



**Ashfield  
Council**

# Interim Development Assessment Policy 2013

## Part C14

### Summer Hill Urban Village

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**PART C14- SUMMER HILL URBAN VILLAGE**

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**SECTION 1 PRELIMINARY****Introduction**

The Ashfield Local Environmental Plan (LEP) 2013 is Council's main planning control for development in the Ashfield Municipality. Summer Hill Urban Village Centre has been identified as a heritage conservation area (Summer Hill Central Conservation Area) in Ashfield LEP 2013. Heritage items in the Summer Hill area are also identified in LEP 2013. Applicants should refer to Clause 5.10 of the LEP including the accompanying Heritage Conservation Map when preparing development applications. The heritage study of the area includes details of the heritage significance of the conservation area and properties within it. Contact Council on 9716 1960 to have a copy of the study emailed to you.

**Part C14** of Ashfield Interim Development assessment Policy 2013 supports Ashfield LEP 2013 by providing additional objectives and more detailed development controls for development within Summer Hill Urban Village Centre.

**Part C14** generally applies to buildings and allotments zoned for commercial uses within the Summer Hill Urban Village Centre shown outlined in black in the plan included as **Schedule 1 of this Part**.

**Objectives**

The objectives of this Part C14 of Ashfield Interim Development assessment Policy 2013 are:

- (a) To maintain and enhance the existing character and identity of the Summer Hill commercial precinct so as to promote business activity, including after hours activities such as restaurants and cafes.
- (b) To retain identified heritage values and achieve a heritage related theme for the precinct.
- (c) To encourage conservation of heritage items.
- (d) To ensure that new development is of a design, scale and finish that is appropriate to the conservation area.
- (e) To encourage improvements in the public environment, including pedestrian safety and circulation.
- (f) To ensure that new development is of a design and scale that will enhance dominant vistas from the precinct.
- (g) To improve safety through the provision of adequate lighting and appropriate building design and landscaping.

- (h) To provide landowners, purchasers and developers with development guidelines to assist in enhancing the appearance and viability of the shopping centre.
- (i) To ensure that new development is of a scale which is sympathetic to the predominant two storey height and predominant parapet and facade height of the precinct.
- (j) To provide residents and shopkeepers of Summer Hill with certainty and ensure the desirable village/heritage character of the area is retained.

### **Preamble**

Summer Hill Urban Village Centre is located approximately two kilometres east of Ashfield Town Centre. The main shopping area is located along Lackey and Smith Streets. Residential and some industrial development abuts the centre.

There is a range of local services represented in the Summer Hill Urban Village Centre, which primarily serve the local population providing convenience shopping and a limited selection of specialty shops.

Amenity within the centre requires improvement particularly with respect to pedestrian spaces, traffic flow, landscaping and general upgrading and maintenance of building facades. The treatment of signage is also of concern. The centre is seen to have a distinct heritage character and village atmosphere, which is in need of protection and enhancement. Ashfield LEP 2013 has therefore identified Summer Hill business area as "Summer Hill Central" heritage conservation area (see **Schedule 2**).

Building facades along Lackey and Smith Streets are major elements that contribute to the character and image of the Summer Hill Urban Village Centre. While it is inevitable that changes will be made to individual buildings during the course of time, it is desirable to ensure that such changes respect the built heritage and desired townscape. Insensitive and unsympathetic changes that fail to address the established visual image of the centre could result in a clash between old and new development, the loss of valued architectural detail and disruption to the overall cohesiveness of the centre.

Part C14 of Ashfield Interim Development Assessment Policy 2013 aims to create an improved environment and to conserve the heritage qualities of the area by encouraging good urban design.

All applications submitted will be determined in accordance with the provisions of the Environmental Planning and Assessment Act 1979, the Ashfield Local Environmental Plan and the provisions of Part C14 of Ashfield Interim Development Assessment Policy 2013

Guidance can be obtained from Council's heritage advisor when preparing development applications in relation to meetin the heritage conservation objectives and requirements of Ashfield LEP 2013 as they apply to this area . To make an appointment with our advisor call Council on 9716 1800.

**How to use this Part of Ashfield Interim Development Assessment Policy 2013**

Ashfield Interim Development Assessment Policy 2013 is a multi-layered document. The objectives and development standards of this Part of Ashfield Interim Development Assessment Policy 2013 cannot be read in isolation. A development application must consider all relevant Parts of Ashfield Interim Development Assessment Policy 2013.

Part A contains an index of the parts and sections in the Ashfield Interim Development Assessment Policy 2013 and guidelines on how to use the Policy; including the steps you need to follow before you prepare your development application.

**Relationship of Part C14 to other planning documents**

Council will assess a development application according to:

- (a) Section 79C of the Environmental Planning and Assessment Act, 1979;
- (b) State Environmental Planning Policies;
- (c) Ashfield Local Environmental Plan 2013;
- (d) Ashfield Interim Development Assessment Policy 2013;
- (e) Section 94 Contribution Plans;
- (f) Ashfield Stormwater Management Code;
- (g) Policies, legislation or studies adopted or recognised by Council that are relevant to the development application.

**Lodging a Development Application**

Our development application forms can be downloaded ([www.ashfield.nsw.gov.au](http://www.ashfield.nsw.gov.au)) or contact Council on 9716 1800. The form contains a self-assessment checklist to help you complete your application. You should also check whether your proposal is 'exempt' (no application required) or is a 'complying development' (can be certified by Council or an accredited private certifier).

**Model required with submission of development application**

Computer modelling data may be necessary for any significant redevelopment within the Summer Hill Urban Village Centre to assist the development application process. Please contact Council for details of what you need to submit.

**Note 1 :** If you are proposing a major or complex development or if your proposal is likely to have significant heritage impacts, you should make an appointment to see our pre-lodgement development advisory panel or use our heritage advisory service before you lodge your development application. Call Council on 9716 1800.

**Note 2:** Certain residential and commercial development as specified in **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008** and **Ashfield LEP 2013** may be carried out without the need for development consent subject to meeting specific requirements. For more information please visit :

- **Ashfield LEP 2013** remove yellow shading
- <http://housingcode.planning.nsw.gov.au/>
- [http://www.planning.nsw.gov.au/Portals/0/planning\\_reforms/pdf/09004%20Com%20Industrial%20Code\\_web.pdf](http://www.planning.nsw.gov.au/Portals/0/planning_reforms/pdf/09004%20Com%20Industrial%20Code_web.pdf)

## SECTION 2 DEVELOPMENT REQUIREMENTS

### Heritage Conservation

#### 2.1 Objective

- To ensure the protection of heritage items and the significance of the heritage conservation area

#### 2.2 Guidelines

- a) Individual heritage items are to be retained and conserved - refer to Ashfield LEP 2013.
- b) New architectural detail and fabric is to be of a form, scale and finish that respects any existing item and the conservation area.
- c) Specific conservation works identified in the Summer Hill Main Street Study and Summer Hill Central Conservation Area consultant study are desirable and will be encouraged.
- d) Existing face brickwork should remain unpainted.
- e) Introduction of heritage colour schemes, as specified in the Summer Hill Main Street Study, are encouraged. A copy of the colour scheme is available from Council. We also offer free colour scheme advice and have negotiated paint discounts with local suppliers.
- f) Specific matters which are to be taken into account in any development or redevelopment either directly or indirectly affecting significant buildings include: the style and design of the building; the pitch and form of the roof; the style, size, proportion and position of the openings for windows and doors; and the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building to ensure compatibility with materials used in existing buildings.
- g) Restoration and/or reconstruction of original (missing or deteriorated) elements and detailing is highly encouraged.

### Building Design – Height

#### 2.3 Objective

- To retain consistent scale of buildings when viewed from the main streets.
- To minimise the potential for overlooking and overshadowing of business development of adjoining residential development.

- To promote a size of building which does not have an overbearing visual presence on adjacent development.
- To ensure that individual buildings are integrated into the shopping centre.

## 2.4 Guidelines

Building height means the vertical distance between ground level and the highest point of the building, including plant and lift overruns but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

“Parapet or facade height” means the greatest vertical distance (measured in metres) between any point of the natural ground level surface of the site area on which the building is to be erected, and the finished height of the topmost part of the building fronting the street.

This clause must be read in conjunction with the explanatory height diagram shown in **Schedule-2**

- a) The maximum building height to which a building may be erected on land to which this clause applies is 10 metres (refer to Ashfield LEP 2013)
- b) The maximum parapet or façade height to which a building may be erected on land to which this clause applies shall be 9.0 metres.
- c) The maximum number of storeys to which a building may be erected on land to which this clause applies, is two storeys excluding any basement car park level that is entirely below natural ground level.
- d) The entire ground floor of a building erected on land to which this clause applies, shall be occupied by non residential uses, except for that part of the land required for loading and unloading areas, driveway areas and car parking.
  - i) In determining building height, consideration shall be given to maintain vistas to dominant landmarks, such as St Andrew’s Church spire, including the views to the spire indicated on the map in **Schedule 2**
  - ii) New development shall not unreasonably restrict access to sunlight on adjoining properties or public areas, including surrounding streets.
  - iii) Where development adjoins residential zoned land or open air commercial premises, it is to be designed to allow a daily minimum of four (4) hours direct sunlight to adjoining windows and open spaces at mid-winter; and protect adjoining windows and open spaces from overlooking, loss of privacy and unreasonable transmission of noise.



**Building Alignment****2.5 Objective**

- To enhance and revitalise the streetscape character of the commercial precinct.

**2.6 Guidelines**

- a) The existing building alignment is a major characteristic of the precinct's development. In new developments or additions to existing structures, the alignment should match that of adjoining buildings and/or the predominant street alignment.
- b) Buildings fronting the street should be continuous and should not step back at street level or at any upper level at least to the height of their tallest immediate neighbour.
- c) Buildings should remain aligned with the street frontage. Corner buildings are to provide a splay. This is an important element in the heritage character of the precinct and in providing an "open" ground floor.
- d) The redevelopment of buildings that front Hardie Avenue (including those that have their rear facades facing Hardie Avenue) are to create their own predominant building line, however, it must be similar to that of adjoining buildings.

**Built Form****2.7 Objective**

- To maintain the shape and form of the centre and conserve its heritage qualities..

**2.8 Guidelines**

- a) The shape and form of new development is to relate to the context of the shapes and forms identified in the Summer Hill Central Heritage Conservation area report.
- b) The existing building envelope within the precinct is relatively simple and predominantly rectangular in character with roof, parapet, verandah, balcony, window and façade detailing used to create visual interest. New developments are to follow these established and historical forms.

**Roofs****2.9 Objective**

- The form, pitch and parapet height of new roofs should match or relate to buildings within the precinct.
- Roof forms should generally be skillion, hipped or gabled.

**2.10 Guidelines**

- a) New roofs are to be of the same material as buildings within the precinct, or in a material which is visually sympathetic. Appropriate materials include slate, terracotta tiles and corrugated steel. The more modern fabric and forms such as coloured cement or profiled extruded steel are inappropriate.
- b) Variation to the existing pattern of roof forms may only occur where the parapet line is not disrupted and where the new roof is not visible from the street below or adjacent public areas.
- c) Where parapet walls exist such as in much of Smith and Lackey Streets, rear extensions or roof alterations are not to be visible from the street and must not disturb the line of the parapet.
- d) There should be no projections above the roof such as exhaust vents, antennae, etc., which are prominently visible from a street, the car park or the plaza. In no instance should such projections form part of the skyline view from any public place.

**Parapets****2.11 Objective**

- The retention and preservation of parapets within the shopping centre.

**2.12 Guidelines**

- a) Parapets are important elements within the existing visual environment and should be used wherever appropriate.
- b) Existing original parapets are to be retained and any adjoining development to be sympathetic to these skyline features.

**Attic rooms and the use of roof space****2.13 Objective**

- To allow the use of roof spaces to be utilised as attics in a way that does not impact on the streetscape.

**2.14 Guidelines**

Roof spaces within existing buildings may be utilised as attics. However, there should be no alteration to the existing roofscape and façade along the main street elevations.

**Building Facades****2.15 Objective**

- The existing facades of significant buildings are to be retained and conserved.
- In all other cases, additions to facades are to be sympathetic.

**2.16 Guidelines**

- a) In general, the existing facades of significant buildings are to be retained and conserved.
- b) Additions to the façade of existing structures will only be considered where these clearly relate to the form and character of the building itself and those of the precinct. Such alterations should seek to match the detailing of the original structure.
- c) Facades of new buildings should relate to the form and character of buildings in the immediate vicinity.
- d) The articulation of new building facades is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building. In general, fenestration with a vertical rectangular emphasis prevails within the precinct and should be used in any new structures. Fenestration within new buildings should provide for up to a maximum of 1:3 percentage ratio of glass to masonry.
- e) Major street frontages with long runs of blank façade will not be allowed. Facades should be divided into bays by vertical control lines.

- f) Facades of new commercial buildings should be divided into bays of dimensions appropriate to the scale of the building proposed and that of similar buildings in the precinct.
- g) New building materials are to be compatible with the materials used for similar buildings within the precinct.
- h) Facade materials and detailing in new developments should also seek to match, or otherwise sympathetically relate to, the marked verticality of facades.
- i) Wherever possible, façade elements such as windows, doors and balconies are to match the placement and proportions of similar elements on similar buildings within the precinct.

## **Materials**

### **2.17 Objective**

- New building materials are to be in keeping with the traditional nature of building materials within the precinct.

### **2.18 Guidelines**

- a) Building materials for new developments or alteration to existing buildings should relate to the existing palette of materials throughout the precinct.
- b) In general, the study area contains extensive use of rendered surfaces and face brickwork. Where face brickwork is used, it should be of a uniform colour without mottle or wire cut faces and should be compatible with the toning of earlier face brickwork.
- c) Modern fabric and finishes including glass curtain walling, metal cladding and perforated screens should not be used. The removal of lightweight false facades and the reinstatement of original façade elements is encouraged.
- d) Window and door joinery, where painted, may be in a traditional material such as timber or a new material such as extruded metal. Extruded metal frames should be of a size and configuration in keeping with the traditional context of the precinct.

## **Shopfronts**

### **2.19 Objective**

- Retain, restore or reconstruct the original shopfronts to preserve the character of buildings.

**2.20 Guidelines**

- a) Original early shopfronts in existing buildings should be retained and conserved.
- b) Remnants of original shopfronts fittings, such as window framing, tiled entries and doors should be retained, repaired and used wherever possible.
- c) The reinstatement of early shopfronts, where these have been replaced by unsympathetic modern designs, is encouraged. Existing shopfronts should not be bricked up or otherwise filled in.
- d) If a shopfront has been lost, reconstruction should be undertaken using the form and detailing of existing examples in the area. Avoid shopfronts which are filled in and do not have display windows facing the street. Excessive security bars or roller shutters are not permitted.

**Awnings****2.21 Objective**

- To encourage retention or reconstruction of awnings characteristic of the commercial precinct.

**2.22 Guidelines**

- a) Existing awnings should be retained and conserved.
- b) The accurate restoration or reconstruction of original street awnings/verandahs is encouraged.
- c) The reinstatement of awnings is encouraged, where there is evidence that they were originally fitted or where there is a break in a continuous run of awnings.
- d) Awnings should be incorporated in new infill development where they are fitted to adjoining buildings. Such awnings should match the height, width, form and materials of adjacent traditional awnings.
- e) Continuous runs of awnings should not be broken.
- f) Awnings will provide for tree planting where appropriate.
- g) Where awnings join other awnings, these should be weather sealed.

**Verandahs, Balconies and Window Hoods****2.23 Objective**

- Retain existing verandahs, balconies and window hoods.
- Provide sympathetic verandahs, balconies and window hoods in new developments .

**2.24 Guidelines**

- a) Existing verandahs, balconies and window hoods should be retained and conserved.
- b) The accurate restoration or reconstruction of original verandahs, balconies or window hoods is encouraged.
- c) Hypothetical reconstruction of such elements, or their introduction to facades where they were never present, should not occur.
- d) Window hoods, balconies and verandahs are to be incorporated as part of the design for new infill development.
- e) New verandahs and window hoods are to be of form, material and finish which responds to existing elements within the precinct. Verandah roofs should be constructed in corrugated steel using traditional forms (bullnose, straight or ogee profile). Balustrades should be visually light and should reflect existing metal or timber detailing of balustrades in the precinct.
- f) Existing balconies should be retained and not infilled.
- g) Reinstatement of previously infilled balconies is encouraged.
- h) If balconies on new buildings have a concrete floor slab, the visible slab edge is to be painted to match the adjoining wall colour.
- i) Balcony balustrades should be of light open material. Where possible, balustrades are to match predominant examples elsewhere within the streetscape.

### **Vehicular Access & Parking**

**2.25** Refer to Part C11 of Ashfield Interim Development Assessment Policy 2013 - "Parking".

### **Signage**

**2.26** Signage requiring approval is to be in accordance with the requirements of **Part C2** (Advertisements and Advertising Structures) and any applicable provisions of **State Environmental Planning Policy No. 64 - Advertising and Signage**.

### **Access for People with Disabilities**

Refer to Part C1 of Ashfield Interim Development Assessment Policy 2013.

### **Colour**

#### **2.27 Objective**

- To emphasise colour as an important part of design and environmental quality of the commercial precinct.

#### **2.28 Guidelines**

- a) Colour schemes are to harmonise with the remainder of the building and streetscape.
- b) Strident, harsh or garish colours or colour combinations are to be avoided.
- c) Highlighting of vertical and horizontal façade elements should be in keeping with the surrounding development.
- d) Colour schemes, sympathetic to those contained within the inventory in the Summer Hill Main Street Study by Godden Mackay Pty Ltd are to be encouraged. Details can be obtained from Council.

### **Pedestrian Links**

#### **2.29 Objective**

- To increase the amount of pedestrian links through the precinct, enhancing accessibility and patronage.
- To link other uses (schools, open space) in Summer Hill with the commercial precinct and railway.

**2.30 Guidelines**

- a) Consideration is to be given to safety, solar access, lighting and weather protection of pedestrian links and access.
- b) Developments which reduce or remove pedestrian links will not be acceptable.
- c) Council may require provision of pedestrian links through buildings to link other uses.

**Solar Access****2.31 Objective**

- To require that adequate solar access is provided to existing open spaces within the commercial precinct and surrounding space.

**2.32 Guidelines**

- a) No development shall significantly reduce solar access to the plaza area, open space or adjacent properties.
- b) Council may require the submission of shadow diagrams with development applications to assess impact of proposed development on solar access to adjoining areas.

**Reflectivity Index**

**2.33 Objective** - To minimise materials and finishes that are not in character with the heritage elements or streetscape qualities of the precinct.

**2.34 Guidelines**

- a) A building shall not be erected where the reflectivity index of glass in external walls is greater than 20%.
- b) Large glass surfaces or windows out of character will not be accepted.

**Buildings Fronting Hardie Avenue Car Park****2.35 Objective**

- To provide a sense of place and a focus of activity in the main open space of the centre and to better integrate the plaza with commercial activity.



### 2.36 Guidelines

Any new building proposed for the sites that front Hardie Avenue, including those properties that contain existing buildings fronting Carlton Crescent, Lackey Street and Smith Street, are to have a front façade facing both streets.

## Landscaping

### 2.37 Objectives

- To improve the amenity of the shopping centre.
- To create continuity between residential and commercial precincts.
- To encapsulate the village atmosphere.

### 2.38 Guidelines

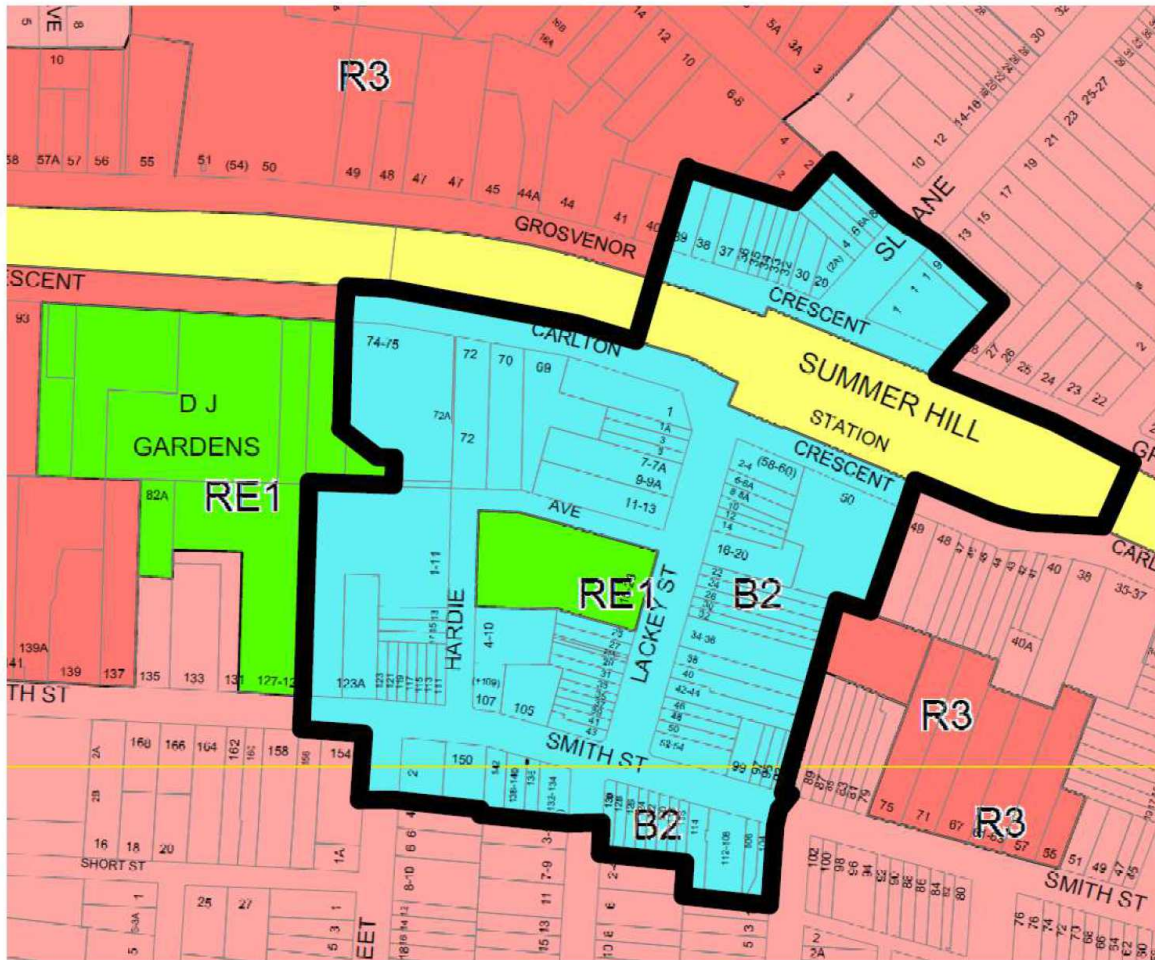
- a) Planting is to enhance the character of the precinct. Streetscape planting should not restrict vision. The precinct should feel safe at night.
- b) Facades of heritage elements are not to be obstructed by planting.

**Note:** A *landscape concept plan* should be prepared and submitted with the development application where new plantings are proposed. Depending on the type of development and site circumstances, Council may also apply conditions of consent requiring a detailed landscaping plan to be prepared when a development is approved (refer to Council's development application form for more information about landscape concept plans and detailed landscape plans). Landscaping will need to be implemented prior to occupancy of the building.

# Schedule 1

## Map 1 - Applicable Land

The Map contains an extract from the LEP 2013 zoning map, in order to show Part C14's relationship with land use zones.






 Boundary of Part C14

## Schedule 2

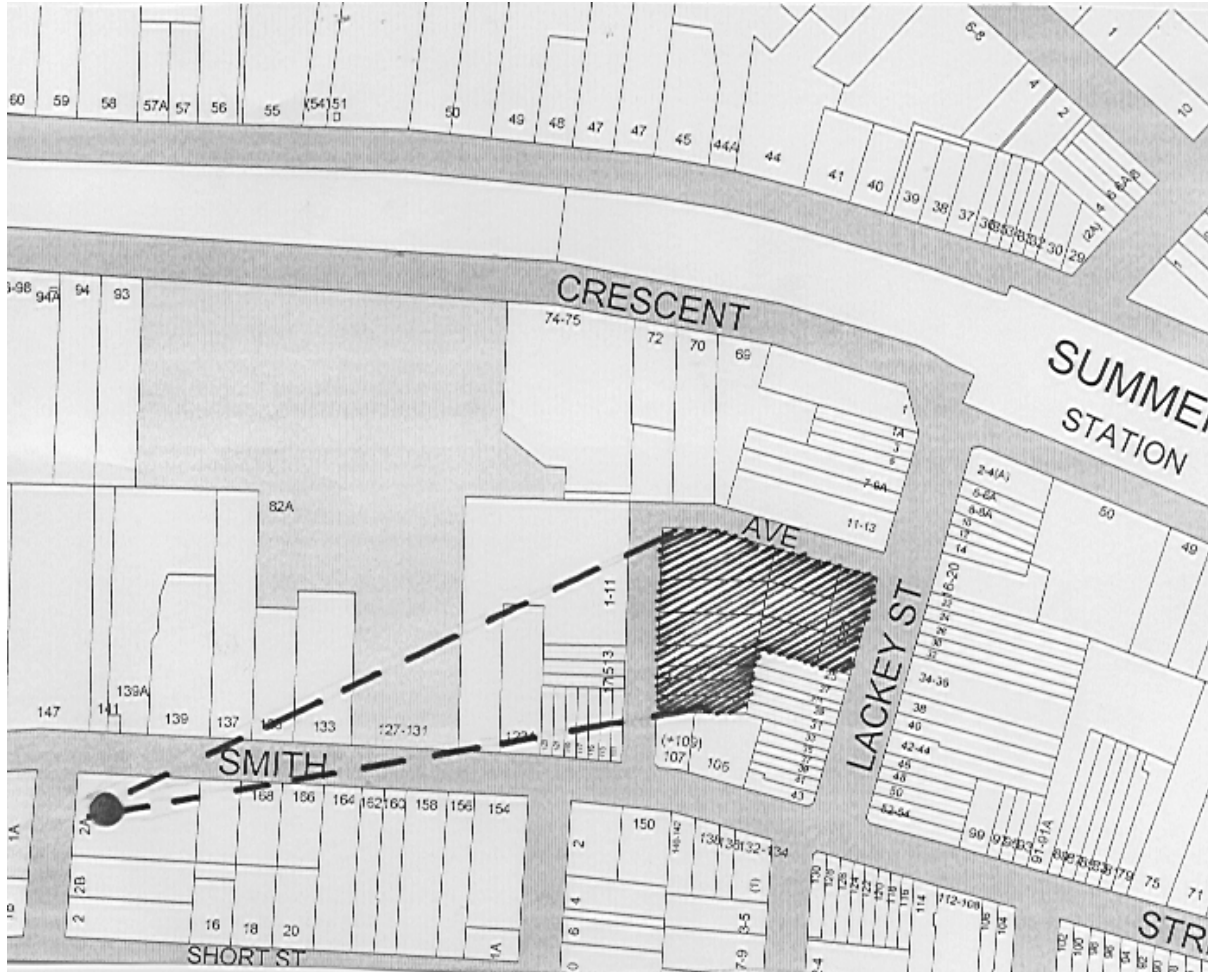
### Map 2 - Heritage Conservation Areas and Items

The Map is an extract from the LEP 2013 heritage conservation map, showing the location of heritage items, Summer Hill Central Heritage Conservation Area (within the heavy black line) and other heritage conservation areas in the locality.



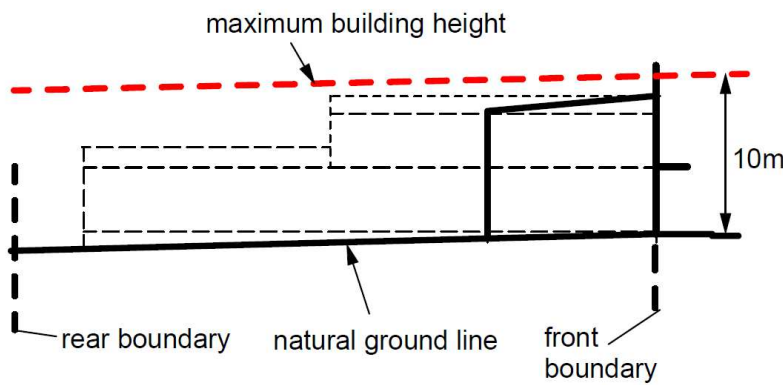
-  Boundary of Part C14
-  Conservation Areas
-  Heritage Items

Map 3 -Summer Hill Urban Village Centre viewsheds

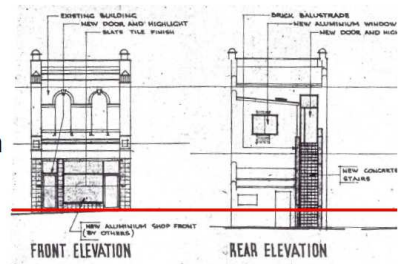


In relation to the Car Park and Civic Open Space areas (shown hatched) any new development shall ensure that views towards the St Andrews church spire are retained measured at pedestrian eye level, both within and in the near vicinity of this area.

Diagram- Explanatory maximum building height .  
(refer to Ashfield LEP Building Height Maps)



section along site



example of elevations of an existing building