

Sydney  
Wire Mill Site  
Development Control Plan

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Development Control Plan



City of Canada Bay Council

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## 1 Introduction

### 1.1 Environmental Planning and Assessment Act, 1979, as Amended

The purpose of this Development Control Plan is to amend Sydney Wire Mills site 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 Australian Wire Mills (AWM) site bounded by Blackw all Point Road, Fortescue Street, Abbotsford Bay and Melrose Crescent (see **Figure 1**).

The site has an area of 11.08 hectares and a frontage of approximately 340m to Abbotsford Bay.

### 1.3 Site Description and Land use Context

The subject site adjoins the former Nestle site, now re-zoned R3 Medium Density Residential, existing low scale residential development in Blackw all Point Road and Fortescue Street, Abbotsford Bay, a smaller site across Blackw all Point Road which will retain its Industrial zoning and contains the AWM office, and park land (**See Figure 1**).

The manufacture, storage and distribution of a range of wire products is currently being carried out on the site by its owners. It is anticipated that these operations will be progressively closed prior to redevelopment. Former operations made use of a wharf on Abbotsford Bay, but this use has been discontinued for some time.

### 1.4 Relationship to Local Environmental Plans (LEP)

This DCP should be read in conjunction with:

- a) The City of Canada Bay Local Environmental Plan (CBLEP)
- b) The City of Canada Bay Specification for the Management of Stormwater
- c) The City of Canada Contaminated Land Policy
- d) City of Canada Bay Section 94 Contribution Plans
- e) 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.

### 1.5 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)
  - v) Part 9 Signs and Advertising Structures

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 dimension***

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.

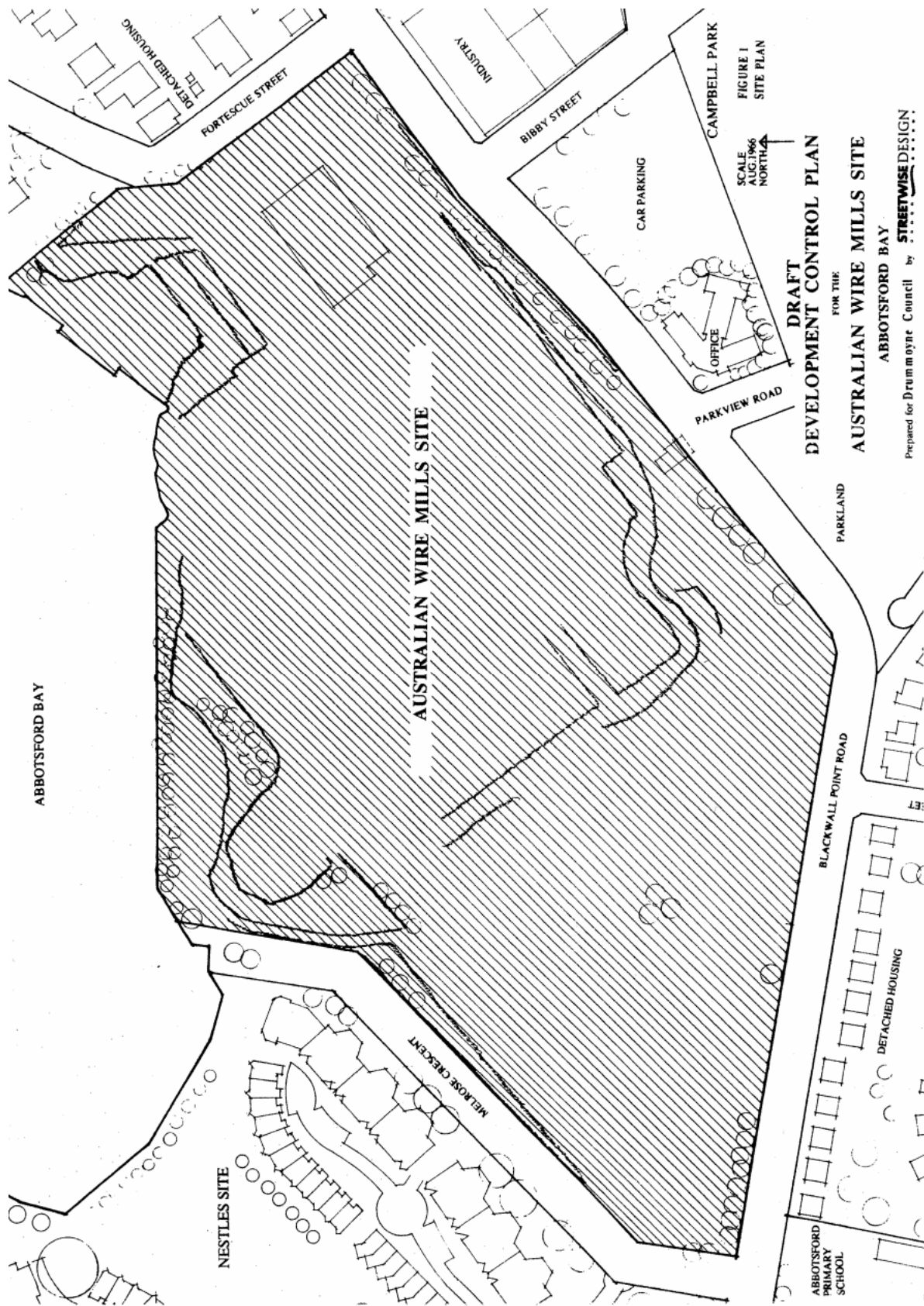


Figure 1 – Site Plan

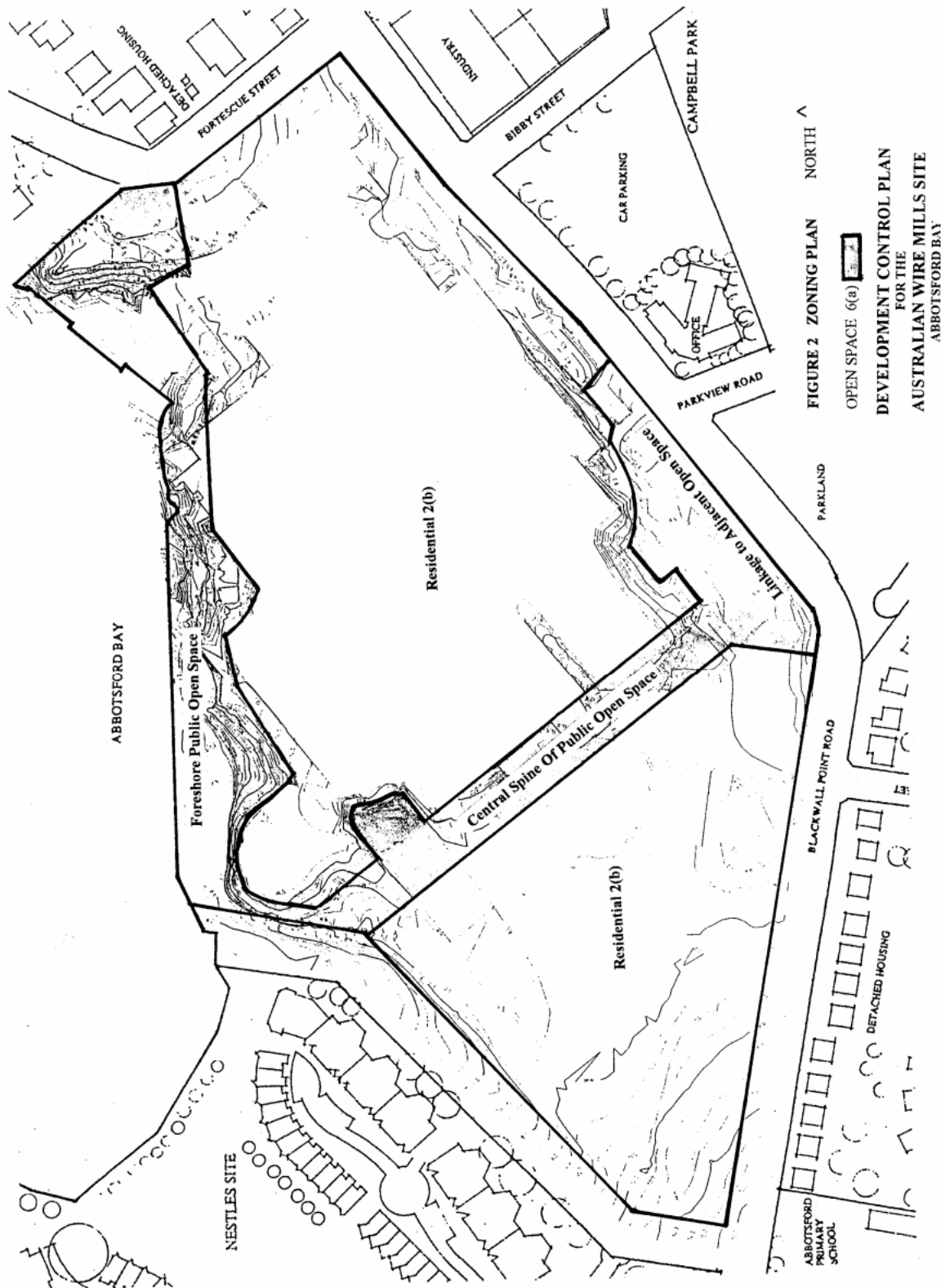


Figure 2 - Zoning Plan

## 2 Background

### 2.1 Reasons for the Plan

- To ensure that future residents and occupants of the site will enjoy a high standard of residential amenity and environmental quality.
- To ensure that future development will not detract from the level of residential amenity and environmental quality enjoyed by residents of adjoining properties.
- To ensure that future development responds sympathetically to existing streetscape, riverscape and townscape values.
- To increase the range of housing opportunities available in the Municipality.
- To accord with the State Government's approach to urban consolidation.
- To provide a possible location for a small private hospital

The Principles and Performance Standards detailed in this DCP and in the City of Canada Bay Local Environmental Plan continue Council's innovative and flexible approach to the regulation of development of large residential sites. The plans are performance based and are supplemented by a few numerical standards.

This plan is principally designed to establish the ground rules for dealing with the design and assessment of the externalities of future development of the site, (scale, bulk, form and character), that is, the manner in which future development should relate to existing built and natural forms in the area.

The Plan is not prescriptive in respect the number and size of dwelling units or bedroom numbers. It is predicated in part on the belief that the value and nature of the site will encourage a design approach which aims to achieve community acceptance and to establish a high quality primarily residential environment with strong market appeal.

## 3 Aims and Objectives of the Development Control Plan

### 3.1 Aims

The aims of this Plan are:

- 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 and occupants of the site and to the community in general.
- To establish development controls and performance standards within which the overall layout, scale, bulk, form and character of future development on the site can be determined; and;
- To ensure that development compliments and is environmentally compatible with the existing built and natural environment and within these parameters makes a positive contribution to the area in social and economic terms.

### 3.2 Objectives

- The objectives of this plan are :

- 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.
- 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.
- To minimise the impact of development in terms of overlooking, loss of view and loss of sunlight on adjoining and neighbouring properties.
- To provide unrestricted public access to the foreshore of Abbotsford Bay, linked to adjoining foreshore access systems and to existing parks.
- To provide for the active and passive recreational needs of the residents of the development.
- To cater for the parking demands of future residents of the development, visitors and other on-site activities.
- To provide a publicly accessible street and pedestrian network as an extension of the existing street network.
- To ensure that adequate provision is made for site facilities and infrastructure.
- To facilitate an energy efficient living environment and encourage the development of ecologically sustainable urban form.

#### 4 Principles and Performance Standards

The following principles and performance standards, to be read together with the aims and objectives of this plan, comprise the planning assessment framework within which all development of the site will be evaluated and determined by Council.

The performance standards are given following the appropriate principle. They include some numerical standards, and together they provide the means by which the principles of the plan are applied and its aims and objectives achieved.

The development opportunities and constraints are shown on **Figure 3**.



4.1 Site Planning

Principles	Performance Standards
<ul style="list-style-type: none"> <li>• Site planning and detailed urban design should only proceed after a detailed analysis has been made of the site, its attributes and context, and of the needs and expectations of major interest groups, including:</li> <li>• <b>Future residents and occupants</b> - in terms of spatial requirements, amenity, environmental quality, views, privacy, public and private open space, access, safety and security;</li> <li>• <b>The Neighbourhood</b> - in terms of impact on amenity, environmental quality, views, traffic generation, privacy, solar access, visual impact and foreshore access; and</li> <li>• <b>The Community</b> - in terms of the provision of public open space, including continuous foreshore access, views to and from the waterway, conservation of the built and natural environment including heritage items, streetscape values, opportunity for housing variety, movement networks, social needs and economic effects.</li> </ul>	<p><b>4.1.1 Site Analysis</b></p> <p>The applicant will supply a detailed site analysis as part of a Statement of Environmental Effects using <b>Figure 3</b> Identified Constraints and Opportunities as a base. Information to be included in the site analysis is included in <u>Attachment 1</u>.</p> <p><b>4.1.2 Integration and layout</b></p> <ol style="list-style-type: none"> <li>a) The development is to be integrated into the local street and pedestrian network. An indicative access plan has been included as <u>Attachment 2</u>.</li> <li>b) The street and development layout shall clearly define the public, communal and private areas of the development.</li> </ol> <p><b>4.1.3 Views and Vistas</b></p> <p>The development is to incorporate opportunities for views from, to and through the site, and especially to and from the waterway.</p> <p><b>4.1.4 Heritage Conservation</b></p> <p>The development should incorporate and enhance any identified items of heritage and conservation significance, including buildings, vegetation and natural and man-made heritage items</p> <p><b>4.1.5 Noise Impact</b></p> <p>The development is to be designed to limit the entry of off-site noise and to limit the number of dwellings that are exposed to high noise levels.</p> <p><b>4.1.6 Environmental Management</b></p> <p>The layout of the site and siting of individual buildings shall:</p> <ol style="list-style-type: none"> <li>a) provide for natural infiltration by minimising paved surfaces and retaining vegetation;</li> <li>b) provide on-site storm water retarding basins and on-site re-use, where possible; and</li> <li>c) best practice engineering shall be used during the remediation activities and construction to minimise any environmental damage to Abbotsford Bay and surrounding areas</li> </ol> <p><b>4.1.7 Location of Car Parking</b></p> <ol style="list-style-type: none"> <li>a) Car parking not to dominate the streetscape internally or along edges;</li> <li>b) Resident parking to be underground, where possible;</li> <li>c) Visitor parking to be located in either designated areas within buildings or in small designated landscape areas and on the public streets.</li> </ol>

4.2 Design Scale and Bulk

Principles	Performance Standards
<ul style="list-style-type: none"> <li>• 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.</li> <li>• To provide a high standard of amenity and environmental quality for future residents.</li> </ul>	<p><b>4.2.1 Height</b></p> <p>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 and on the northern 'knoll' area of the site. The height of buildings, including any car parking levels, must not exceed the height limits specified for the precincts illustrated in <b>Figure 4</b>.</p> <p><b>4.2.2 Site Coverage</b></p> <p>Buildings shall not occupy more than 30% of the total site area.</p> <p><b>4.2.3 Setbacks</b></p> <p>A 4.5m building line applies to that part of the site fronting Blackwall Point Road which faces existing residential development (see <b>Figure 4</b>).</p> <p>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 <b>Figure 5</b>.</p> <p>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 <b>Figure 6</b>.</p> <p>Buildings elsewhere on the site should be setback progressively as wall heights increase to reduce bulk and overshadowing.</p> <p>Buildings must be sited so as not to overshadow adjoining development. Shadow diagrams will be required to demonstrate the likely impact. See also Section 4.6.1, 'Solar Access.'</p> <p>Any buildings to be located near existing trees must take account of the drip lines and root systems of those trees, in order to ensure their retention.</p> <p><b>4.2.4 Design and Built Form</b></p> <p>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' as detailed in Sydney Regional Environmental Plan No 22 Parramatta River.</p> <p>A gradation of building heights is desirable (see 4.2.3 Setbacks and <b>Figure 5</b>).</p> <p>Buildings are to be articulated and are not to present long unrelieved structures that dominate the landscape;</p> <p>Buildings shall not be located so as to directly abut any public open space and must be setback as shown on <b>Figures 4, 5 and 6</b>.</p> <p>Buildings shall have a formal presentation to their street frontages, and where appropriate, to Abbotsford Bay and the waterway generally.</p> <p>Development shall recognise the contours and natural and man-made landforms of the site and compliment surrounding areas.</p>

Principles	Performance Standards
	<p>Architectural elements, material and colour schemes should blend with existing landscape form and colours. Freedom of architectural expression however will be encouraged.</p> <p>The preferable roof form for the bulk of development on the site should be pitched, providing the opportunity for innovative uses of roof spaces.</p> <p><b>4.2.5 Dwelling Amenity</b></p> <p>Dwellings should be designed and orientated to take advantage of solar access, views and proximity to areas of open space.</p> <p>Consideration should be given to the efficiency of individual dwelling layouts, room sizes, opportunities for natural ventilation, energy efficiency and conservation, privacy, security and safety.</p> <p>All units shall be provided with clothes drying facilities and adequate storage capacity.</p>



## INDICATIVE BUILDING ENVELOPE CONTROL

FIGURE 5

Indicative 45° Building Envelope Control based on 2.75m wall height.

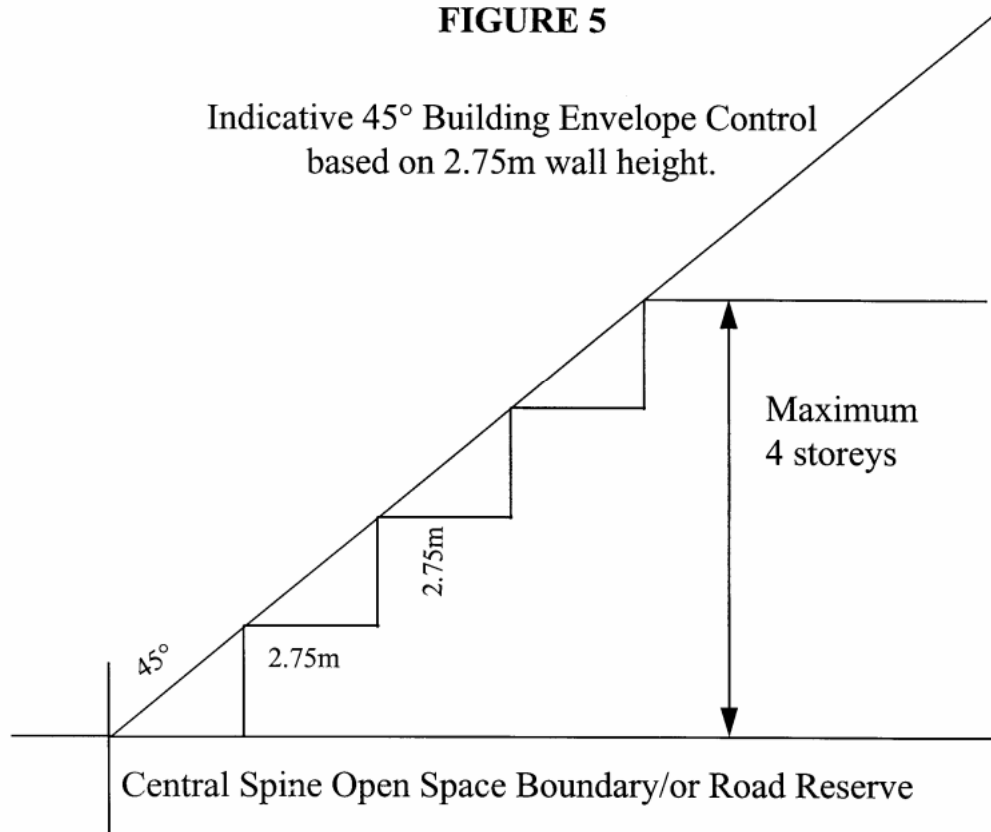


Figure 5 – Indicative Building Envelope Control

## INDICATIVE BUILDING ENVELOPE CONTROL

FIGURE 6

Indicative 45° Building Envelope Control based on 2.75m wall height.

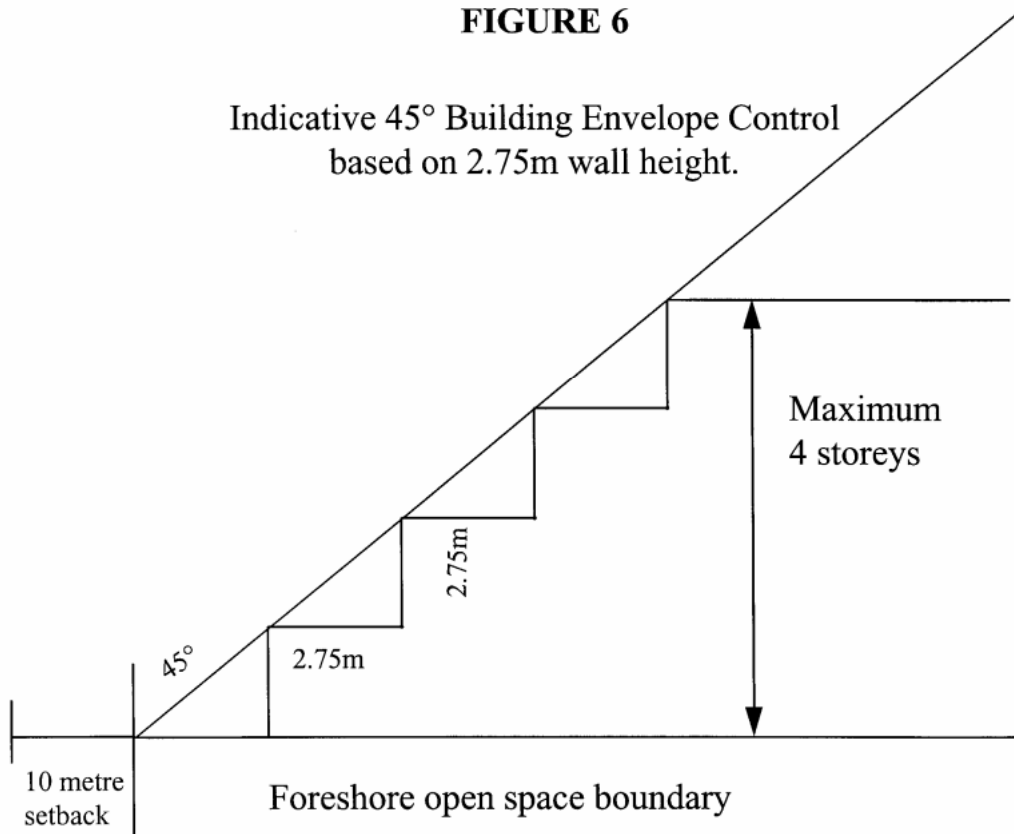


Figure 6 – Indicative Building Envelope Control

### 4.3 OpenSpace

Principles	Performance Standards
<ul style="list-style-type: none"> <li>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.</li> <li>To produce a low maintenance landscaped outcome and a management plan for its future maintenance requirements.</li> </ul>	<p><b>4.3.1 Location and Design</b></p> <p>Zoned public open space, is shown in <b>Figure 2</b>. 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.</p> <p>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.</p> <p>Where feasible landscaped areas should be designed to be watered by an efficient irrigation system and the use of re-cycled water utilising tanks is encouraged.</p> <p>Landscaped areas must be designed for all year use, be appropriately furnished with seating and be well lit with downlighting.</p> <p><b>4.3.2 Private Open Space</b></p> <ol style="list-style-type: none"> <li>Private open space for each dwelling <u>at ground level</u> 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.</li> <li>Private open space for each dwelling <u>above ground</u> in the form of a balcony or roof terrace should have: convenient access from the main living area; a minimum area of 10m<sup>2</sup>; and a minimum dimension of 2m.</li> </ol> <p><b>4.3.3 Landscape Plan</b></p> <p>A Landscape Plan meeting the above standards must be prepared by a suitably qualified consultant or consultant firm to the satisfaction of Council.</p>

#### 4.4 Car Parking and Vehicular Access

Principles	Performance Standards
<ul style="list-style-type: none"> <li>To provide adequate provision should be made for access and on-site resident parking and visitor parking. This should be done without any detrimental effect on the amenity of the development of the neighbourhood.</li> </ul>	<p><b>4.4.1 Car parking</b></p> <ul style="list-style-type: none"> <li>a) Car parking shall be provided as follows: 1.75 spaces per 3 bedroom dwelling; 1.50 spaces per 2 bedroom dwelling; 1.20 - spaces per 1 bedroom dwelling; and 0.20 - visitor spaces per dwelling</li> <li>a) Car parking areas should be well lit, capable of casual surveillance and provided with appropriate security devices</li> <li>b) Parking and access facilities shall be designed in accordance with the Roads and Traffic Authority (RTA) Guidelines for Traffic Generating Development (1993) and AS 2890.1-1 993.</li> <li>c) Access to the site is <u>not</u> to be provided by a 'gatehouse' security system.</li> </ul> <p><b>4.4.2 Access</b></p> <ul style="list-style-type: none"> <li>a) Construction standards for grading of access ramps, loading facilities, levels for vehicular entrances at property alignments and footpath crossings shall all be in accordance with the RTA Guidelines (1993).</li> <li>b) Adequate access provisions shall be made throughout the site for emergency vehicles and Council service vehicles. Consultation with service providers is recommended.</li> </ul>

#### 4.5 Access for the Disabled

Principles	Performance Standards
<ul style="list-style-type: none"> <li>To cater for an access network for the disabled throughout the site, integrated with its movement systems and the public domain.</li> <li>To incorporate access to public transport, retail and community facilities into the disabled access network.</li> </ul>	<p><b>4.5.1 Disabled Access</b></p> <ul style="list-style-type: none"> <li>a) Development on the site must provide access for disabled persons in accordance with the provisions of Part D3 of the Building Code of Australia (BCA) - Access for People with Disabilities and Australian Standard 1428.1 and Council's own Code.</li> </ul>

4.6 Impacts on Adjoining and Nearby Residential Properties

Principles	Performance Standards
<ul style="list-style-type: none"> <li>• To site and design buildings to minimise any loss of solar access, privacy and views by adjoining buildings on the site and nearby development.</li> <li>• To provide safe, attractive streetscapes which link with and enhance the amenity of neighbouring development.</li> <li>• To minimise the impacts of traffic generated by the development.</li> </ul>	<p><b>4.6.1 Solar Access</b></p> <p>Development on the site shall not unduly obscure solar access to habitable rooms or private open spaces of adjoining buildings. It will be necessary to produce shadow diagrams to demonstrate the degree of overshadowing at any one time resulting from proposed developments.</p> <p>Shadow diagrams will also be required for development adjoining public landscaped open space to demonstrate that no undue overshadowing compromises the public domain. No more than 25% of public open spaces should be overshadowed at any one time between 10 am and 2pm between 21 April and 21 August.</p> <p>Sunlight to at least 50% of the principal area of ground level private open space is not to be reduced to less than 3 hours at any one time between 9am and 5pm on June 21.</p> <p><b>4.6.2 Privacy and Overlooking</b></p> <p>a) A reasonable level of privacy should be maintained for existing residential development and provided for new development by both site and internal planning, the use of screens, wall and other devices, and by landscaping.</p> <p><b>4.6.3 Views</b></p> <p>Development should be designed and sited so as to minimise any impact on views enjoyed by adjoining buildings by considering height, alignment and setbacks.</p> <p>View corridors out of or into the site should be identified, maintained and improved where possible.</p> <p><b>4.6.4 Streetscape</b></p> <p>a) 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</p> <p>b) 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 (see Section 4.2.3 Setbacks for specific requirements)</p> <p><b>4.6.5 Reflectivity</b></p> <p>a) The selection of material and the detailing of architectural elements must take reflectivity impacts into consideration. In general, the use of any other than clear glass should be avoided and protection against solar heat gain, if required, provided by screening, balconies, overhangs or other architectural devices and by landscaping.</p>

4.7 Ecologically Sustainable Development

Principles	Performance Standards
<ul style="list-style-type: none"> <li>• To stabilise and reduce energy demands, incorporate low embodied energy material and energy efficient appliances and systems, recycle materials and design buildings capable of long term adaptation.</li> <li>• To reduce demand and use water more efficiently.</li> <li>• To remediate contaminated soil, design new site works and landscaping and institute waste management practices to stabilise and improve soil quality.</li> <li>• To encourage bio-diversity by protecting or re-creating habitats</li> </ul>	<p><b>4.7.1 Energy Efficiency</b></p> <p>Orientation and design of buildings should have regard to the location and design of neighbouring properties and not unreasonably overshadow living areas and private open space. (as noted in 4.6.1)</p> <p>To increase the thermal efficiency performance of buildings preference should be given to masonry products such as bricks, concrete products and stone.</p> <p>Where possible buildings are to be located with north facing wall so orientated between north and north-east to maximise solar access opportunities.</p> <p>North facing windows should be designed to optimise winter sun penetration and incorporate shadowing devices to control summer sun penetration.</p> <p>Ceiling insulation shall be provided with a minimum rating of R1 and wall insulation to R2 and otherwise insulation to AS 2021.</p>

4.8 Site Facilities

Principles	Performance Standards
<p>To ensure that site facilities are designed to be conveniently accessed by both residents and service providers, are visually attractive and contribute to the character of the development and its streetscape, and require minimum maintenance</p>	<p><b>4.8.1 Garbage receptacles</b></p> <p>a) Garbage receptacles should be designed and sited for efficient and convenient access and use and should be visually discreet. Provision should be made for the collection of recyclable materials. In this regard attention is drawn to Council's draft code for Garbage/Recycling Storage Areas for New Buildings</p> <p><b>4.8.2 Television and Radio Antennas and Dishes</b></p> <p>a) Devices erected to receive radio and television signals should not be visible from public places and should not unduly obstruct skyline views from adjoining properties. The use of master antennae should be considered wherever possible.</p> <p><b>4.8.3 Storage</b></p> <p>a) Adequate provision should be made for secure, under cover storage for communal and private needs, for example for bicycles, recreational equipment, garden equipment and materials</p> <p><b>4.8.4 Mail Boxes</b></p> <p>a) Mail boxes should be designed as attractive, secure elements and conveniently sited.</p> <p><b>4.8.5 Clothes Drying Areas</b></p> <p>a) Communal clothes drying areas should be readily accessible to all residents and have access to sunlight and breezes.</p> <p><b>4.8.6 On Site Signage</b></p> <p>a) Signage should be limited to information signs only, discreetly located within the site, and of a consistent and attractive design throughout.</p>

## 4.9 Drainage

Principles	Performance Standards
<ul style="list-style-type: none"> <li>To provide an appropriate capacity on-site storm water system designed to incorporate ESD principles in respect of water quality and possible on-site re-use.</li> <li>To maximise opportunities for common trenching, reduce constraints on site planning and achieve economical maintenance.</li> </ul>	<p><b>4.9.1 On-site Drainage</b></p> <p>On-site drainage services should be designed to consider the overall capacity of the storm water system, recurrent maintenance costs, water conservation objectives and the financial benefits of minimising water supply charges. Consideration should be given to the retention, storage, pollution control and re-use for irrigation purposes of stormwater run-off and the use of porous surfaces to reduce run-off. The retention of mature trees, particularly native species is encouraged as a means of augmenting the drainage system and should be considered in new landscape design.</p>

## 4.10 Public Utilities and Infrastructure

Principles	Performance Standards
<ul style="list-style-type: none"> <li>To provide for the location of public utilities to dwellings from within street reserves in a efficient, cost-effective and environmentally sensitive manner.</li> </ul>	<p><b>4.10.1 Installation</b></p> <p>Compatible public utilities should be combined in common trenches where practicable in order to minimise construction costs and land allocated to underground services. The provision of all public utilities must be in accordance with the standards of the relevant service providers and in consultation with Council's Department of Engineering Services. All public utilities should be placed underground.</p>

## 4.11 Community Facilities

Principles	Performance Standards
<ul style="list-style-type: none"> <li>To provide for the dedication of public open space to meet the needs of estimated population generated by the development as well as serving the needs of adjacent residents and the general community.</li> <li>To provide community facilities including child care, library services, open space embellishment and recreation and community facilities to meet the demand created by the development.</li> </ul>	<p><b>4.11.1 Provision of Facilities</b></p> <ol style="list-style-type: none"> <li>Provide for the dedication of public open space in accordance with the prevailing or equivalent standard of open space as detailed in Council's Section 94 Contribution Plan.</li> <li>Provide for child care facilities, libraries, open space embellishment and recreation and community facilities to the level demanded by the scale of development in accordance with Council's Section 94 Contribution Plan.</li> </ol>

## 5 Site Analysis Information Requirements

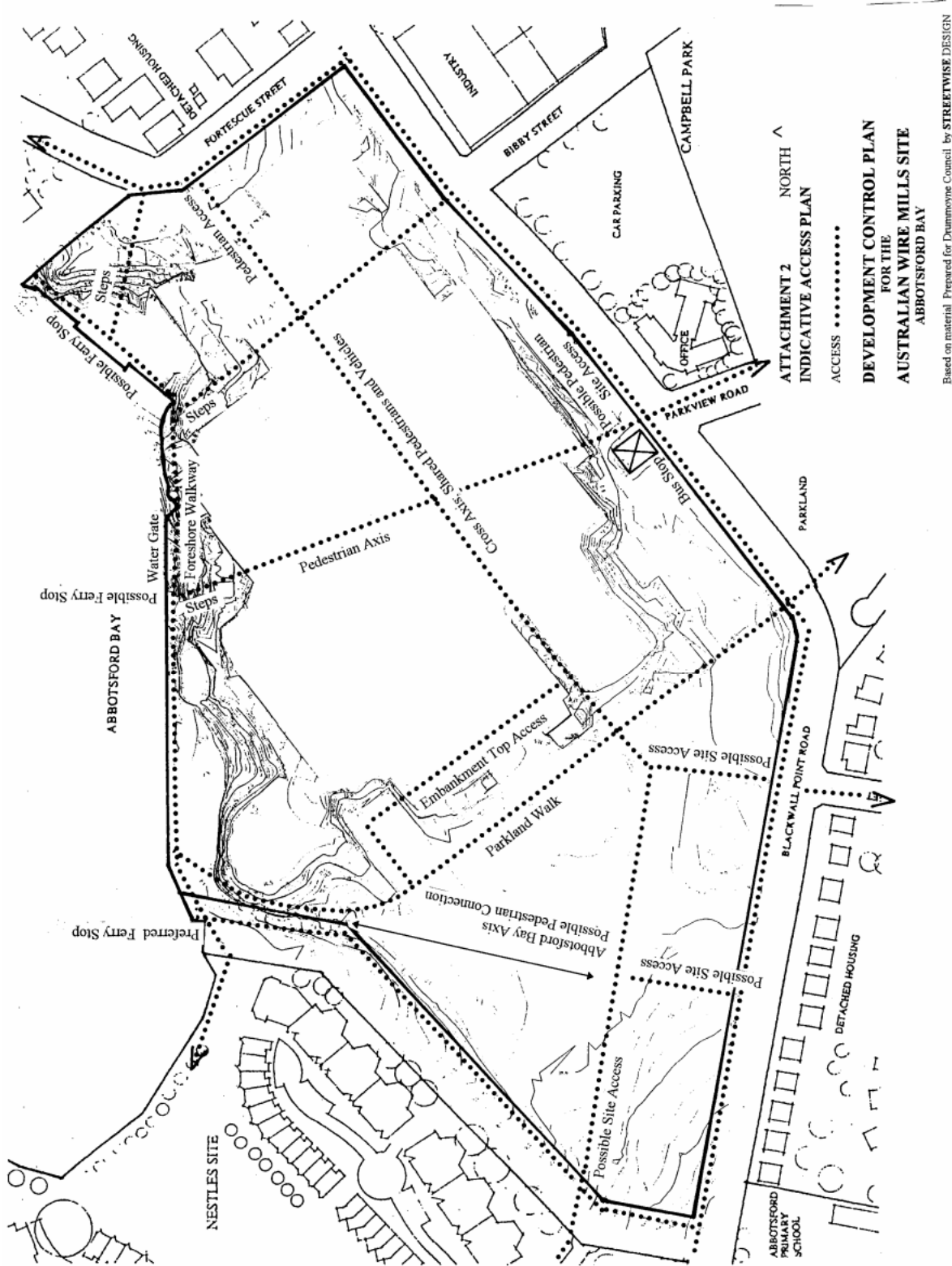
The following information, where appropriate, is to be shown in a site analysis: With regard to the site:

- 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, microclimates 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 land surrounding the site:

- The location, height and use of buildings (including location of any facing doors and windows) and out-buildings on adjoining properties;
- Abutting secluded private open spaces and living room windows that have outlooks towards the site, particularly those within 9 metres 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 9 metres 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.

## 6 Indicative Access Plan



For more information, please contact City of Canada Bay Council  
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City of Canada Bay Council