

Kings Bay (Also Known as the Former Hycraft Site) Development Control Plan

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Development Control Plan



City of Canada Bay Council

Index

1	INTRODUCTION	3
1.1	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AS AMENDED	3
1.2	LAND TO WHICH THIS DEVELOPMENT CONTROL PLAN APPLIES	3
1.3	RELATIONSHIP TO LOCAL ENVIRONMENTAL PLANS	3
1.4	ADDITIONAL PROVISIONS	3
2	BACKGROUND	4
2.1	SITE DESCRIPTION AND SURROUNDING LAND USE	4
2.2	REASON FOR THE PLAN	4
2.3	DESIGN QUALITY PRINCIPLES	4
3	AIMS AND OBJECTIVES OF THE DEVELOPMENT CONTROL PLAN	6
3.1	AIMS	6
3.2	OBJECTIVES	6
4	PRINCIPLES AND PERFORMANCE STANDARDS	7
4.1	SITE PLANNING	7
4.2	IMPACT ON ADJOINING PROPERTIES	8
4.3	DENSITY, DESIGN, HEIGHT, SCALE AND BULK	9
4.4	OPEN SPACE	11
4.5	ACCESS AND CAR PARKING	11
4.6	ECOLOGICALLY SUSTAINABLE DEVELOPMENT	12
4.7	SITE FACILITIES	12
4.8	DRAINAGE	13
4.9	PUBLIC UTILITIES	13
4.10	COMMUNITY FACILITIES	14
5	APPENDICES	15
	APPENDIX 1 – SITE ANALYSIS REQUIREMENTS	15
	APPENDIX 2 – FIGURES	16

1 Introduction

1.1 Environmental Planning and Assessment Act, 1979, as Amended

The purpose of this Development Control Plan is to amend the Hycraft Site, 11 – 27 Harris Road, Five Dock Development Control Plan, thus creating a new DCP. These amendments are a result of the new requirements for Development Control Plans in Part 3 of the Environmental Planning and Assessment Act 1979 introduced under Schedule 2 of the *Environmental Planning and Assessment Amendment (Infrastructure and Other Planning Reform) Act 2005*.

1.2 Land to which this Development Control Plan Applies

This Plan applies to the former Hycraft site as shown in **Figure 1**.

The land has frontages to Harris Road, Myler and William Streets, Five Dock. The site has an area of 4.24ha.

1.3 Relationship to Local Environmental Plans

This DCP should be read in conjunction with:

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

Reference should also be made to the Height and Floor Space Ratio Map which accompanies 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:

- Part 2 Notification and Advertising
- Part 3 General Information
- Part 4 Heritage
- Part 9 Signs and Advertising Structures
- Part 10 Child Care Centres

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,

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

2 Background

2.1 Site Description and Surrounding Land Use

The site is situated approximately 500m north from the Parramatta Road, Five Dock. It was the location of a carpet manufacturing operation but this use has now ceased. The site is situated behind single unit housing on Bevan Avenue and Harris Road and part of Kings Road.

The William Street frontage of the site is opposite the Barnwell Park Golf Course which runs to the foreshore at Kings Bay. The Western Suburbs Soccer Sports and Community Club is situated on the opposite side of Bevan Avenue.

The Five Dock shopping centre is 600m from the site along Garfield Street.

The site is currently occupied by development completed in accordance with this DCP. The development has been named "Kings Bay".

There are no heritage buildings or items on the site.

2.2 Reason for the Plan

This DCP has been prepared for the following reasons:

- To ensure that the redevelopment of the site proceeds in an orderly manner.
- To ensure that future residents of the site will enjoy a high standard of residential amenity and that development will be of a high environmental quality.
- To, where possible, maintain and improve the level of residential amenity and the quality of the environment of surrounding residential properties.
- To make a positive contribution to existing townscape and streetscape values in the area.
- To increase the range of housing opportunities in the City of Canada Bay.
- To manage the on-going development of the site.

2.3 Design 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:

- 3 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
- 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but do not include a Class 1a building or a Class 1b building under the Building Code of Australia (e.g. townhouses or villas where dwellings are side by side).

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

Principle 1: Context

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

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as

stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Principle 2: Scale

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

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

Principle 3: Built form

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

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

Principle 4: Density

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

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

Principle 5: Resource, energy and water efficiency

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

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Principle 6: Landscape

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

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

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

Principle 7: Amenity

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

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

Principle 8: Safety and security

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

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

Principle 9: Social dimensions

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

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

Principle 10: Aesthetics

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

3 Aims and Objectives of the Development Control Plan

3.1 Aims

The aims of this plan are:

- i) To facilitate the orderly and economic development of the land to which the plan applies and to encourage a development outcome acceptable to future residents of the site and to the community in general.
- ii) To establish standards and development controls which will guide the scale, bulk, form and character of the future development of the site.
- iii) To ensure that the development of the site complements, and where possible, improves the existing built environment.
- iv) To ensure that the development of the site is compatible with the existing environment.
- v) To ensure the development of the site makes a positive contribution in social and economic terms to the City of Canada Bay.

3.2 Objectives

The objectives of this plan are:

- i) To increase the diversity and availability of housing in the area.

- ii) 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.
- iii) 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.
- iv) To create a strong sense of place within the site.
- v) To minimise the impact of the new development on the site on privacy and sunlight access of neighbouring residential properties.
- vi) To provide for the recreation needs of the new residents of the site.
- vii) To identify and retain any significant trees on the site.
- viii) To provide safe access to and from the site for cars and pedestrians.
- ix) To cater for the parking demands of the future residents and other on site uses.
- x) To ensure that adequate provision is made for site facilities and services.
- xi) To ensure that the principles of ecologically sustainable development are adopted for the development of the site and the future functioning of the residential area.

4 Principles and Performance Standards

The following principles and performance standards, together with the aims and objectives of this plan comprise the framework which will be used by Council when assessing development applications for the site. The performance standards which include some numerical standards, provide the means by which the aims and objectives of the plan are met.

4.1 Site Planning

Principles

Site planning should result from a detailed analysis of the site, its urban context and the needs and expectations of the major interest groups including the following:

Future Residents and Occupants: Requirements for amenity, environmental quality, views, outlook, privacy, public and private open space, access, safety, security and sense of place.

The Neighbourhood: The impact of the new development on amenity, environmental quality, views, traffic generation, privacy, solar access, visual impact and streetscape.

The Community: The impact of the development on social and economic factors such as access to jobs and services, the provision of a variety of housing to meet the demands of the community and impacts on movement networks.

Performance Standards

Site Analysis

- i) Any development application is to be accompanied by a detailed site analysis which covers those relevant matters included in Appendix 1.

Integration and Layout

- i) The development is to be integrated into the existing street pattern where possible and the public domain should be clearly defined.

Views and Vistas

- i) Views and vistas to and through the site should be incorporated where possible.

Existing Structures

The existing chimney on the north western edge of the site provides a landmark for the development and a sense of place for the site. Every effort should be made to retain this element in the future development of the site.

Noise Impact

Site planning should take into consideration locating dwellings away from off site areas where there are high noise levels.

Environmental Management

The layout of the site and the siting of individual buildings shall facilitate environmental management by:

- i) Providing for natural infiltration by minimising paved surfaces and retaining vegetation;
- ii) Providing on-site stormwater retarding basins and on-site re-use, where feasible.

Location of Car Parking

- i) Car parking should be located so as not to dominate the streetscape internally or along the edges of the site. Resident parking should be located underground for residential flat buildings and with garages for dwellings.
- ii) Visitor parking should be located in either designated areas within buildings or in small designated landscaped areas on the site and on public streets.

Retention of Trees

- i) Figure 3 identifies significant trees on the site. Where possible these are to be retained and integrated into the design of public domain areas.

4.2 Impact on Adjoining Properties

Principles

- i) To site and design buildings within the site to minimise the loss of solar access and privacy of existing adjoining residences and to nearby open space.
- ii) To provide attractive streetscapes which enhance the amenity of neighbouring development.
- iii) To minimise the impact of traffic generated by the development.

Performance Standards

Height of Buildings

- i) Higher buildings are to be located away from the existing low scale residential areas and where possible adjacent to non residential uses.

Solar Access

- i) Development on the site shall not unduly obscure sunlight from the habitable rooms or open space of adjoining dwellings during the winter months. Generally, dwellings should continue to receive 2 hours of sunlight between 9am and 3pm midwinter.

- ii) There should not be overshadowing of public open space between the hours of 10am and 2pm between 21 April and 21 August.
- iii) Shadow diagrams for the hours of 10am, 12noon and 2pm for 21 June and 21 April will be required to accompany any major development application for the site.

Privacy

- i) Privacy of the existing and future residents is to be maintained at a reasonable level. This can be done with the use of site planning, landscaping and the use of walls and screens.

Streetscape

- i) The street reserves and the buildings and landscaping fronting them are to be designed to create a sense of place for the street or precinct.

Reflectivity

- i) The choice of materials must take into consideration the likely reflectivity impacts of the development on adjoining properties or road traffic.

Views

- i) View corridors to and through the site should be identified where possible.
- ii) The development is to incorporate opportunities for views from, to and through the site.

4.3 Density, Design, Height, Scale and Bulk

Principles

- i) To achieve development of the site which will introduce new housing forms to this area in a way which respects the traditional urban environment.
- ii) To ensure that the bulk and scale of the new development is sympathetic to the existing development in the area.
- iii) To create a sense of place for the new residents of the area which can become part of the existing environment.

Performance Standards

Density

- i) Subject to the maximum floor space ratio permitted on the site shall not exceed 0.7:1 – as stated on the Floor Space Ratio maps to the City of Canada Bay LEP.
- ii) Council may consider a variation to this standard pursuant to clause 24 of the City of Canada Bay LEP if the additional floor space provided is contained within the roofspace of buildings which comply in all other respects with the provisions of this plan.

Height

- i) Subject to the maximum height of buildings is to comply with the heights for the various sections of the site as shown in Figure 4.
- ii) Notwithstanding the above, the roofspace of buildings west of the central park as shown hatched on the height plan (Figure 4) can be used as floor space.

Site Coverage

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

Setbacks

- i) The wall to the below grade parking structure is to be set back a minimum of 3.5m from the boundary of William Street.
- ii) Buildings are to be set back a minimum of 6m from the boundary of William Street at ground level.
- iii) Buildings are to be set back a minimum of 5m from the boundary of Harris Road at ground level.
- iv) Buildings are to be set back a minimum of 7.5m from the rear property boundaries in Kings Road at ground level.
- v) For the 5 & 6 storey building heights shown on Figure 4 the top floor of each will be set back a further 2.5m from the floor below along William Street.
- vi) Houses at eastern side of the central park are to be setback a minimum of 4.5m from lot boundary.

Design and Built Form

- i) 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.
- ii) 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 (Figure 5).
- iii) The site should be laid out following traditional urban forms and where possible the roads related to the surrounding street pattern.
- iv) 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.
- v) Architectural elements, materials and colour schemes should reflect those which predominate in the area without mimicking existing development.
- vi) Where appropriate, buildings should formally present to the existing street frontages and integrate with existing streetscapes.
- vii) Roof forms should be predominantly pitched especially on the lower density development on the site.
- viii) 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.

Dwelling Amenity

- i) Dwellings should be orientated to take advantage of views, solar access and proximity to open space areas.
- ii) Consideration should be given to the efficiency of interior layout, room size, security and safety, opportunities for cross breezes, energy efficiency and conservation and privacy.
- iii) All units should be provided with clothes drying facilities and adequate storage capacity.

4.4 OpenSpace

Principles

- i) To provide open space which will form a physical focus for the development.
- ii) 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.
- iii) Design and integrate landscaping into the development both as part of the open space areas and other areas of the public domain.
- iv) Provide for the ongoing maintenance of the open space and landscaped areas.

Performance Standards

Location and Design

- i) Figure 5 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 2.51 ha per 1000 residents of dedicated public open space has been adopted by Council. A minimum of 5000m² is to be provided on site.
- ii) Where possible there should be pedestrian linkages between the open space areas.
- iii) Landscaped open space areas should provide for a range of recreation needs covering both formal and informal activities.
- iv) A landscape plan is to be prepared by a qualified landscape architect which indicates species and the maintenance and irrigation procedures and practices to be adopted for the development.

Private Open Space

- i) At least 40m² 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.
- ii) 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 10m².

4.5 Access and CarParking

Principles

- i) Adequate provision should be made for on-site resident parking and visitor parking which will not cause adverse impacts on the amenity of the development, streetscape and neighbourhood.

Performance Standards

Car Parking Provision

- i) Minimum car parking provisions are to be:
 - 1.75 spaces per three bedroom dwelling
 - 1.5 spaces per two bedroom dwelling
 - 1.25 spaces per one bedroom dwelling
 - 0.2 visitor spaces per dwelling
- ii) Where feasible resident parking is to be located under residential flat buildings or within garages.
- iii) Visitor parking may be provided on streets.

- iv) Parking areas should be well lit, capable of casual surveillance and provided with appropriate security devices.
- v) Parking and access facilities are to be provided in accordance with the Roads and Traffic Authority (RTA) Guidelines for Traffic Generating Development (1994).

Vehicular Access

- i) Access to the site is to be provided via dedicated public roads which will be integrated into the existing road system at William Street and Harris Street as shown in Figure 6.
- ii) Construction standards for grading of access ramps, loading facilities, levels for vehicular entrances at property alignments and footpath crossings shall be in accordance with the RTA Guidelines (1994).
- iii) Adequate access provision shall be made for emergency vehicles and Council service vehicles.

Pedestrian Access

- i) Pedestrian access is to be available along all public roads into and within the site and through open space areas.

Disabled Access

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

4.6 Ecologically Sustainable Development

Principle

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

Performance Standards

- i) The orientation and design of the buildings must have regard to the location of neighbouring properties and not reduce existing sunlight to living areas below 2 hours between 10am and 2pm on 21 June.
- ii) To encourage the thermal performance of dwellings preference should be given to building materials such as bricks, concrete and stone and the installation of solar hot water services.
- iii) Where possible buildings are to be located with north facing walls orientated between 20° west and 30° east of north to maximise solar access opportunities.
- iv) North facing windows should be large enough to optimise winter sun penetration and incorporate shading devices such as eaves, awnings and balconies to provide effective summer shading.
- v) Internal living areas and private open space should be orientated in a northerly direction.
- vi) Ceiling insulation is to be provided with a minimum rating of R2.
- vii) Landscaping is to be designed to assist micro-climatic control.

4.7 Site Facilities

Principles

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

Performance Standards

Television and Radio Antennas and Dishes

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

Garbage Receptacles

- i) Garbage receptacles should be sited and designed in accordance with Council requirements. Provision should be made for the collection of recyclable materials.

Storage

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

On-site Signage

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

Mail Boxes

- i) Mail boxes should be designed as attractive visual elements and sited for the convenience of both residents and delivery services.

Bicycle Racks

- i) Provisions should be made for the on-site storage of bicycles.

Clothes Drying Area

- i) Communal clothes drying facilities should be readily accessible to all residents.

4.8 Drainage

Principle

- ii) To provide appropriate on-site stormwater system which can be economically maintained.

Performance Standards

- i) On-site drainage services should consider the following: Council's Stormwater Management requirements; the overall capacity of the stormwater system; options for stormwater retention; recurrent maintenance costs; water conservation objectives; and the financial benefits of minimising water supply charges.
- ii) Consideration should be given to the potential for storage and re-use (for irrigation purposes) of stormwater run-off and the use of porous surfaces to reduce run-off.
- iii) The retention of mature trees, especially native species is encouraged as a means of augmenting the drainage system.

4.9 Public Utilities

Principles

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

Performance Standards

- i) The provision of all utilities must be in accordance with relevant service authority guidelines and in consultation with Council's Engineering Department.

4.10 Community Facilities

Principles

- i) To provide, or contribute to, the provision of community facilities in accordance with the estimated demand generated by the residents of the proposed development.

Performance Standards

- i) That the developer be required to contribute financially or by the dedication of land, whichever is appropriate, to the provision of community facilities in accordance with any appropriate S94 Plan.

5 Appendices

Appendix 1 – Site Analysis Requirements

The following information, where appropriate, is to be shown in a site analysis: With regard to the site:

- Site dimensions and site area;
- Spot levels, contours and north point;
- Easements for drainage and services;
- Location of existing vegetation, including the height and spread of established trees;
- Location of buildings and other structures;
- Heritage features, including archaeology;
- Orientation, micro climates and significant noise sources;
- Views to and from the site;
- Pedestrian and vehicle access;
- Identification of previous use and any contaminated soils or filled areas;
- Location of fences, boundaries and any other notable features (natural or historical);
- Prevailing winds;
- Natural drainage;
- Indicative footprint of the proposed buildings.

With regard to the lands surrounding the site:

- The location, height and use of buildings (including location of any facing doors and windows) and out-building on adjoining properties;
- Butting secluded private open spaces and living room windows that have outlooks towards the site, particularly those within 9m of the site;
- The heritage significance of the surrounding buildings and landscape;
- Characteristics of any adjacent public open space;
- Location and height of walls built to the site's boundary;
- Views and solar access enjoyed by adjacent residents;
- Major trees on adjacent properties, particularly those within 9m of the site;
- Street-frontage features such as poles, street trees, kerb crossings, bus stops and other services, including characteristic fencing and garden styles;
- Directions and distances to local shops, schools, public transport, parks and community facilities;
- The difference in levels between the subject land and adjacent properties at their boundaries.

Appendix 2 – Figures

Figure 1 – Site to which the Plan Applies

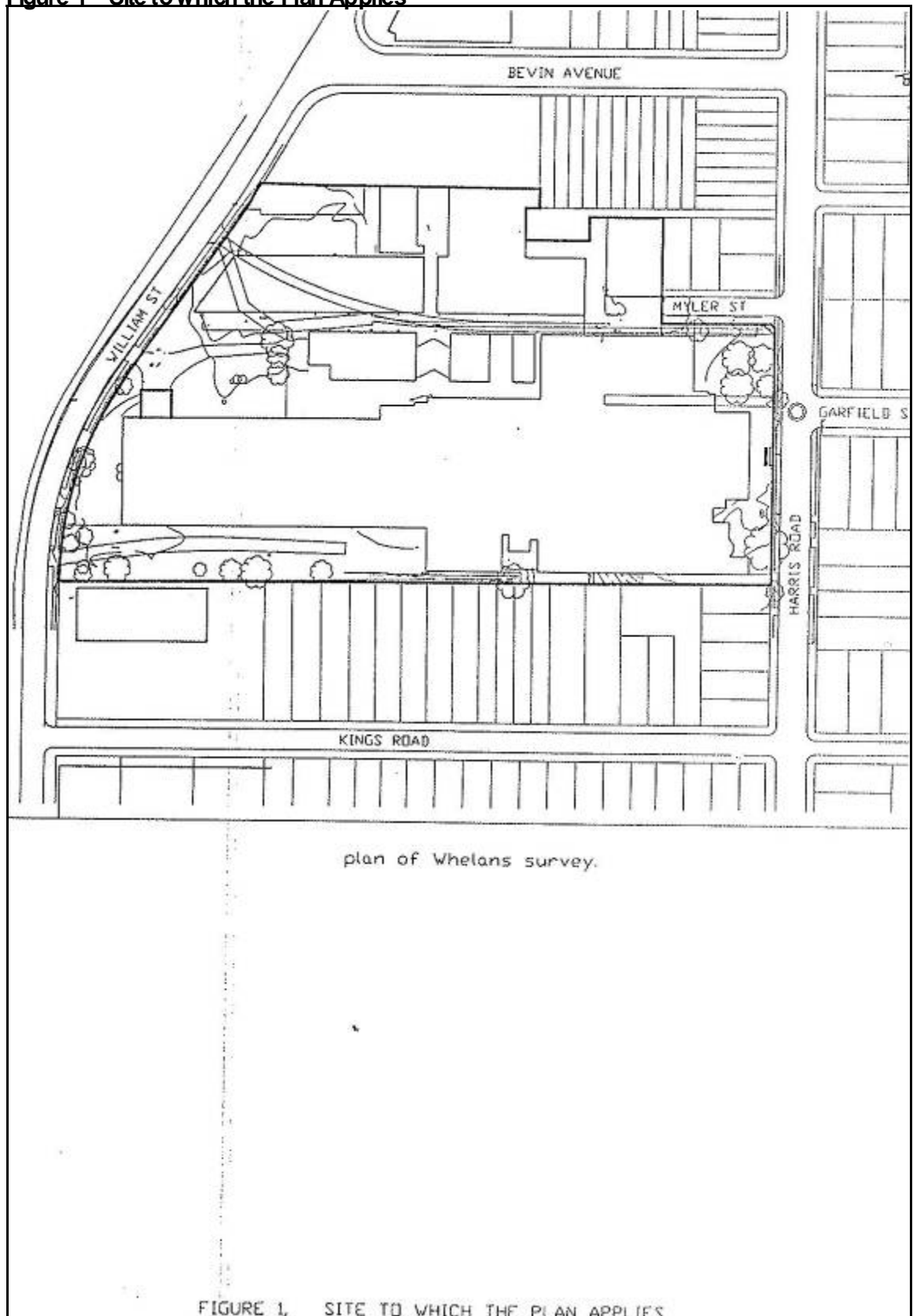


Figure 2 – Site Opportunities and Constraints

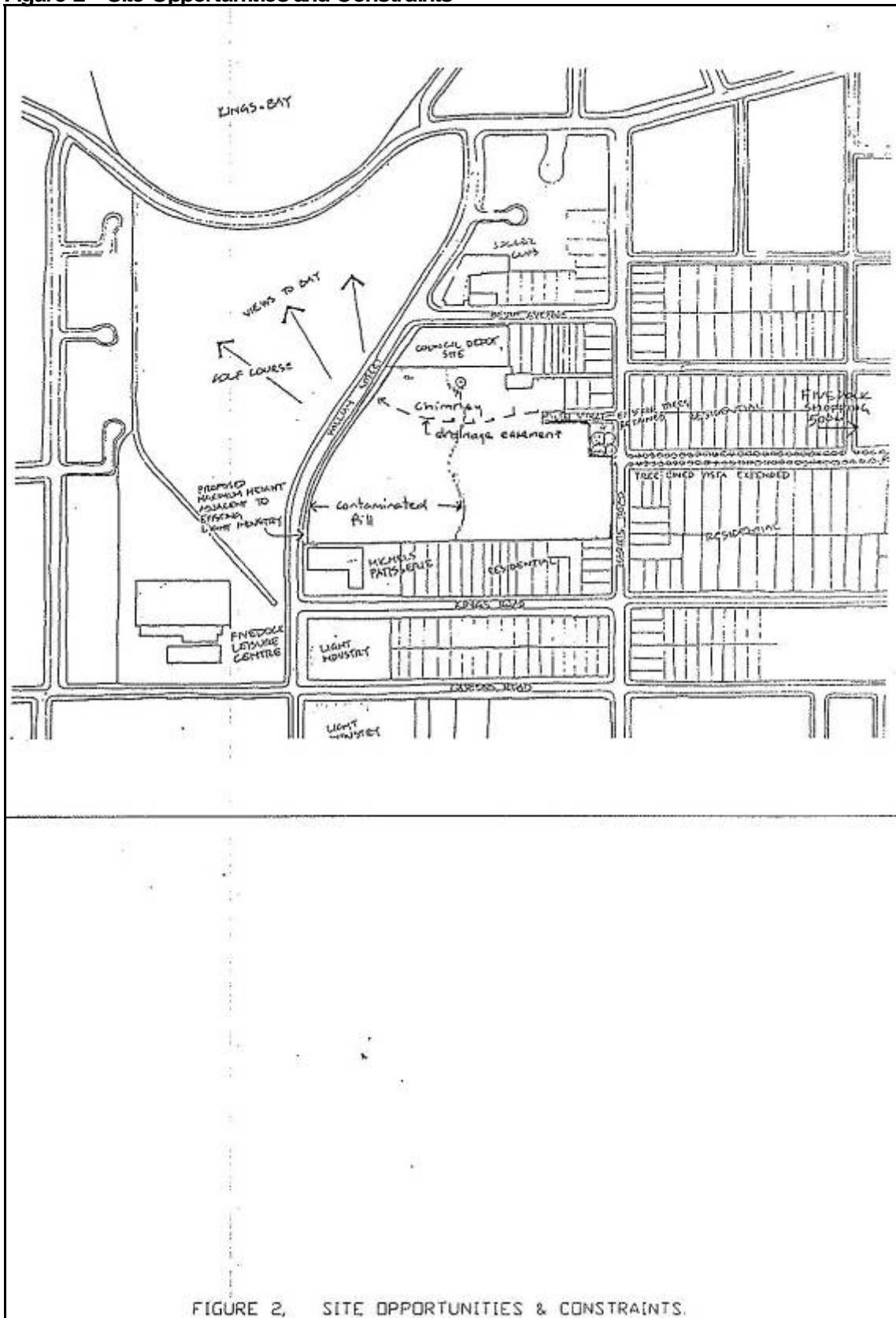


Figure 3 – Significant Trees on Site

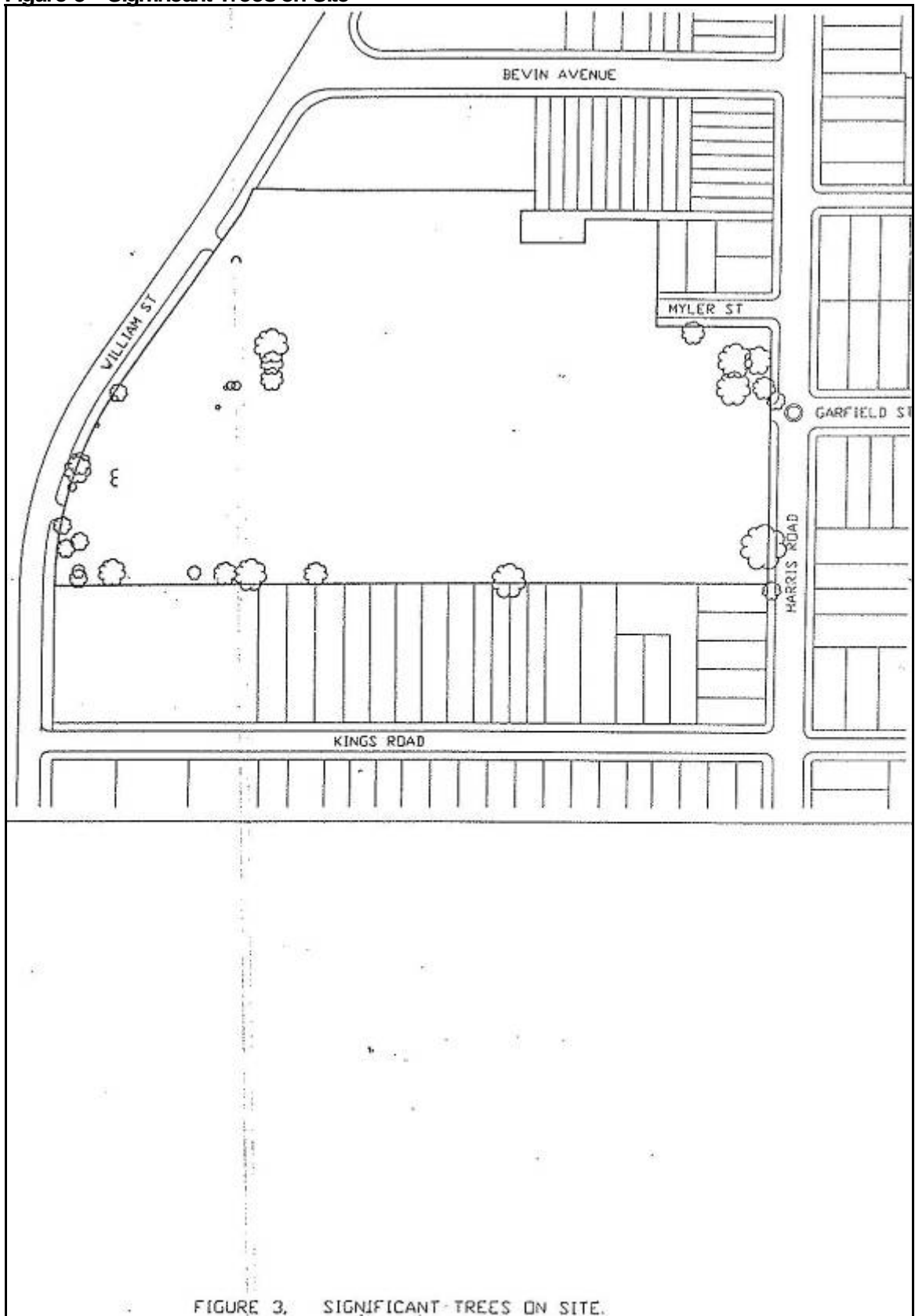


Figure 4 – Height of Buildings

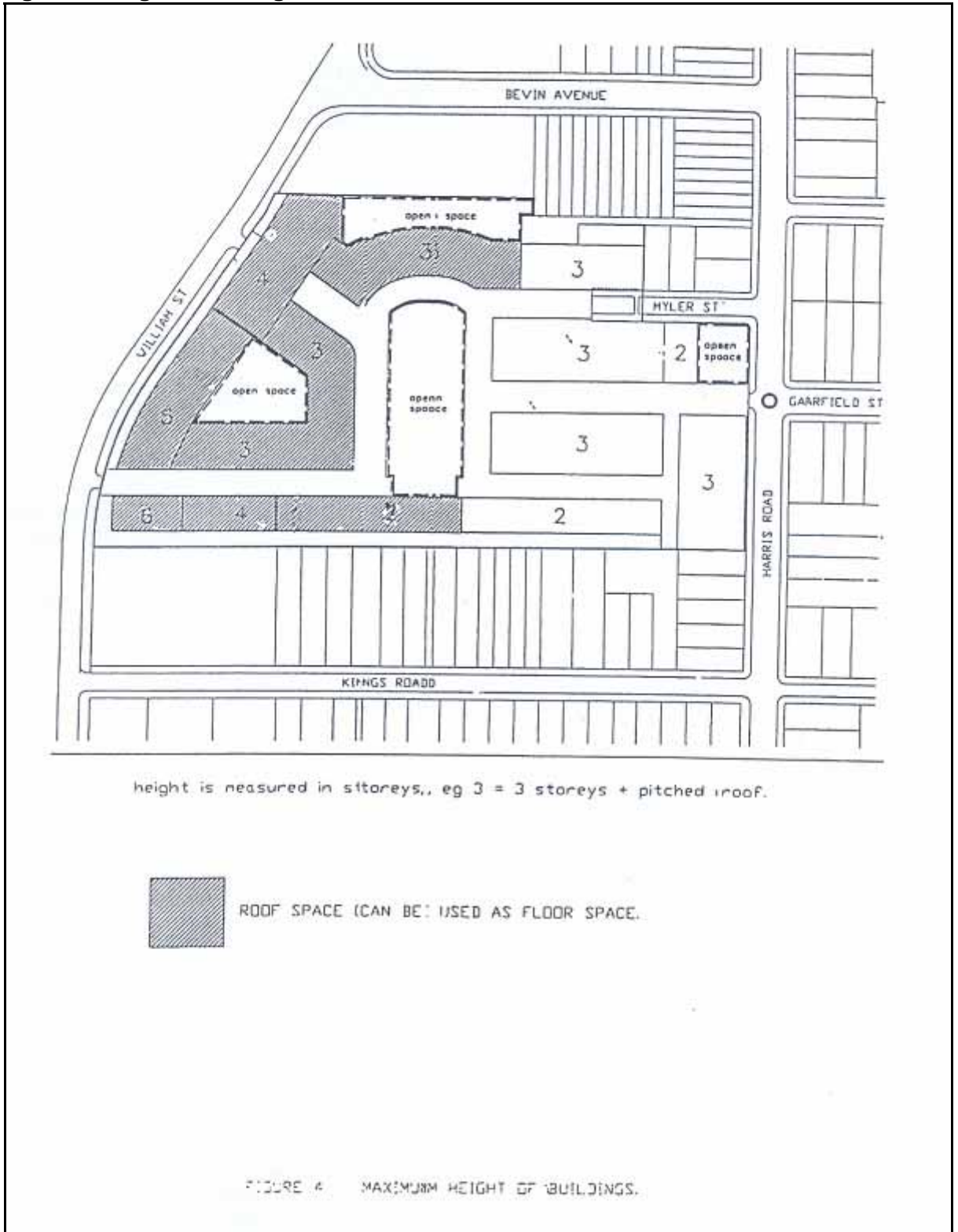
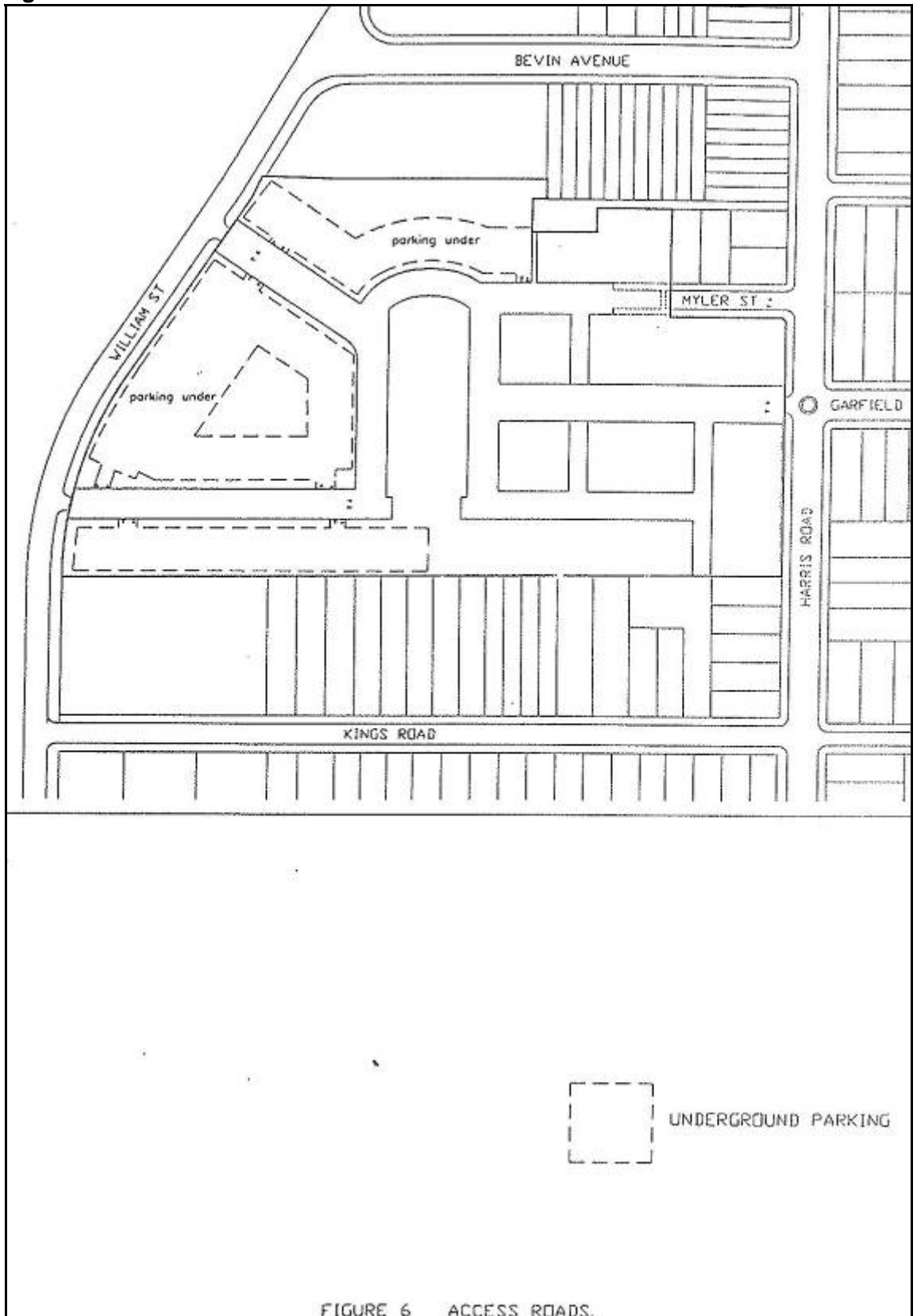


Figure 5 – Access Roads



For more information, please contact City of Canada Bay Council
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