

Liberty Grove Development Control Plan

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Development Control Plan



City of Canada Bay Council

Index

1	INTRODUCTION	3
1.1	NAME OF PLAN	3
1.2	AREA TO WHICH THIS PLAN APPLIES	3
1.3	INTERPRETATION	3
1.4	RELATIONSHIP TO OTHER PLANS	3
1.5	ADDITIONAL PROVISIONS	3
1.6	DESIGN QUALITY PRINCIPLES	4
2	AIMS AND OBJECTIVES	6
3	DEFINITIONS	6
4	DEVELOPMENT DENSITY	6
4.1	DWELLING DENSITY	7
4.2	FLOOR SPACE RATIO	7
4.3	SITE COVERAGE	7
5	BUILDING HEIGHT	7
5.1	HEIGHT CONTROLS	7
6	SITE REQUIREMENTS	7
6.1	SETBACKS	8
6.2	SOLAR ACCESS	8
6.3	PRIVACY	8
7	PARKING AND ACCESS	8
7.1	OFF STREET PARKING	9
7.2	TRAFFIC	9
8	OPEN SPACE	10
8.1	LANDSCAPING	10
8.2	PUBLIC OPEN SPACE	10
9	GENERAL PROVISIONS	10
9.1	ACOUSTIC PERFORMANCE	11
9.2	SERVICES	11
9.3	ENERGY EFFICIENCY	11
9.4	ARCHITECTURAL DESIGN	11
9.5	STORM WATER DRAINAGE	11
9.6	COMMUNITY INTEGRATION	11

1 Introduction

1.1 Name of Plan

This Plan may be known as Liberty Grove Development Control Plan

1.2 Area to which this Plan Applies

Land to which this Plan applies is shown edged heavy black and shaded on the Plan titled Liberty Grove Development Control Plan Map (**Figure 1**)

1.3 Interpretation

- a) All development must comply with the Aims and Objectives set out in this Plan.
- b) Compliance with the Performance Standards of a clause in this Plan will be deemed to satisfy the Objectives of that clause.
- c) Where a proposal does not comply with any performance standard of any clause in this Plan the applicant must satisfy the Council that the Objectives of the clause are met.

1.4 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) City of Canada Bay Section 94 Contributions Plans
- v) 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.

1.5 Additional Provisions

- a) This Development Control Plan adopts the following provisions of the City of Canada Bay Development Control Plan:
 - i) Part 2 Notification and Advertising
 - ii) Part 3 General Information
 - iii) Part 4 Heritage
 - iv) Part 6.5.3 Waste Management
 - v) Part 9 Signs and Advertising
 - vi) Part 10 Child Care Centres
- b) A provision of this Plan will have no effect to the extent that
 - i) It is the same or substantially the same as a provision in the CBLEP or another environmental planning instrument (EPI) applying to the same land; or
 - ii) It is inconsistent with a provision of the CBLEP or another EPI applying to the same land, or its application prevents compliance with a provision of the CBLEP or another EPI applying to the same land,

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

1.6 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:

- a) 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
- b) 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 co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

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

Principle 7: Amenity

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

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

Principle 8: Safety and security

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

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

Principle 9: Social dimensions

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

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

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements

of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

2 Aims and 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:

- The location of the site and its proximity to Homebush Bay, the Bicentennial park and the Homebush Bay Development Area.
- Opportunities to exploit public transport facilities.
- 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.
- Maintenance of existing levels and quality of public open space facilities in Canada Bay.
- Integration of the built form with the existing landscape and the locality generally.
- Public access to achieve integration into the Canada Bay community.
- Environmental integrity and sensitivity.
- The potential generally for development in the vicinity of the Main Northern Railway between Strathfield Station and the Parramatta River.
- The potential of the site to provide for medium density residential development.

3 Definitions

"Building Site" means that part of the Net Site Area upon which a building is erected including the curtilage thereof and areas of landscaping, drying yards, car parking access and the like provided for the exclusive use of occupants of that building.

"Gross Site Area" means the area of the whole of the land shown edged heavy black and hatched on the Plan titled Liberty Grove Development Control Plan Map.

"Hard Landscaping" is comprised of swimming pools and active recreational facilities, common or private terraces at ground level with an area greater than 50m² but excludes driveways, parking areas, drying yards, terraces or balconies above ground level with an area less than 50m², or the like.

"Net Site Area" means that part of the Gross Site Area not being a roadway providing access to one or more buildings or discrete areas of the site.

"Soft Landscaping" is landscaping comprised of trees, shrubs and the like with turf or other vegetative ground cover and excluding swimming pools and other active recreational facilities such as tennis and basketball courts, driveways, parking areas, drying yards or the like.

4 Development Density

Objective:

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.

Performance Standards:

4.1 Dwelling Density

The maximum permitted density based on the Gross Site Area shall be 65 dwellings per hectare.

4.2 Floor Space Ratio

Reference should be made to the Floor Space Ratio Map which accompanies the City of Canada Bay LEP for applicable statutory controls.

4.3 Site Coverage

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

5 Building Height

Objectives:

- To provide height limitations which take into account the location of the site with particular reference to the Bicentennial Park, the Olympic site and other significant publicly accessible vantage points as regards the skyline viewed from west of the site so as to maintain an acceptably integrated appearance from within the viewing catchment.
- To minimise the impact of medium density housing upon surrounding areas.
- To preserve the amenity of adjoining developments.
- To take account of likely visual impact upon views to and across the site from the east and west.

Performance Standards:

5.1 Height Controls

Reference should be made to the Height Map which accompanies the City of Canada Bay LEP for applicable statutory controls.

6 Site Requirements

Objectives:

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

- To provide a streetscape of appropriate scale and enclosure, reflecting the general pattern of residential streetscapes in Concord.
- To allow for an appropriate transition from Bicentennial Park and the Homebush Bay Foreshore.
- To restrict any impact on existing residential streets.

Performance Standards:

6.1 Setbacks

- a) The following Building Line setbacks apply:
 - i) 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..
 - ii) To any internal road - 4m.
- b) No car parking area building or structure or any part thereof may be located within any Building Line Setback as in (a)(i) above other than the following:
 - i) Car parking structures below ground level which do not encroach into the setback by more than 50% and where the ground level is taken to be the average level of the setback area.
 - ii) Utility pipes and service conduits below ground level.
 - iii) Fencing of open type construction defining a Building Site.
 - iv) Roads and paths providing access across the setback.
 - v) Roads or paths other than as in (iv) above where the setback is increased by the width of the carriageway or path.
- c) No car parking area building or structure or any part thereof may be located within any Building Line Setback as in (a)(ii) above other than the following:
 - i) Fencing having a height not exceeding 1200mm.
 - ii) Letterboxes.
- d) Generally at least one half of any Building Line Setback shall be comprised solely of soft landscaping.

6.2 Solar Access

- a) Buildings erected on the site shall not cause any decrease in solar access for residential properties located generally east of the site.
- b) Residential buildings shall be designed to ensure the adjoining residential buildings and the major part of their landscaped open space, have at least three hours of sunlight between 9am and 3pm on 21 June (winter solstice).

6.3 Privacy

Buildings shall be designed so as to avoid overlooking of living spaces from other dwellings and from or to areas of private open space.

7 Parking and Access

Objectives:

- To provide adequate vehicular access and car parking for residents and visitors within the development.

- To provide vehicular access that is efficient in layout and provides a safe and pleasant environment for residents and visitors.
- To provide off-street parking for residents and visitors that is located so as to be convenient and in reasonable proximity to dwellings while maximising the streetscape design.
- To make provision for vehicular and pedestrian safety.
- To make provision for service and emergency vehicle access.

Performance Standards:

7.1 Off Street Parking

- a) Off-street parking shall be provided in accordance with the following and in respect of each individual building:
 - Buildings being detached dwellings - 2 spaces
 - All other buildings -
 - Resident parking:-
 - One (1) space for each unit;
 - Plus one (1) additional space for each 5x 2 bedroom units or part thereof;
 - Plus one (1) additional space for each 2x 3 or more bedroom units or
 - Part thereof;
 - Visitor parking:-
 - One (1) space for each five units or part thereof.
- b) Allocation of resident parking to dwellings is to be in accordance with (a) above.
- c) Where one or more dwellings do not have direct access to ground level, all resident parking must be within the building.
- d) Location and access to and from parking must be convenient to the dwellings and building which is served by that parking.
- e) Visitor parking should be separate from resident parking and with unrestricted access.
- f) The design of parking areas shall conform to the Roads and Traffic Authority Guide to Traffic Generating Development.

7.2 Traffic

- a) 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.
- b) Roads shall be designed so that average vehicle speed does not exceed 20kph and otherwise.
- c) Shall conform to the Road Traffic Authority's Guide to Traffic Generating Developments.
- d) All roads shall be capable of being traversed by service and emergency vehicles including fire engines.

8 Open Space

Objectives:

- To provide convenient open space and recreational opportunities for the residents of multi-unit housing projects.
- To enhance the quality of the built environment, the appearance and character of the site by providing for landscaping.
- To meet the wider community needs for open space and recreation and assist in maintaining the levels of quality and provision of open space.
- To provide for landscaping which takes into account the sensitivity of the adjoining environment of Homebush Bay and minimise the impact of stormwater discharge.
- To provide for passive recreation opportunities.
- To provide for privacy and shade.
- To provide a thematic context of the development and assist in integrating the development into the Homebush Bay Area and the Canada Bay Community.

Performance Standards:

8.1 Landscaping

- a) All areas not occupied by buildings or roads shall be landscaped predominantly with 'soft' landscaping.
- b) Not more than 10% of all landscaping may be used for hard landscaping.
- c) 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.
- d) Selection and plantings of trees and shrubs should primarily reflect trees and plants of the Parramatta River valley.
- e) A balance of upper, mid and lower canopy trees is required in all landscaped areas but especially in perimeter setbacks.
- f) Wherever possible existing trees should be retained, especially large, established specimens.
- g) Landscaping should be designed to assist with stormwater quantity and quality control.

8.2 Public Open Space

- a) Provision shall be made for open space, taking into account the existing levels of provision and quality of open space within the Canada Bay Local Government Area.
- b) A significant amount of open public space shall be provided on site.

9 General Provisions

Objectives:

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

- To achieve an energy efficient and environmentally appropriate standard of development.
- To achieve environmentally responsible stormwater management.
- To ensure an integrated community.
- To provide for services in a complementary and integrated fashion.

9.1 Acoustic Performance

- a) Buildings shall be designed and located so that they do not lead to any increased noise levels or exposure for existing dwellings located generally to the east of the site.
- b) Buildings shall be designed and located so as to take account of noise impacts from the Great Northern Railway and Homebush Bay Drive and to achieve indoor noise levels of not more than LA 10 (20 minute) 40dBA with windows closed and 50dBA with windows open.

9.2 Services

- a) All water, sewerage, drainage, electrical gas and telephone services shall be located underground up to the point where they connect to any building.
- b) Areas for the storage of garbage and/or recycling materials and receptacles shall be provided in each building located conveniently for use and collection and integrated into the design concept of the building.
- c) Letterboxes are to be provided for each dwelling and where any building contains more than two dwellings, shall be located within the building.
- d) A master television antenna shall be provided for each building and not more than one antenna may be erected externally on each building.

9.3 Energy Efficiency

- a) Buildings shall be designed to optimise the efficient use of energy for heating, lighting and the like.
- b) The site's location near two railway stations should be exploited to encourage use of public transport and convenient pedestrian linkages created.

9.4 Architectural Design

- a) 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.
 - Plasters and pillars supporting roofs and awnings.
 - Verandahs
 - Detailed eaves.

9.5 Storm Water Drainage

- a) The development of the site should maximise the use of absorptive landscaped areas including pavement treatments for on-site infiltration of stormwater. Achieve environmentally sustainable levels of stormwater discharge and quality.
- b) The drainage for the site must not exacerbate problems of drainage of other sites downstream.

9.6 Community Integration

The layout and design of the site shall assist with the integration of the development and its future residents into the Canada Bay Community and maximise convenient public access.



Figure 1: Site Plan (Area Shown in Black)

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