

Edgewood and Kendall Inlet (former Dulux Site) Development Control Plan

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Development Control Plan



City of Canada Bay Council

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1 Introduction

1.1 Objectives of the Plan

The general objectives of this plan are to:

- Minimise the impact on adjoining properties and surrounding areas;
- Achieve a high quality design;
- Ensure new design has regard to the heritage items identified on site;
- Have regard to the character of Canada Bay;
- Incorporate into the development ecologically sustainable principles;
- Provide for public foreshore access;
- Identify S.94 contributions

The specific objectives of this plan are to:

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

This plan uses both *performance criteria* and *controls* to satisfy *the objectives*. This approach is used to achieve the best possible outcomes based on the merits of the site. The controls may be modified if the performance criteria and objectives can be met. Flexibility is the key and sometimes tradeoffs will be required e.g. locating living rooms with a northerly aspect may need to be traded off for views.

1.1.1 Controls & Performance Criteria

These controls and performance criteria are given under the following sections:

- 1) Design and Siting
 - Setbacks & Streetscape

- Daylight & Sunlight
 - Safety and Security
 - Bulk, height and scale
- 2) Landscaping & Open Space
 - 3) Site Facilities
 - 4) Access and Parking
 - 5) Heritage
 - 6) Stormwater drainage and waste management

1.2 Area to which this Plan Applies

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

1.3 Relationship to other Plans

This DCP should be read in conjunction with:

- i) The City of Canada Bay Local Environmental Plan (CBLEP)
- ii) The City of Canada Bay Specification for the Management of Stormwater
- iii) The City of Canada Bay Contaminated Land Policy
- iv) The City of Canada Bay Section 94 Contributions Plans
- v) The City of Canada Bay Planning Agreements Policy

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

1.4 Additional Provisions

This Development Control Plan adopts the following provisions of the City of Canada Bay Development Control Plan:

- i) Part 2 Notification and Advertising
- ii) Part 3 General Information
- iii) Part 4 Heritage
- iv) Part 6.5.3 Waste Management
- v) Part 9 Signs and Advertising
- vi) Part 10 Child Care Centres

A provision of this Plan will have no effect to the extent that:

- i) It is the same or substantially the same as a provision in the CBLEP or another environmental planning instrument (EPI) applying to the same land; or
- ii) It is inconsistent with a provision of the CBLEP or another EPI applying to the same land, or its application prevents compliance with a provision of the CBLEP or another EPI applying to the same land,

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

1.5 Objectives of the Plan

Be consistent with the objectives of the City of Canada Bay LEP;

2 Additional Requirements to be Submitted with the Development Application

The following information will also need to be provided as part of the Development Application:

- Landscaping Plan
- Management Plan for Heritage Items
- Waste Management Plan
- Preliminary Energy Performance Report
- Survey plan showing finished levels

The Development Application will need to undertake a site analysis which provides details of the site including:

- Site orientation - north point
- Existing landscaping on the site
- Form, height, scale and type of buildings adjoining the site including window & door openings and private open space
- Existing buildings on the site
- Pedestrian linkages from surrounding areas
- Adjoining open space networks
- Significant view corridors

It is recommended the applicant consult with Council regularly throughout the design process

3 Glossary of Terms

Basement:

Is a non-habitable space which is substantially below ground level, provided that its ceiling is not more than 1 metre above the average finished level of the ground at the external wall, or if the external wall is more than 12m long, the average for the 12m part where the ground is the lowest.

Building Height Plane:

Measured from a height of 1.8 metres at the property boundary a line projected at a 30 degree angle from all boundaries.

Bdr:

Abbreviation for Bedroom.

Existing Ground Level:

That level at the time this plan was prepared.

First Floor Height:

The height of the finished floor level of the first floor, not being a floor at ground level of a building to be erected shall not exceed a height of 3.5 metres measured vertically above any point at finished ground level.

Gross Floor Area:

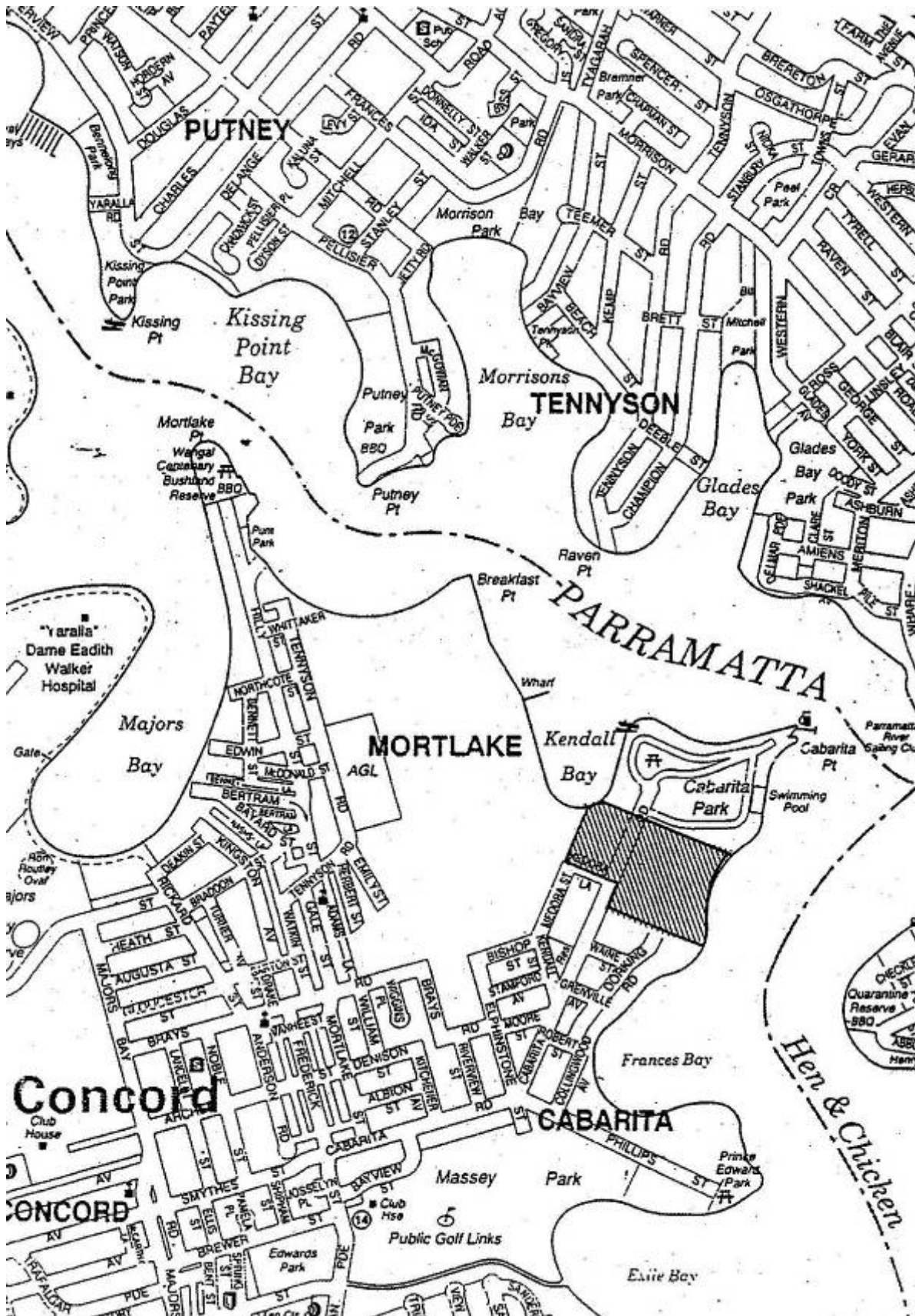
Means the sum of the areas of each floor of a building, including attic space, where each floor is taken to be the area within the inner face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, (excluding spaces needed for any plant, services, mechanical equipment or parking).

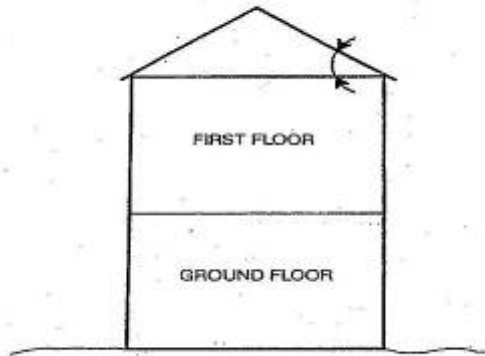
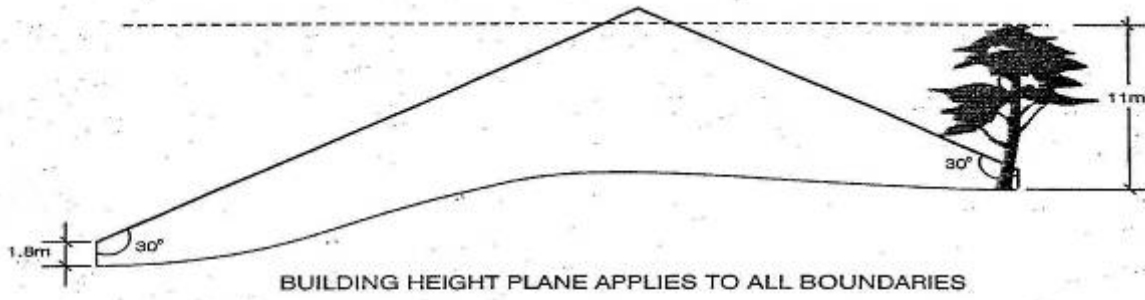
Landscaped Area:

Is that area including private, communal and public open space at ground level. It does not include roads but does include pathways in a landscaped setting. A minimum of 60% of the landscaped area must comprise gardens, lawns, shrubs and trees.

Storey:

Storey means any floor or part of a floor regardless of use but does not include an attic contained wholly within the roof space where the roof has a maximum pitch of 36 degrees or a parking area contained wholly within a basement which is substantially below finished ground level.





ATTICS CAN BE BUILT IF THE ROOF PITCH IS NOT GREATER THAN 36°

4 Controls and Performance Criteria

4.1 Design and Sitting

Objectives	Performance Criteria	Controls
<p>4.1.1 Streetscape</p> <p>To integrate new development in a manner which complements the character of the area and relates to the pedestrian environment.</p>	<p>Development on public street frontages has had regard to the character of existing development in the vicinity of the site including:</p> <ul style="list-style-type: none"> • setbacks of existing buildings on Cabarita Road • landscaping • fence height • spaces between dwellings • views through the site • roof pitch <p>New development and fences contributes to and is integrated into the overall streetscape at a scale which relates to the pedestrian environment.</p>	<p>Buildings are to be setback 9 metres from the Cabarita Road frontage.</p> <p>Buildings facades are to be oriented towards existing public street frontages.</p> <p>Buildings are not to exceed two storeys in height on the Cabarita Road frontage.</p> <p>Building length on Cabarita Road is not to exceed 20 metres to give the appearance of separate buildings and provide views into the site.</p> <p>Fences having frontage to public open space or public roadway is:</p> <ul style="list-style-type: none"> • not to exceed 1 metre in height if of solid construction • not to exceed 1.5 metres if of 'open' type design <p>Continuous fencing for more than 20 metres (average frontage of existing development) should have some visual or physical relief.</p> <p>Seating areas in a landscaped setting are to be provided every 100 metres along the frontage.</p>
<p>4.1.2 Side Boundaries</p> <p>To minimise the impact of new development on adjoining areas.</p>	<p>Buildings adjoining side boundaries will not adversely impact on the amenity enjoyed by existing adjoining dwellings. Consideration has been given to:</p> <ul style="list-style-type: none"> • maintenance of views • overshadowing of private open space • minimising the impact of bulk and 	<p>Buildings must comply with the building height plane. (see definitions)</p> <p>Wall openings should be provided at a minimum of 3 metre separation.</p> <p>Fences on the southern</p>

Objectives	Performance Criteria	Controls
	<p>scale of new development on adjoining areas fence design and height relates to and does not detract from Cabarita Park</p> <ul style="list-style-type: none"> buildings are separated or articulated and do not present blank walls maintenance of privacy. 	<p>boundary will need to comply with the Dividing Fences Act.</p> <p>Fences adjoining Cabarita Park should not exceed 1.8 metres in height and be of 'open' appearance.</p>
<p>4.1.3 Foreshore Frontage</p> <p>To ensure the integrity of the foreshore is maintained and enhanced for public enjoyment</p>	<p>Development along the foreshore contributes to the character of the foreshore. The development has had regard to:</p> <ul style="list-style-type: none"> minimising the visual impact of development as viewed from the water and the foreshore accessway; 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 pathway providing appropriate street furniture, lighting and planting for the comfort, safety and security of users 	<p>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.</p> <p>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).</p> <p>The foreshore access is to be in a landscaped setting and comprise:</p> <ul style="list-style-type: none"> A pedestrian pathway with minimum dimensions of 1.0 metres a cycleway with minimum dimensions of 0.8 metres with a separation distance of 0.7 metres.
<p>4.1.4 Height of Building</p> <p>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.</p>	<p>Building height has had regard to:</p> <ul style="list-style-type: none"> maintenance of significant views from buildings to public areas; maintenance of significant views to and from heritage buildings; topographic variation; conformity with the treeline along the Cabarita Road frontage; minimising visual impact as viewed from the water, streetscape and — public open spaces; overshadowing of open space and other buildings; setbacks from adjoining development; 	<p>Buildings should not exceed the building height plane on all boundaries and development should be no higher than:</p> <p>11 metres from existing ground level to the ridge lines of the building as measured from Cabarita Road</p>

Objectives	Performance Criteria	Controls
	<ul style="list-style-type: none"> character of the surrounding area; the human scale and relationship to open space. 	
<p>4.1.5 Bulk and Scale</p> <p>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.</p>	<p>The development has had regard to:</p> <ul style="list-style-type: none"> massing to reduce its visual impact from open spaces, roadways and the Parramatta River; separation between buildings should to provide view corridors through the site; privacy between buildings; providing a reasonable level of solar access to dwellings and open spaces. 	<p>Buildings comply with the building height plane, floor space ratio, landscaping and tree lining of Cabarita Road</p>
<p>4.1.6 Building Design</p> <p>To ensure a high quality design which is integrated 'into the existing environment</p>	<p>The design of buildings:</p> <ul style="list-style-type: none"> provides variety and presents as a cohesive development includes architectural features which reflect the character of Concord, (see also street frontage and shading) <p>Garages and car parks are not intrusive or visually dominant</p>	<p>All buildings are to have pitched roof forms. Access driveways are to provide a landscaped entry</p>
<p>4.1.7 Visual and Acoustic privacy</p> <p>To provide visual and acoustic privacy to adjoining properties and within the development itself;</p>	<p>The location, design and layout of buildings, building openings and balconies;</p> <ul style="list-style-type: none"> minimises direct overlooking into habitable rooms and private open space; provides acoustic privacy to habitable rooms and private open space 	<p>The minimum separation distance between directly overlooking dwelling units is:</p> <ul style="list-style-type: none"> 6m between non-habitable rooms; 9m between habitable and non-habitable rooms; and 12m between habitable rooms. <p>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 of any other directly facing wall plane that does not have balconies or windows should be 6m, or within 12.0 metres of any other directly facing wall plane with windows or balconies.</p> <p>Bedrooms of one dwelling do not share walls with living rooms or garages of adjacent</p>

Objectives	Performance Criteria	Controls
		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
4.1.8 Views To maintain views through the site from public spaces.	Buildings are designed to: <ul style="list-style-type: none"> • maximise views of Parramatta River and public open spaces within and through the development; • minimise obstruction of views from other buildings. • provide vistas 	A view corridor is to be maintained from Cabarita road, through the development to the foreshore on both sites
4.1.9 Solar Access to buildings, daylight and sunlight To ensure the design approach and orientation of buildings, open space and materials used in construction take advantage of renewable energy resources to maximise energy efficiency and thermal comfort to users.	<ul style="list-style-type: none"> • Building are sited and designed to maximise solar access to north-facing windows of living areas and principal areas of open space having regard to slope, views, and overshadowing. • A preliminary energy performance report has been prepared, based on the plans, by an appropriately qualified person(s) and submitted with the development application to demonstrate satisfaction of the objective 	Solar access is to be provided to main living areas and private open space of each dwelling for a minimum of three hours duration between the hours of 9am and 5pm (EST) and 10am and 5pm (daylight saving time) at 21 June (winter solstice).
4.1.10 Ventilation To maximise natural ventilation	Maximise orientation of dwellings to benefit from easterly/north easterly summer breezes. Openings within dwellings are to provide for cross ventilation.	
4.1.11 Shading To maintain thermal comfort and maximise energy efficiency in dwelling design having regard to visual appearance.	Summer heat penetration is reduced through appropriate dwelling design, glazing, shading devices and landscaping. This may include adjustable louvres, awnings, balconies, pergolas, eaves overhangs etc. having regard to the visual appearance of the buildings.	Projecting shading devices are to be installed on western facing openings and be at least 0.45 times the height, measured from the bottom of the glass to be shaded.

4.2 Building Materials and Finishes

Objectives	Performance Criteria	Controls
<p>4.2.1 Insulation</p> <p>To ensure building materials and finishes used in design and construction reflect the features of the character of Concord and have regard to the principles of ecologically sustainable development.</p>	<p>Dwelling should be insulated to maximise thermal comfort, energy efficiency and energy conservation..</p>	<p>Insulation should achieve an 'R' standard of: R1.5 for roofs and ceilings R 1.0 for walls except where the construction materials to be used embody an equivalent total R value.</p>
<p>4.2.2 Building Materials</p> <p>To encourage the use of building materials and finishes which maximise the use of renewable energy sources and maintains the heritage fabric</p>	<p>The applicant has demonstrated that materials used in construction: maximise renewable resources are energy efficient (low embodied energy); are generally non-polluting, durable, recyclable or reusable complement the architectural style and reflect features of surrounding residential development.</p> <p>To protect and enhance heritage buildings on the site; Detail of finishes and material have been submitted Council. Renewable and efficient energy resources are incorporated into the design and operation of the development having regard to building appearance and residential amenity.</p>	<p>No rainforest timbers or timbers out from old growth forests are to be used.</p> <p>All timber used on site is to be stamped accordingly.</p> <p>Detail of finishes and material are to be submitted to Council with the Building Application.</p> <p>Solar hot water tanks are to be located within the roofspace of development</p>
<p>4.2.3 Paved Areas</p>	<p>Porous pavers or similar treatment which increases infiltration and reduces stormwater runoff is used extensively on drive ways, pedestrian access routes and for pathways in public and private outdoor open space.</p>	<p>The total impervious surface used for driveways, vehicular access and pathways is not to exceed 10 per cent of the total site area.</p>

4.3 Landscaping and Open Space

Objectives	Performance Criteria	Controls
<p>4.3.1 Landscaping</p> <p>To ensure adequate and appropriate provision of usable private, communal and public open space and landscaping to meet</p>	<p>Landscaping has had regard to:</p> <ul style="list-style-type: none"> retention of significant vegetation which is not affected by the remediation of the site; the relationship between buildings 	<p>A landscaping plan is to be provided which includes:</p> <ul style="list-style-type: none"> existing and proposed vegetation on the site; species and level of maturity to be used in the

Objectives	Performance Criteria	Controls
<p>all user needs, having regard to microclimate, use of species which minimise water consumption, security, safety, privacy, visual appearance and biodiversity.</p>	<p>and open spaces;</p> <ul style="list-style-type: none"> • 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 spaces • enhancing the visual appearance of the development; • differentiating between private and public open space • assists in storm water management • complements the material and colours used in the development. 	<p>development;</p> <ul style="list-style-type: none"> • location of landscaping; • proposed irrigation and maintenance systems; • proposed lighting arrangements; • urban design elements including paving, and street furniture for the development and public open space
<p>4.3.2 Open Space Provision</p> <p>To provide quality open space for the enjoyment of users.</p>	<p>Open space includes:</p> <ul style="list-style-type: none"> • 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 of the residents; • has regard to the heritage items on the site 	<ul style="list-style-type: none"> • A landscaped area of 45%
<p>4.3.3 Public Foreshore Access</p> <p>To provide foreshore access which is clearly identifiable for public use</p>	<p>Public foreshore access is appropriately landscaped to minimise the impact of development as viewed from the water. The entrances to the foreshore are designed to reinforce its public accessibility</p>	<p>Directional signage is to be provided at the entrance to the foreshore path.</p>
<p>4.3.4 Public and Communal Open Space</p>	<p>Open space follows pedestrian/cycle desire lines through the site creating visually appealing spaces for both passive and active recreation.</p>	
<p>4.3.5 Private Open Space</p> <p>To ensure adequate usable</p>	<p>The development provides useable private open space which is of sufficient dimensions having regard</p>	<p>For above ground development, the open space may take the form of</p>

Objectives	Performance Criteria	Controls
<p>private open space to meet the needs of residents.</p>	<p>to the size of the dwelling and:</p> <ul style="list-style-type: none"> • allows for outdoor seating and dining; • provides outdoor drying facilities screened from public view; • provides for landscaping at ground level. 	<p>a balcony directly connected to the dwelling with the following minimum requirements:</p> <ul style="list-style-type: none"> • 1 bdr - minimum area of 6m² having a minimum dimension of 2m². • 2 bdr - minimum area of 8m² having a minimum dimension of 2m². • 3 bdr or greater - minimum area of 12m² having a minimum dimension of 2m² <p>For development at ground level the following minimum requirements apply:</p> <ul style="list-style-type: none"> • 1 bdr - minimum area of 10m² having a minimum dimension of 3m². • 2 bdr - minimum area of 16m² having a minimum dimension of 4m². • 3 bdr or greater - minimum area of 35m² having a minimum dimension of 4 m²
<p>4.3.6 Lighting</p> <p>To provide lighting which enhances the security and appearance of the development</p>	<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; • drive ways and carparks without impacting on adjoining properties 	

4.4 Access and Parking

Objectives	Performance Criteria	Controls
<p>4.4.1 Car Parking Provision</p> <p>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.</p>	<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 	<p>The maximum carparking to be provided for each dwelling is as follows:</p> <ul style="list-style-type: none"> • 1 bdr -1 space • 2 bdr -1.5 spaces • 3 plus bdr -2 spaces plus • 1 visitor parking space for

Objectives	Performance Criteria	Controls
	<p>egress to the site</p> <ul style="list-style-type: none"> adequate resident, and visitor and carparking, and parking for disabled adequate bicycle storage facilities safe, convenient parking and access which minimises conflicts between motorists, cyclists and pedestrians 	<p>every 5 resident parking spaces; and</p> <ul style="list-style-type: none"> Secure resident parking spaces are to be provided at basement level with internal access to the development. 1 disabled parking space for every 20 parking spaces. Basement carparking is to be generally naturally ventilated and have access to some natural lighting.
4.4.2 Location Of Parking	<ul style="list-style-type: none"> Parking spaces located above ground are in a landscaped setting and are not directly visible from the Cabarita Road street frontage. 	<p>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.</p>
4.4.3 Bicycle Storage Facility	<p>Secure bicycle storage facilities are provided to meet the needs of residents and visitors.</p>	<p>Bicycle storage facilities are to be provided on the basis of one space per three bedrooms.</p>
4.4.4 Disabled Access	<p>Suitable provision has been made For disabled access within the development</p>	<p>Provision is to be made for wheelchair access from:</p> <ul style="list-style-type: none"> the footpath to the foyer and from the foyer to other parts of the building designated car parking spaces to the nearest lift and entrances of the building
4.4.5 Vehicular Access	<p>Entry driveways are in a landscaped setting with the appearance of being open and accessible</p>	<p>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</p> <ul style="list-style-type: none"> Cabarita Road, with the exception of service vehicles to access Strathroy

4.5 Heritage

Objectives	Performance Criteria	Controls
<p>4.5.1 Protection of Heritage Buildings and Context</p> <p>To protect and enhance heritage buildings on the site and in their context</p>	<p>The development has had regard to:</p> <ul style="list-style-type: none"> • ensuring vistas and views to existing heritage buildings are generally maintained as viewed from Cabarita Road and the Parramatta River. • providing an appropriately landscaped setting which enhances the heritage context. 	<p>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.</p> <p>The curtilage of the heritage buildings is to be landscaped, using species appropriate to the heritage context</p>
<p>4.5.2 Use of Heritage Items</p> <p>To ensure the use of buildings will not impact on the heritage significance or detract from residential amenity.</p>	<p>Where public or community uses are proposed the use will not result in harm to the heritage of the buildings and will not interfere with the amenity of surrounding residences</p>	<p>Where a public or community use is proposed, the hours of operation will be dependent upon:</p> <ul style="list-style-type: none"> • the nature of use proposed; • the proximity to residences; and • the likely noise generated. A Heritage Management Plan is to be prepared which includes: <ul style="list-style-type: none"> • uses proposed for Correy's House and Strathroy House; • landscaping • means of access; • hours of operation; • maintenance program; • management program

4.6 Storm Water and Waste management

Objectives	Performance Criteria	Controls
<p>4.6.1 Storm water Management</p> <p>To maintain and enhance water quality and water conservation by minimising stormwater runoff and pollution and encouraging water reuse</p>	<p>The development has included:</p> <ul style="list-style-type: none"> • On site storage measures are incorporated into communal open space; • use of impervious surfaces to maximise infiltration; 	<p>A stormwater management plan is to be submitted with the development application</p>

Objectives	Performance Criteria	Controls
on site.	<ul style="list-style-type: none"> measures to promote water reuse.. 	
<p>4.6.2 Waste Management</p> <p>To provide adequate, efficient and appropriately designed waste storage facilities to facilitate recycling with a view to minimising waste entering landfill.</p>	<p>The development has provided:</p> <ul style="list-style-type: none"> adequate space for at source separation of waste within each dwelling <p>facilities for recycling and waste in a suitable location area which is not directly visible or is screened from public areas; which do not pose a threat of noise, odour or safety and which are readily accessible to Council's waste contractors.</p>	<ul style="list-style-type: none"> A waste management plan is to be submitted with the development application

S.94 CONTRIBUTIONS

A contribution will be required under S.94 of the Environmental Planning and Assessment Act, 1979. This will be determined in accordance with Council's S.94 Plan.

For more information, please contact City of Canada Bay Council
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