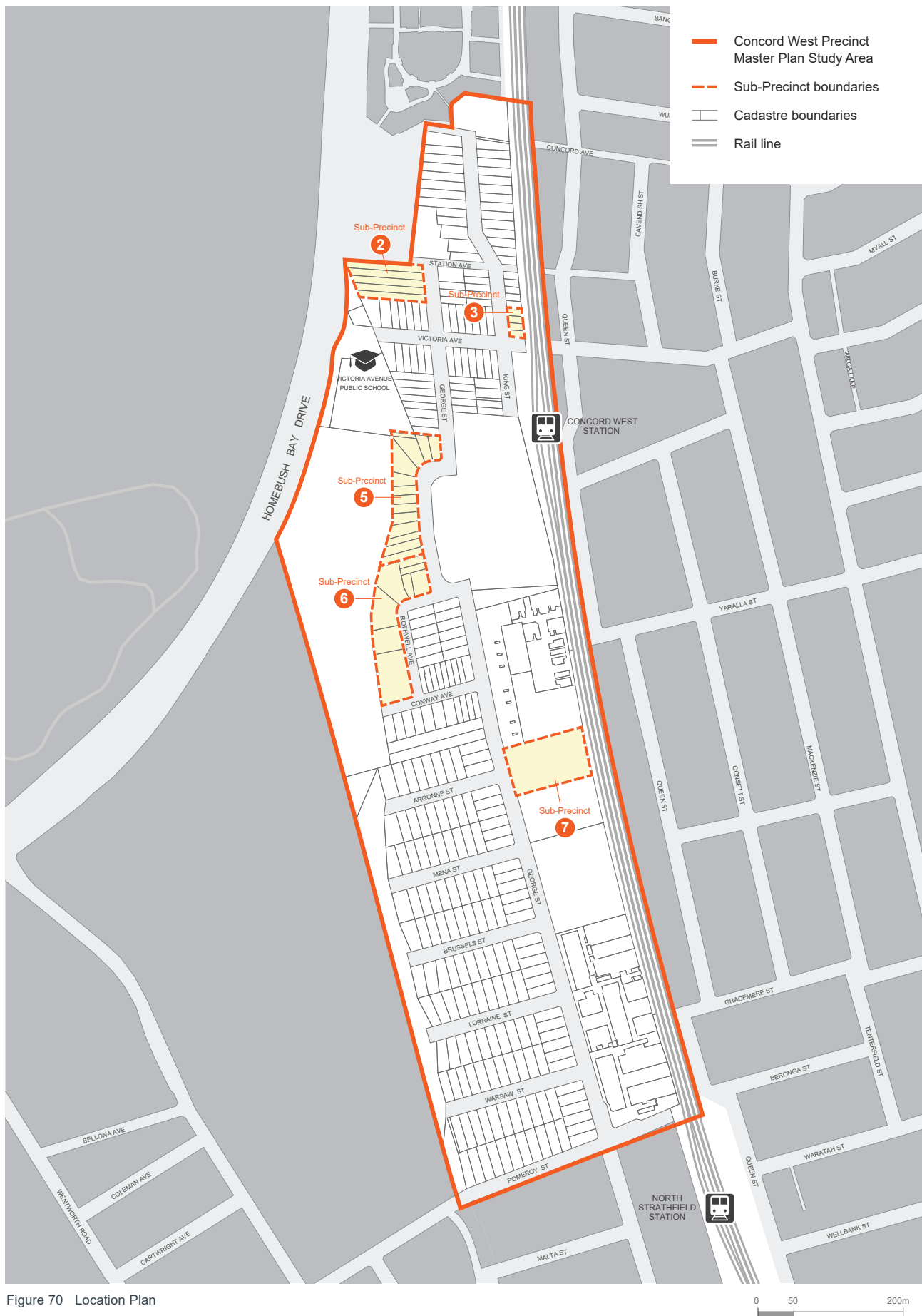
Currently, this section of the DCP applies only to the area/s listed below:

- Sub-Precinct 6, where the land is located at 2, 2A and 4 Rothwell Ave, Concord West (see Figure 70 Location Plan).
- Sub-Precinct 7, where the land is located at 25 George Street, North Strathfield (see Figure 70 Location Plan).
- Sub-Precinct 3, where the land is located at 3 King Street, Concord West (see Figure 70 Location Plan).

Desired Future Character

The desired future character of the precinct is a transit oriented community which features higher densities that maximise site renewal opportunities. Development proposals in the precinct are to achieve the following desired future characteristics:

- **Well Integrated Built Form:** Development will provide a considerate built form that steps down in height toward adjoining lower-rise residential areas. The siting, bulk and scale of development will ensure there are no significant adverse impacts to sunlight access and privacy within the precinct.
- **Mixed Use:** Development adjoining the public square will provide a focal point for the neighbourhood by providing active uses such as shops, cafes and restaurants.
- **Accessibility:** Development will better connect the precinct as a whole by creating a permeable street network for pedestrians and vehicles. Connections will strengthen existing or promote new routes to the station and open space.



2.15.3 Public Domain and Movement

Pedestrian and Cycle Connections

Objectives

- O1 To improve pedestrian connectivity to open space and the Canada Bay Public School.
- O2 To create new access routes through sites to strengthen the connections to and between places.
- O3 To better connect the neighbourhood as a whole.
- O4 To make it easier and more attractive to walk and cycle through the neighbourhood.
- O5 To improve access to public transport and nearby commercial and retail areas.

Controls

C1.	Provide a new pedestrian connection between the western end of Station Avenue and the western end of Victoria Avenue within the area identified in Figure 71 Public Domain Plan.
C2.	Provide multiple mid-block pedestrian connections between George Street and the playing fields within the area identified in Figure 71 Public Domain Plan.
C3.	Provide a new mid-block pedestrian connection between Rothwell Avenue and Powells Creek Reserve within the area identified in Figure 71 Public Domain Plan.
C4.	All new pedestrian connections are to be a minimum 10 metres wide
C5.	All pedestrian connections and footpaths are to be publicly accessible 24 hours a day through access easements.
C6.	All new pedestrian connections are to be consistent with Safer-by-Design (or CPTED) principles (i.e. clear lines of sight).
C7.	Implement kerb build outs at intersections and other key pedestrian crossings to narrow the width of the street.
C8.	Provide an on-road or separated cycle path along George Street and King Street from Pomeroy Street to Liberty Grove as identified in Figure 71 Public Domain Plan.
C9.	Provide for new footpaths as indicated in Figure 71 Public Domain Plan.

New Shareways

Objectives

- O6 To improve connectivity and make it easier for people to walk through the neighbourhood.
- O7 To integrate future development sites into the existing neighbourhood fabric.

Controls

C10.	Provide a new north-south share way connecting Concord Avenue to Station Avenue which: • has built form between the share way and the eastern boundary; and • is publicly accessible.
C11.	Extend Station Avenue to the west as a share way to provide vehicular access to adjacent buildings and pedestrian access to the pedestrian network as identified in Figure 71 Public Domain Plan.
C12.	The new extended Station Avenue is to provide unobstructed views from the pedestrian tunnel under the rail line to Homebush Bay Drive.
C13.	Upgrade Concord Avenue and Station Avenue west of King Street to provide a seamless continuation of the share way as identified in Figure 71 Public Domain Plan.
C14.	All share ways are to be publicly accessible 24 hours a day through access easements.

Public Open Space

Objectives

- O8 To give the neighbourhood a meeting place and focal point.
- O9 To create a George Street and King Street 'spine' to visually unify the character of the neighbourhood.

Controls

C15.	Provide a public square at the end of Victoria Avenue in front of the railway station as identified in Figure 71 Public Domain Plan. The public square is to: • have a minimum area of 400sqm. • have minimum dimensions of 17m x 18m; and • feature characteristics for passive recreation such as hardstand paving, tree planting to provide shade, lighting and seating.
C16.	Tree planting on the verge of George Street and King Street from Pomeroy Street to Liberty Grove is to feature: • Regularly spaced planting of trees; and • Planting of consistent tree species.
C17.	Kerb build outs are to include rain gardens or low level landscaping where appropriate.

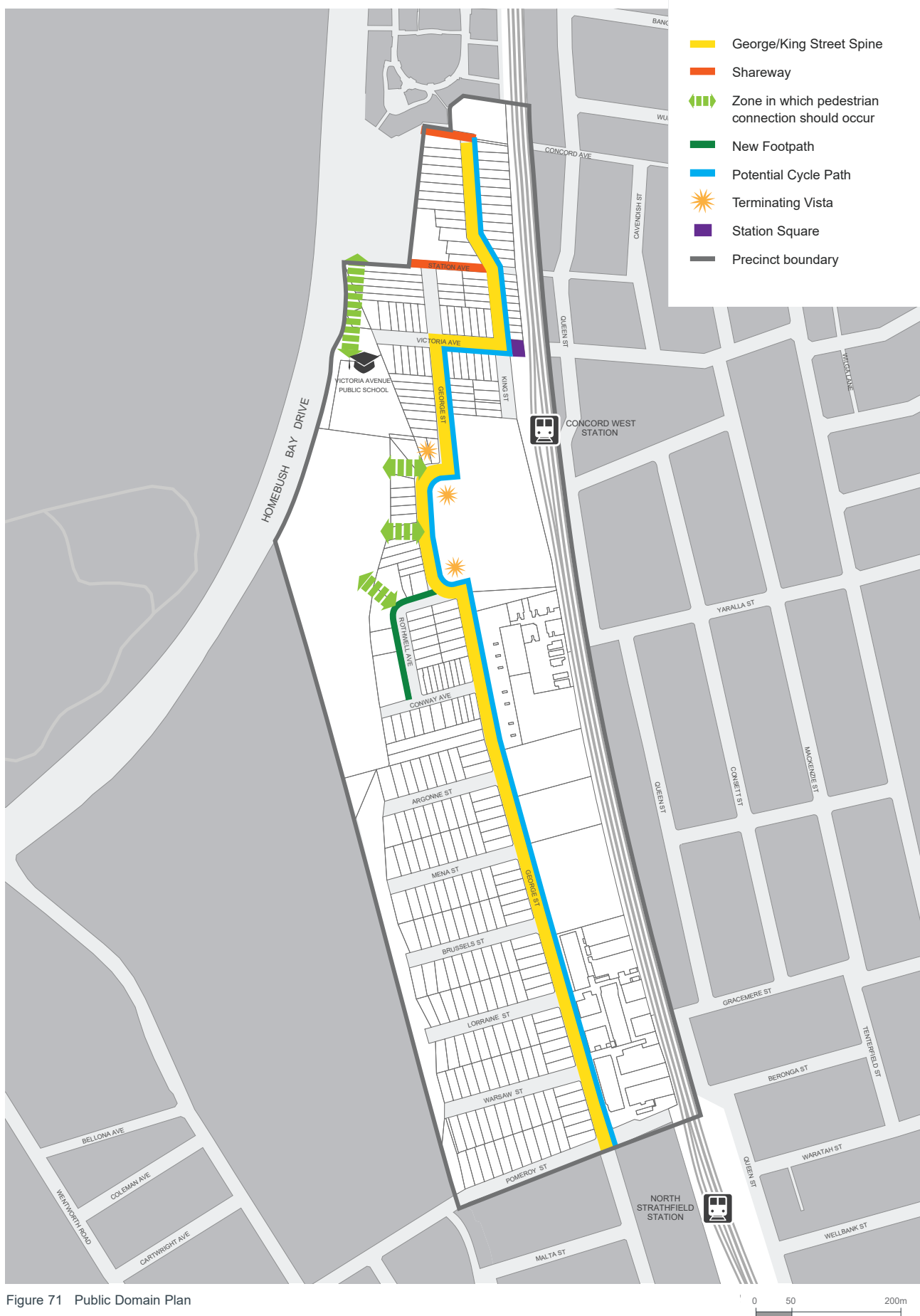


Figure 71 Public Domain Plan

2.15.4 Built Form

Building Setbacks

Objectives

- O10 To minimise the impact of new development on existing development.

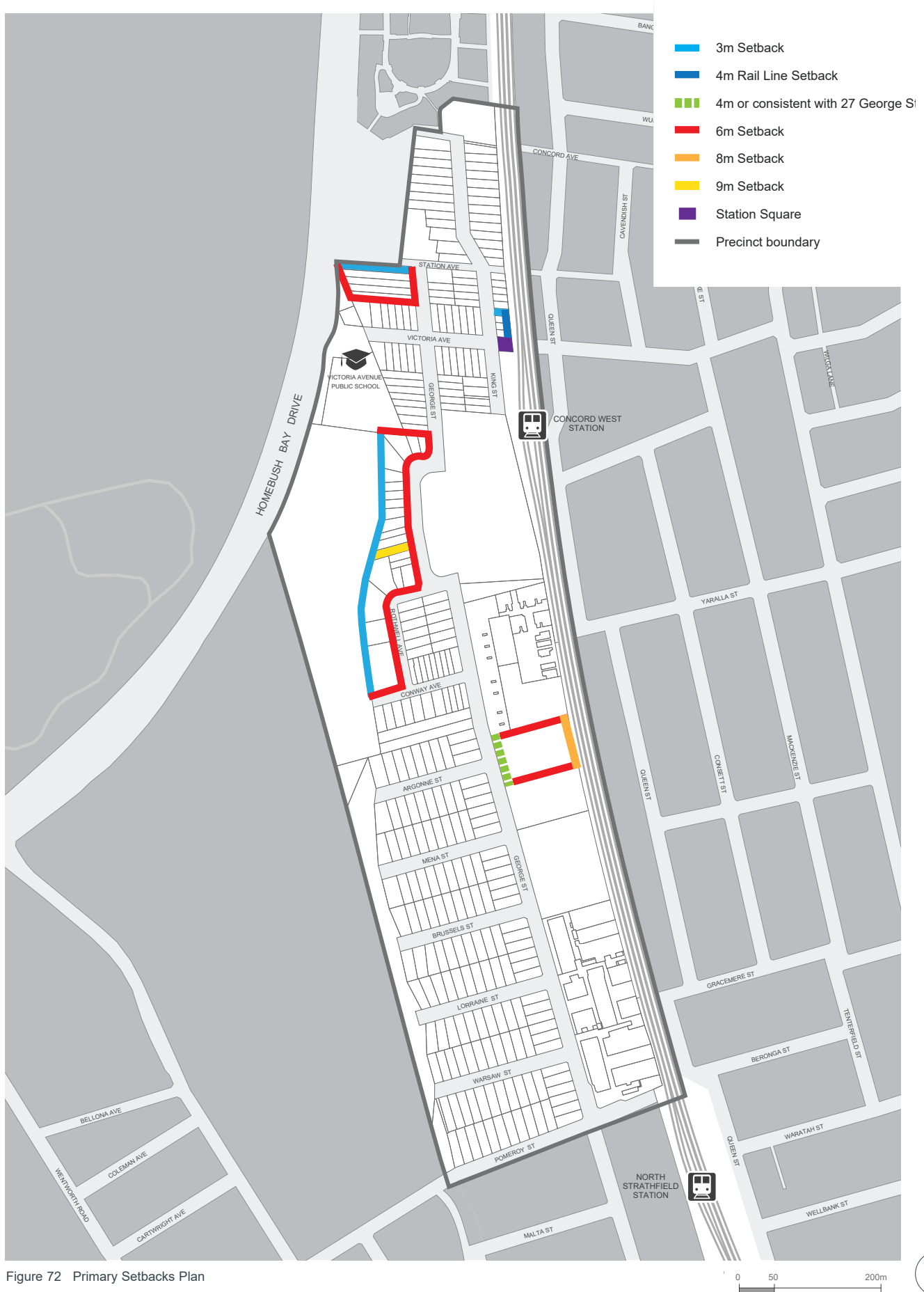
Controls	
C18.	Development setbacks are to be in accordance with Figure 72 Primary Setbacks.
C19.	The upper most level of new development four storeys or higher is to provide a 2 metre setback in accordance with Figure 73 Secondary Setback. Refer to Figures 75-87 for built form examples.
C20.	The area within the primary setback of the street frontage is to be a deep soil zone and is to have no structures below.
C21.	Access points to underground parking are encouraged to be located between existing and new development if that will provide for increased building separation.

Building Height

Objectives

- O11 To allow redevelopment while at the same time respecting the existing character of the neighbourhood.

Controls	
C22.	New buildings are to be consistent with Figure 74 Maximum Building Heights. <i>Note: Maximum building heights are to be in accordance with the LEP. This control provides further, more detailed guidance, and is intended to articulate building height in storeys to better achieve the objective of this point, in particular minimising negative impacts on existing development.</i>
C23.	Development at Sub-Precinct 3 is not to exceed two storeys within 10 metres of its northern property boundary (Refer to Figure 79 Section E-E).



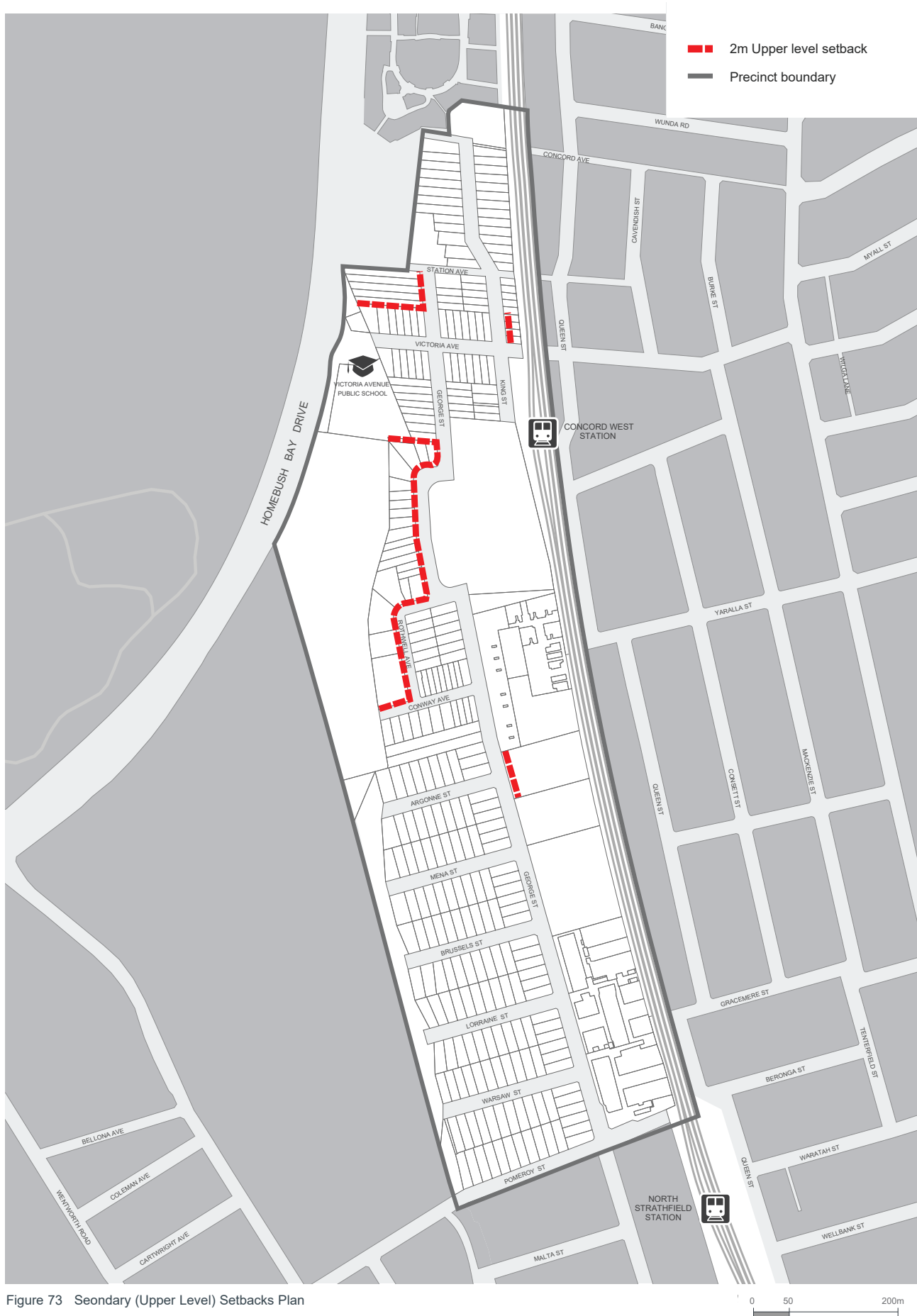


Figure 73 Secondary (Upper Level) Setbacks Plan



Figure 74 Maximum Building Heights Plan

Building Articulation

Objectives

- O12 To provide well-articulated built form that reduces the visual bulk and scale of buildings.

Controls

- | | |
|------|--|
| C24. | <p>Where a building is greater than 60 metres in length the facade is articulated through the use of:</p> <ul style="list-style-type: none"> • significant recesses or projections. • deep balconies. • elements of a finer scale than the main structural framing including the eaves and overhangs. • vertical elements such as blade walls or fins. |
|------|--|

Ground Floor Residential

Objectives

- O13 To ensure ground floor dwellings have a high level of amenity and create a positive interface with the street.
- O14 To provide for increased passive surveillance of the public domain.

Controls

- | | |
|------|--|
| C25. | Dwellings on the ground floor facing the street are to have individual entries from the street. |
| C26. | <p>Ground floor private open space is to be designed as a private terrace.</p> <p><i>Note: The area and dimension of private open space is to be consistent with Part 6 (6.4.6) of the Canada Bay DCP.</i></p> |
| C27. | Where fronting a pedestrian connection, ground floor dwellings are to be designed to maximise passive surveillance. |

Ground Floor Mixed Use

Objectives

- O15 To promote activity and interest and enhance the public domain, particularly at Station Square
- O16 To provide the community with a focal point.
- O17 To enhance safety and security at the station.
- O18 To provide for increased passive surveillance of the public domain.

Controls

- | | |
|------|---|
| C28. | <p>Provide ground level active uses where fronting Station Square (see Figure 79 Section E-E).</p> <p><i>Note: Active uses that are encouraged include Cafes, Restaurants and the like.</i></p> |
|------|---|

- | | |
|------|---|
| C29. | <p>Where fronting station Square development is to engage and activate the square through design measures that may include:</p> <ul style="list-style-type: none"> • public seating that spills into the square. • design measures that enable an open frontage at ground level to the square; and • awnings that encourage the public to spend time during all weather types. |
|------|---|

2.15.5 General

Flooding

Objectives

- O19 To mitigate potential flood impacts on new and existing development.

Controls

- | | |
|------|--|
| C30. | New development is to be consistent with the findings, conclusions and recommendations of the Concord West Precinct Master Plan Flood Study. |
|------|--|

Important Views

Objectives

- O20 To ensure new development enhances vista opportunities.

Controls

- | | |
|------|--|
| C31. | <p>New development at terminating vista sites shown in Figure 71 Public Domain Plan are to include features or articulation to provide visual interest which may include:</p> <ul style="list-style-type: none"> • Expressive roof features. • Emphasised vertical elements. • Façade elements which vary in colour or in material type from those used at other parts of the building. |
|------|--|

Passive Surveillance

Objectives

- O21 To increase passive surveillance of public open space.
- O22 To encourage public use of open space by providing a safe environment.

Controls

- | | |
|------|---|
| C32. | <p>Where fronting Powell's Creek Reserve, the Canada Bay Primary School playing fields or Olympic Park, development is to engage and activate open space through layout and design measures which include:</p> <ul style="list-style-type: none"> • Orienting living areas and areas of principal open space toward open space, having large, transparent windows facing the open space. • Avoid dense screen vegetation within private open space. • Increasing opportunities for passive surveillance. • Avoiding large / expansive walls. • Providing low or transparent fencing. • Avoiding significant grade change of built form. |
|------|---|

Parking

Objectives

- O23 To provide car parking that responds to the capacity of the neighbourhood.
- O24 To provide a rate of parking that encourages public transport.
- O25 To minimise traffic generation into and out of the precinct.

Controls

C33.	Car and bicycle parking provision is to be in accordance with Section 3.8 Car Parking and Bicycle Parking under the Parramatta Road Urban Transformation Planning and Design Guidelines (see Table 1).
C34.	Car parking provision must not exceed individual maximums provided per Sub-precinct in Table 2.

Table 1 Maximum Car Parking Rates

(Extract of Table 3.2 Paramatta Road Corridor Urban Transformation Strategy, Planning and Design Guidelines, Nov 2016, Page 45)

Category	Residential (max. spaces per dwelling)					Other (max. spaces/m2)		
	Studio	1 bed	2 bed	3 bed	Visitor	Commercial	Retail	Industrial
Homebush Precinct	0.3	0.5	0.9	1.2	0.1	100	70	120

Table 2 Maximum Car Parking Provisions per Sub-precinct

Sub-precinct	No. of Car Parking Spaces
2	86
3	20
5	157
6	141
7	126

Example Built Form Sections

Sub-Precinct 2

George Street Interface

Section C-C below illustrates height transition and upper level setback to George Street.

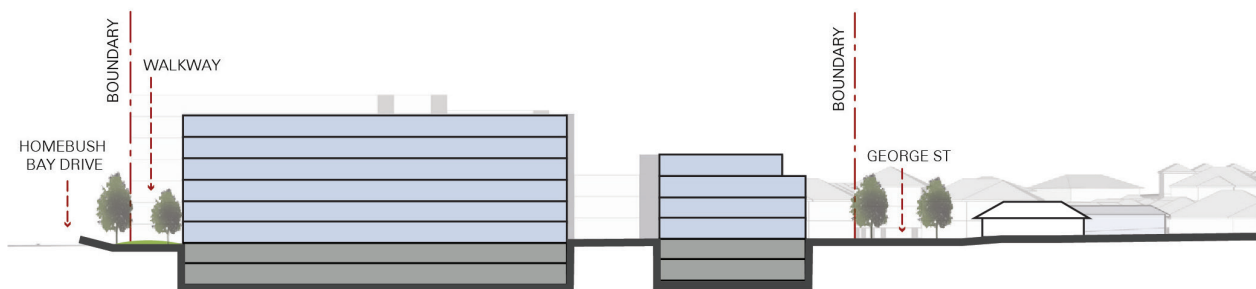


Figure 76 Section C-C

Interface Station Avenue

Section D-D depicts the principle of four storey built form where adjacent to existing housing and where the top level has a greater setback.

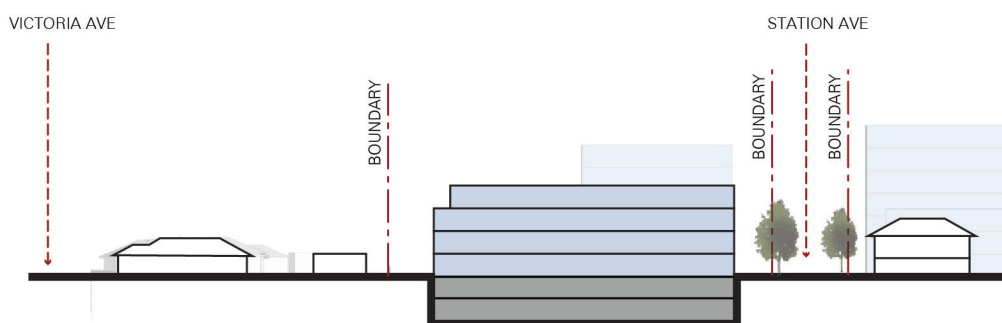


Figure 77 Section D-D



Figure 75 Key Plan Sub-Precinct 2

Example Built Form Sections

Sub-Precinct 3

King Street Interface

Section E-E below illustrates the building mass for the site immediately north of the future urban plaza. The northern boundary has a 3 metre setback and requires a two storey interface height with 10 metres of the northern boundary. Ground level active uses are to be provided at Station Square.

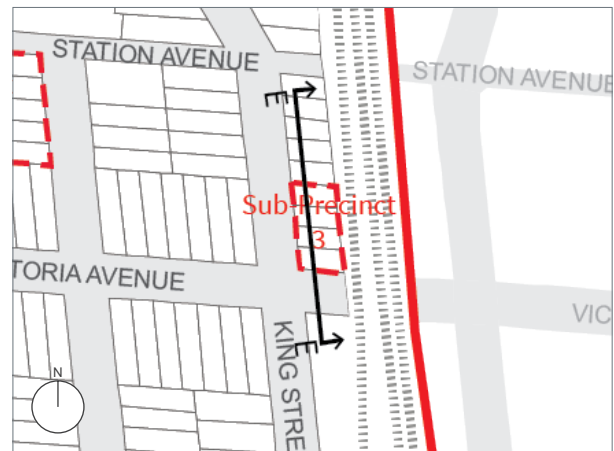


Figure 78 Key Plan Sub-Precinct 3

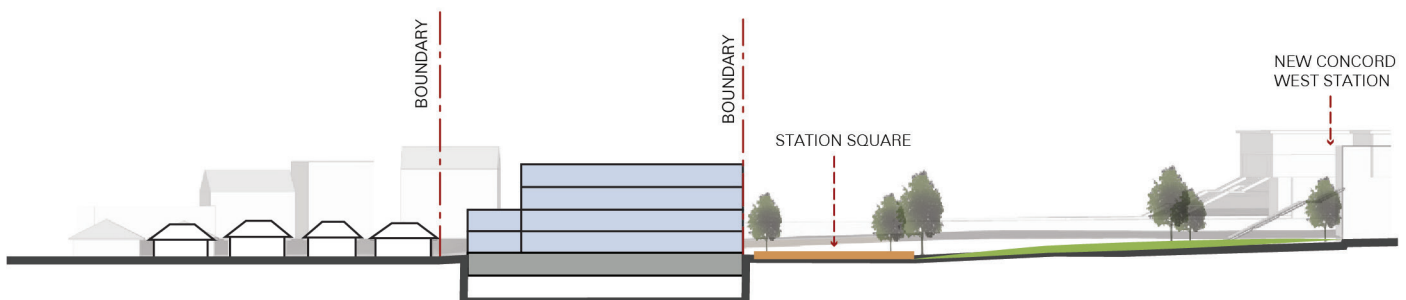


Figure 79 Section E-E

Example Built Form Sections

Sub-Precinct 5

George Street Interface

Section F-F below illustrates the stepping down of building heights from 6 storeys to 4 storeys at the northern interface to low scale residential.

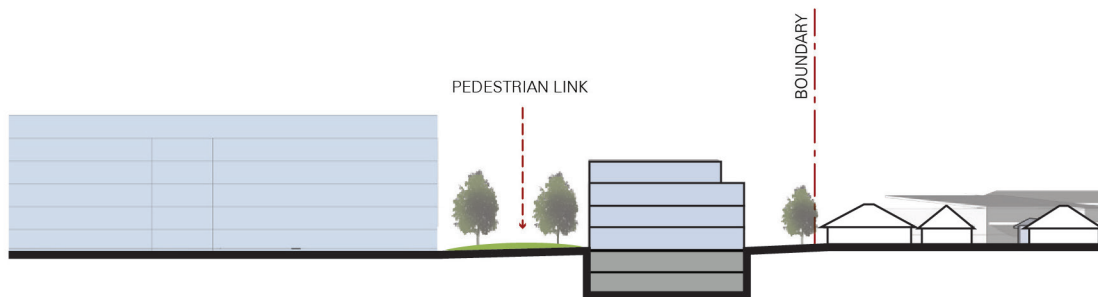


Figure 81 Section F-F

George Street Interface

Section GG depicts built form to George Street and upper level setbacks.

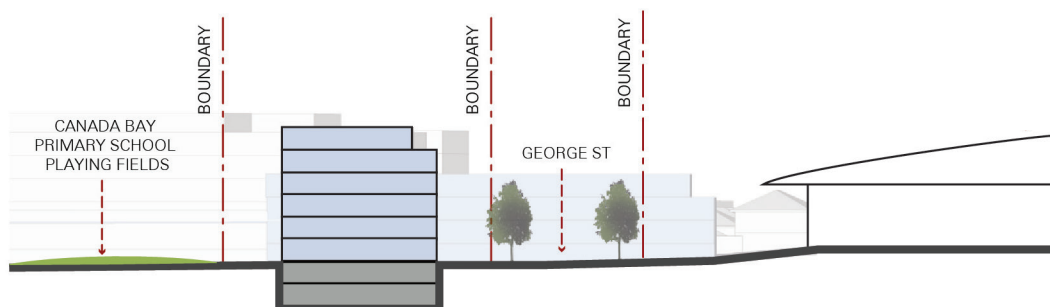


Figure 82 Section G-G

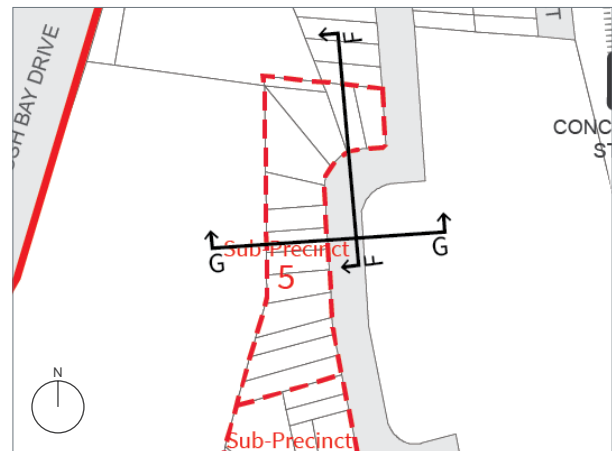


Figure 80 Key Plan Sub-Precinct 5

Example Built Form Sections

Sub-Precinct 6

Rothwell Street Interface

Section H-H below illustrates 4 storey built form to adjacent low scale residential.

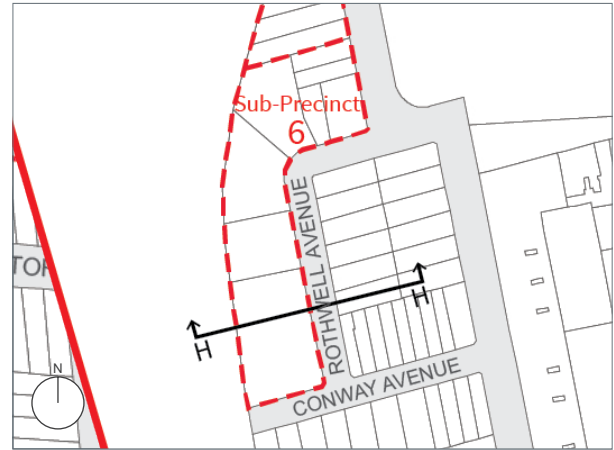


Figure 83 Key Plan Sub-Precinct 6

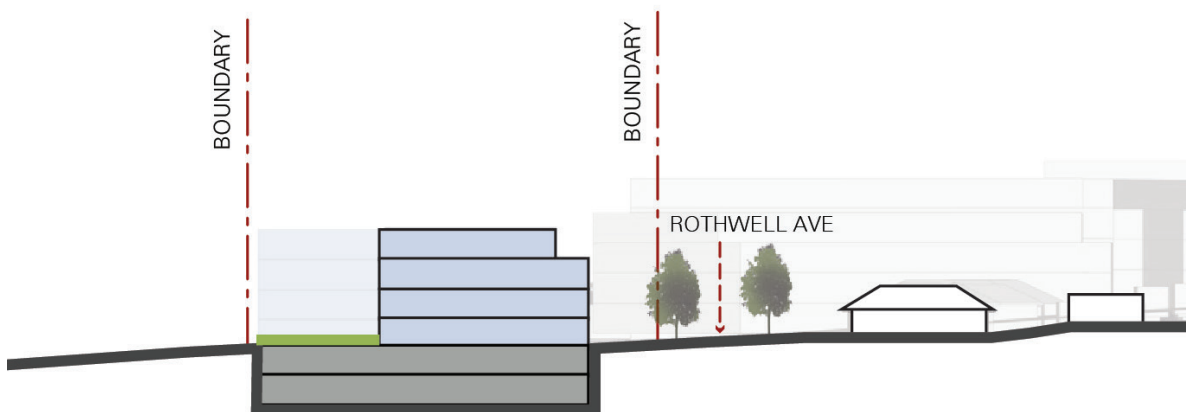


Figure 84 Section H-H

Example Built Form Sections

Sub-Precinct 7

George Street Interface

Section I-I below illustrates a 4 storey building height to George Street maintaining the existing street wall character of the neighbouring properties.

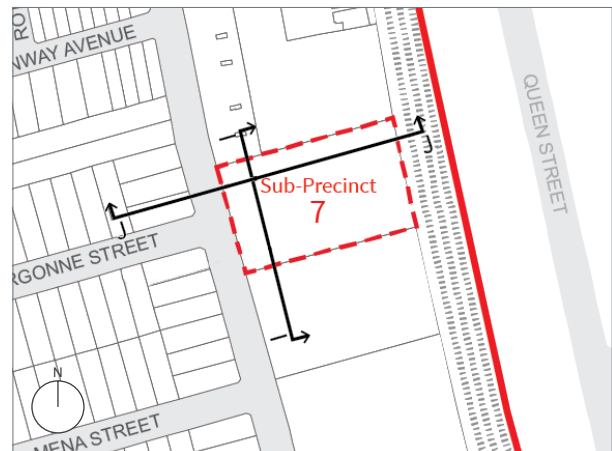


Figure 85 Key Plan Sub-Precinct 7



Figure 86 Section I-I

George Street Interface

Section J-J shows the transition in height from George Street to the rear of the site and in conjunction with neighbouring properties to the north and south.

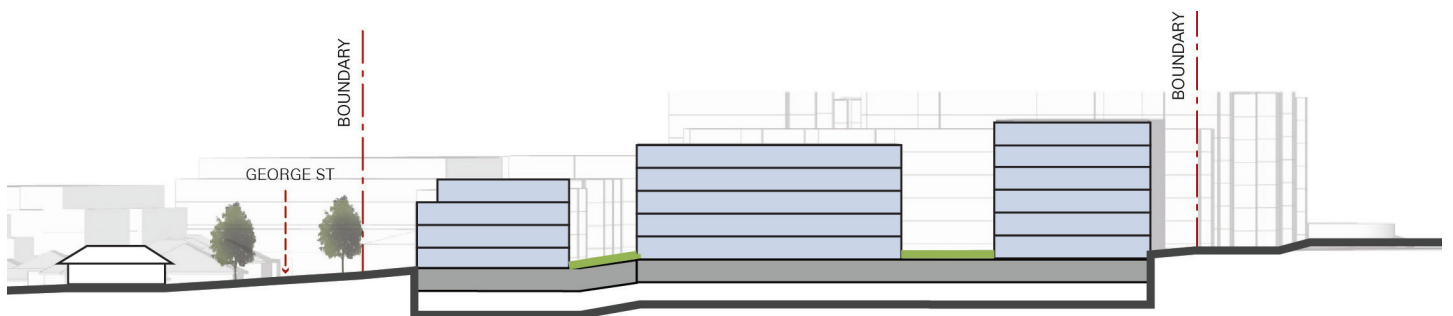


Figure 87 Section J-J

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