Ashfield Council

Interim Development Assessment Policy 2013

Part C24

Hurlstone Park

Enterprise Zone

Tel (02) 9716 1800
Fax (02) 9716 1911
260 Liverpool Road Ashfield NSW 2131
PO Box 1145 Ashfield NSW 1800

www.ashfield.nsw.gov.au

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SECTION 1 PRELIMINARY

Introduction

Ashfield Local Environmental Plan (LEP) is Council's main planning control for development in business centres in the Ashfield Council Local Government Area.

Part C24 of Interim Development Assessment Policy 2013 supports the LEP by providing additional objectives and development standards to enhance the function and appearance of development within the B6 Enterprise Zone.

Applicable land

Part C24 was adopted on 25 November 2014 and applies to land within the area edged in heavy black on **Map 1 .** This area is referred to as **"Hurlstone Park Enterprise Zone".**

MAP 1 - APPLICABLE LAND

Objectives

Context

1 Provide controls which support and complement the Ashfield LEP objectives for B6 Enterprise Zone which are:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*

2 Identify townscape elements and environmental considerations unique to the Hurlstone Park Enterprise Zone which must be taken into account by new development.

Built form and scale

3 Define the desired character of the Hurlstone Enterprise Park Zone in terms of building scale, building setback, building design, streetscape, and desired interface between the public and private domain in order to promote development outcomes that will have a positive, transformative effect and achieve a desired character.

Standard of architectural composition

4 Achieve a high level of architectural composition (see "Definitions") in order to create a distinct spatial character and streetscape.

Active interface between street and buildings

5 Require active street frontages (see "Definitions") where appropriate, with good physical and visual connections between buildings and the street, in order to provide good levels of pedestrian safety.

Amenity

6 Ensure residential development provides adequate occupant amenity including good winter solar penetration to living areas, and at the same time maintains privacy and solar access to existing residential development.

How to use this Part of Ashfield Interim Development Assessment Policy 2014

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

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 C24 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 & 94A Contribution Plans;

(f) Ashfield Stormwater Management Code;

(g) Policies, legislation or studies adopted or recognized 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) or contact Council on 9716 1800. The form contains a self-assessment checklist to help you complete your application.

Note 1 : Ashfield Council has a free Development Application pre-lodgement Process in place which aims to reduce processing times by assisting applicants with submission of their application. Please visit: **DA Assessment** for more information.

Note 3: Certain residential and commercial development as specified in **State Environmental Planning Plan (Exempt and Complying Development Codes) 2008** and in the **Schedules to Ashfield LEP 2013** may be carried out without the

Useful links:

- **Ashfield LEP**
- **NSW Housing Code**
- **NSW Commercial & Industrial Code**

SECTION 2 – BUILDING DESIGN

1 CONTEXT AND AMENITY

OBJECTIVES

Architecture

1 To identify key matters that will affect building design and create a desired townscape and character in the Hurlstone Park Enterprise Zone.

Amenity

2 Promote pedestrian activity and safety in the public domain.

3 Maximise active street fronts in Hurlstone Park and define areas where active streets are required or are desirable.

Security

4 Buildings which address the street and provide surveillance of the public domain.

5 Ensure developments are safe and secure for occupants, by reducing opportunities for crime through environmental design.

Residential Amenity

6 Ensure that amenity considerations for residents include impacts on adjacent and nearby residential properties including consideration of traffic generation and vehicle access.

7 Ensure careful consideration is given to apartment design and reducing traffic noise penetration to apartments from Old Canterbury Road (a regional road).

CONTROLS

Building Appearance

1 Building design composition should be a of a high architectural standard. The desired character for architectural composition of residential flat buildings shall be of a *traditional architectural composition,* (see Definitions).

2 Council will support a modern/contemporary architectural appearance only when a “high compositional standard” (refer to Definitions) is achieved.

If a “high compositional standard” cannot be achieved, and in order to avoid a “bland” building appearance, a traditional architectural language is required in accordance with Clause 1.

3 Large side wall facades which are prominent/visible must be modelled to give the building an attractive, articulated appearance and achieve a high compositional standard.

Built Form including location of parts of buildings.

4 Refer to **Map 2** which details desired built form arrangement for parts of structures above ground level in order to have :

- Buildings located in positions which give good spatial definition to Old Canterbury Road,
- Buildings that maximise building separation (setback) from adjoining residential properties to maintain residential amenity and,
- Buildings located to the rear of the site that will have a (transitional) lower building scale which is sympathetic in scale to adjoining properties.

Signage

5 Signs must visually complement (not challenge) the architectural composition of buildings and should enhance the Hurlstone Park townscape. Refer to **Part C2** of this Plan for applicable guidelines. **Ashfield Local Environmental Plan 2013** permits certain types of signs to be erected or replaced without approval (subject to conditions) Refer to **Schedule 2** (Exempt Development) of Ashfield Local Environmental Plan 2013.

Landscaped buffer areas adjoining neighbouring residential sites

6 The rear of sites adjacent to residential house sites shall have deep soil areas for tree and shrub planting in order to provide a landscape "amenity buffer" and screen neighbouring houses. These buffer areas shall be a minimum of 3m wide, extend along the entire rear boundary, contain deep soil, and not have any structures located beneath them, as shown in **Figure 3** and **Figure 4**. This is in order to have adequate soil volume, drainage conditions etc. for trees to thrive and sufficient width to allow for tree canopies.

Active Street Frontages

7 All buildings are to have, where practical, "active frontages" at ground level.

Location of parking

8 Any on-grade (ground level) car parks are to be set back behind an active street frontage, and designed in accordance with the controls set out in **Part C11,** Clause 5.3.

Access for people with disabilities

9 Refer to **Part C1** for requirements that need to be met for access to the point of entry to dwellings and for access within upper level apartments in situations where apartments have lift access.

Apartment security

10 The following security devices are required in buildings containing apartments.

1. First floor levels shall have fitted security devices which comply with the Australian Standard.
2. Ground floor entry porticos shall have as a minimum double barrel security and fire locks Lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian paths.

Upper level apartments and objectives of Ashfield LEP 2013

11 For "shop top housing", any apartments must be located above a ground level storey. In order to comply with the objectives of the Ashfield LEP 2013, apartments are not to comprise the dominant land use on sites within this B6- Enterprise Zone. The Ashfield LEP permits "shop top housing" uses in the Hurlstone Park B6 Enterprise Zone in order to improve economic viability in situations where commercial uses are provided at ground level in order to meet the objectives of the zone. Refer to Section 3 - Commercial Development which details minimum requirements for ground level non-residential gross floor area.

Apartment amenity and acoustics

12 Any apartments having rooms facing Old Canterbury Road shall have balconies with 'winter gardens' as illustrated in **Figure 1** in order to mitigate noise transmission from Old Canterbury Road.

13 For buildings located adjacent Old Canterbury Road which are directly exposed to traffic noise, apartments shall have parts of living areas/rooms which have an opening onto the "quiet side" within the site - see principles detailed at **Figure 2**. This is in order to minimise exposure to traffic noise provide acceptable levels of amenity to residents. **Note:** This might require the use of more than one lift and provision of circulation hallways.

14 Upper level apartments shall have private open space in the form of balconies with the minimum size as recommended by the Residential Flat Design Code, with balconies being located facing the "quiet" (western) part of the site.

Maximum noise levels inside apartments

15 Maximum acceptable noise levels for specific rooms within apartments are:

(i) Living areas 40 dBA
(ii) Bedrooms 35 dBA

Given the location of the Hurlstone Enterprise Zone adjoining a busy regional road, Development Applications which include upper level apartment buildings shall include evidence by an acoustic engineer sound attenuation requirements can be achieved including details of the type of glazing materials operable louvers and the design methods used.

Figure 1 - "Winter Garden Balconies" for noise reduction follows

Figure 1 - "Winter Garden Balconies" for noise reduction

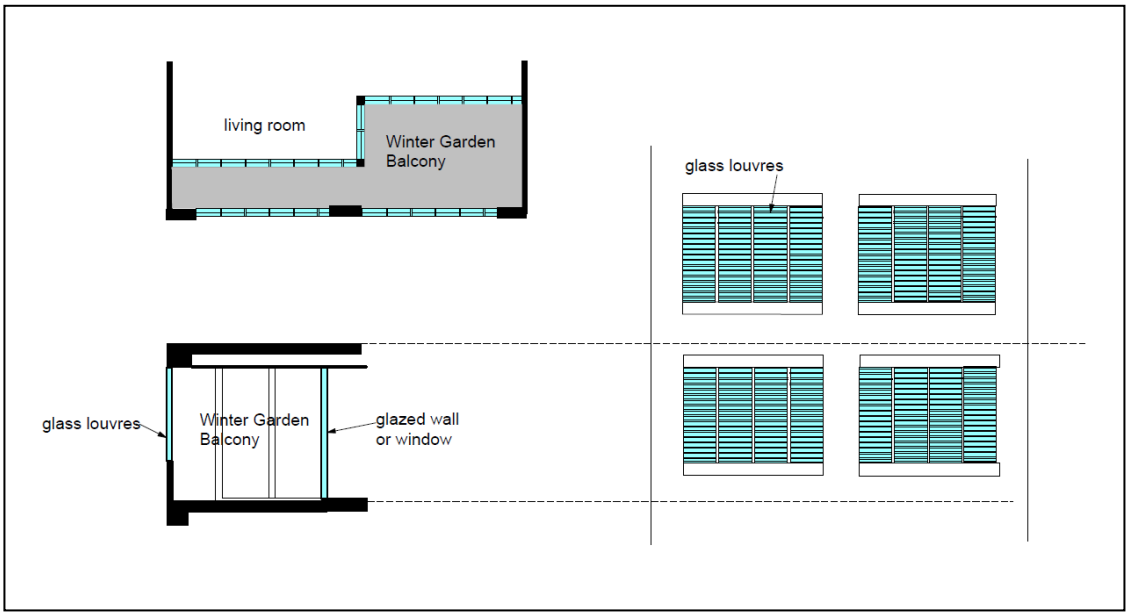
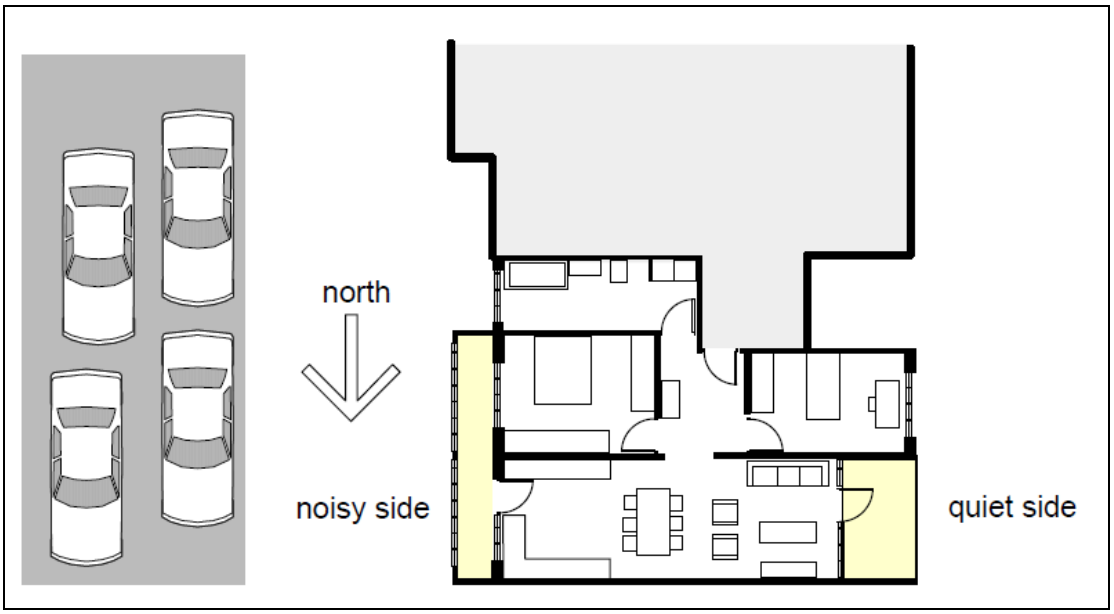


Figure - 2 Dual Aspect apartments
with an east west orientation and with living areas opening onto "quiet" side within the site.



2 BUILDING HEIGHT AND LOCATION

OBJECTIVES

Overall Building Height and number of storeys.

1 Define the maximum permitted number of storeys, taking into account the following definitions of "building height" in Ashfield LEP 2013:

Building height (or height of building) means the vertical distance between ground level, existing 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.

Ground level Commercial uses

2 Provide adequately dimensioned ground floor ceiling heights to allow for functional commercial ground floor uses.

CONTROLS

Maximum Building height

1 Maximum building heights are shown on the Ashfield LEP 2013 Building Heights Map**.** The maximum number of storeys are shown in **Map 2,** and illustrated in the Sections in Figures 3 and 4**.**

2 New buildings shall be located in a place which maximises separation with neighbouring house properties, and also provides an appropriate building orientation which addresses the other objectives of this part, such as solar orientation. Refer to **Map 2** and **Figures 2** and **3.**

Building Scale relationship with neighbouring residential properties

3 New buildings adjacent to, or in close proximity to dwelling - houses in the neighbouring R2 Low Density Residential Zone must transition to a lower height at the rear in order to achieve a building scale transition which is sympathetic to these dwellings as shown on **Map 2**

MAP 2 – Built Form

Figure 3 - Section adjacent houses at lower site levels

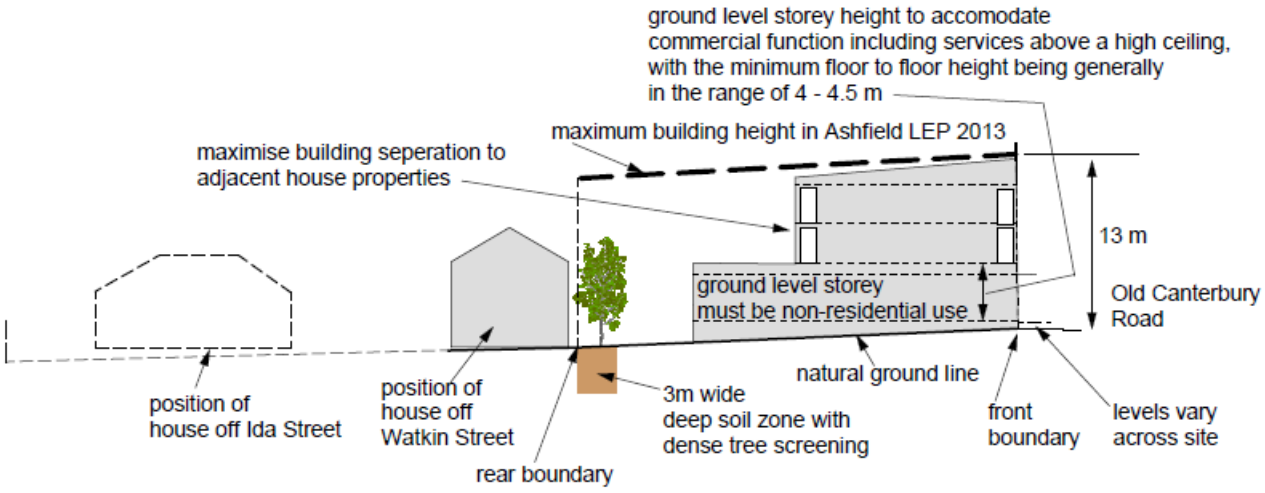
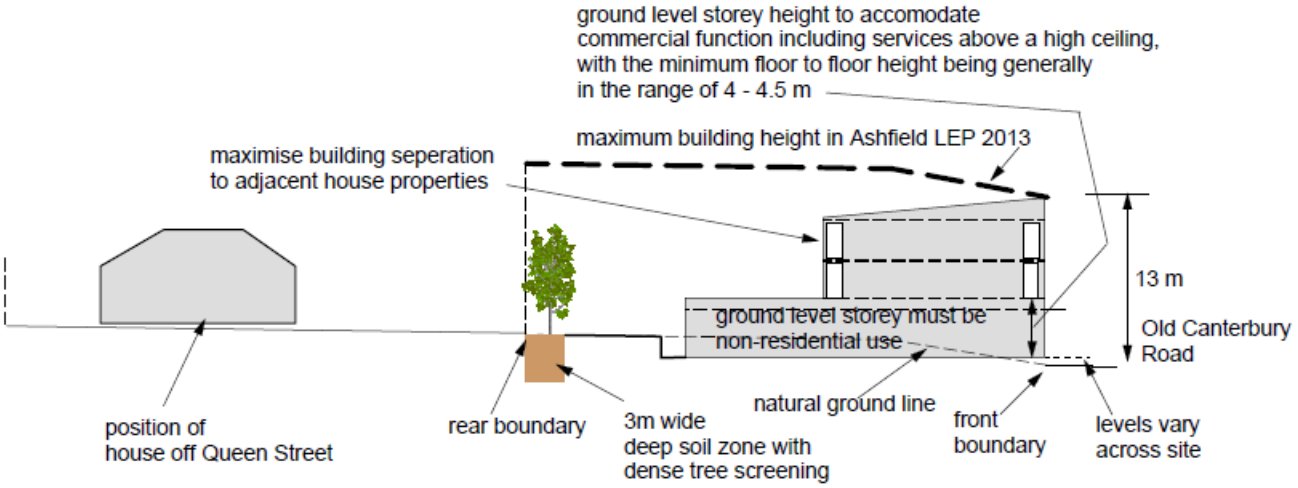


Figure 4 - Section adjacent houses at higher site levels



3 COMMERCIAL DEVELOPMENT

OBJECTIVES

Maximise ground level commercial space in mixed use developments

1 Maximise the amount of commercial (non residential) floor area at ground level in order to provide for employment floor space, activate street frontages and "buffer" any upper floor residential uses.

Services - location

2 Ensure that mixed use/commercial developments achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices.

CONTROLS

Ground level business uses

1 The majority of the ground floor part of buildings must contain business uses. In addition, the gross floor area reserved for business uses must be a minimum of 50 percent of site area in order to maximize employment and commercial space and respond to B6 Enterprise Zone objectives. Exceptions will be allowed for ground level entry areas and foyers for upper level residential development. Residual areas for service functions such as driveway ramps, waste storage and plant rooms, should be kept to a minimum.

Car parking

2 Car parking required pursuant to this Plan shall be placed below ground level for more substantial developments in order to maximise ground level commercial space and to maximize the potential for active street frontages - Refer **Part C11.**

Minimum ground floor ceiling height

3 Ground floor commercial uses of all mixed-use and/or non-residential buildings are to have minimum floor to floor heights which provide adequate ceiling heights for commercial use. As a minimum 3.6m ground floor to ceiling height is required, and adequate space must also be provided between the ceiling and the first floor slab for installation of services (usually minimum of 600 mm required).

Advertisements

4 Refer to **Part C2** of this Plan and **Schedule 2 of Ashfield LEP 2013**. Some signage is also controlled by State Environment Planning Plan No. 64. SEPP 64 includes requirements for making signage compatible with the desired future character of an area.

Shopfronts and Active Street Frontages

5 Where practical All sites are to have ground level “active frontages” (see “Definitions”) , except in situations where this is not practical where such areas are required for site servicing or similar, e.g. driveway access. An active street frontage shall be predominantly glazed in order to ensure that adequate visibility of the street occurs, and can comprise glazed retail shopfronts, showrooms, glazed entries and lobbies to businesses, and the like.

6 Shopfronts/display areas must not have “roll-a-door” type grille or opaque security shutters (excluding predominantly transparent security shutters).

7 Shopfront/display area designs are to be presented in a way that complements the building style of the façade and enhances the streetscape.

Air-conditioning units and satellite dishes

8 Air-conditioning units and satellite dish elements shall be designed and located as follows:

a) Must not be located on front façade or above an awning and be positioned at the side or rear of the building
b) Must be setback at least 1.5 m from all adjoining property boundaries.
c) Must use non-reflective materials.
d) If a satellite dish roof is wall or pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.

PART 4 - **DEVELOPMENT SERVICING follows**

4 DEVELOPMENT SERVICING

OBJECTIVES

1. Ensure that site services and facilities are adequate for the nature and quantum of development.

2. Ensure servicing activities do not have adverse amenity impacts.

3. Locate parking areas so that they are not visible from the public domain.

CONTROLS

Vehicle access points

1 Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from road locations generally in locations identified on **Map 3 - Development Servicing and Access**. **"**Upfront" consultation prior to any design finalisation should occur with Council's engineers and/or the Roads and Maritime Services to determine appropriate locations.

Driveways to underground parking areas

2 Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.

Location and amount of parking areas

3 Refer to Part C11 - Parking – Design Principles

4 Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles

Design of service areas

5 An area shall be provided on site to accommodate bins for garbage collection and recycling of waste. This area shall not be visible from the street, behind the building line, and where possible located in a basement levels and using service lift access to transport bins to ground level for collection.

6 Areas for waste collection, loading and unloading, are to be detailed at development application stage.

- Waste collection room areas, including garbage bins, recycling bins, other bins.
- Pathways for manoeuvring of bins to and from Waste collection room areas.

7 Service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.

Mail boxes

8 Mail boxes for buildings shall be provided in an accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible with material finishes and colours that complement the finishes of the building. Mail boxes must be secured and be large enough to accommodate small parcels.

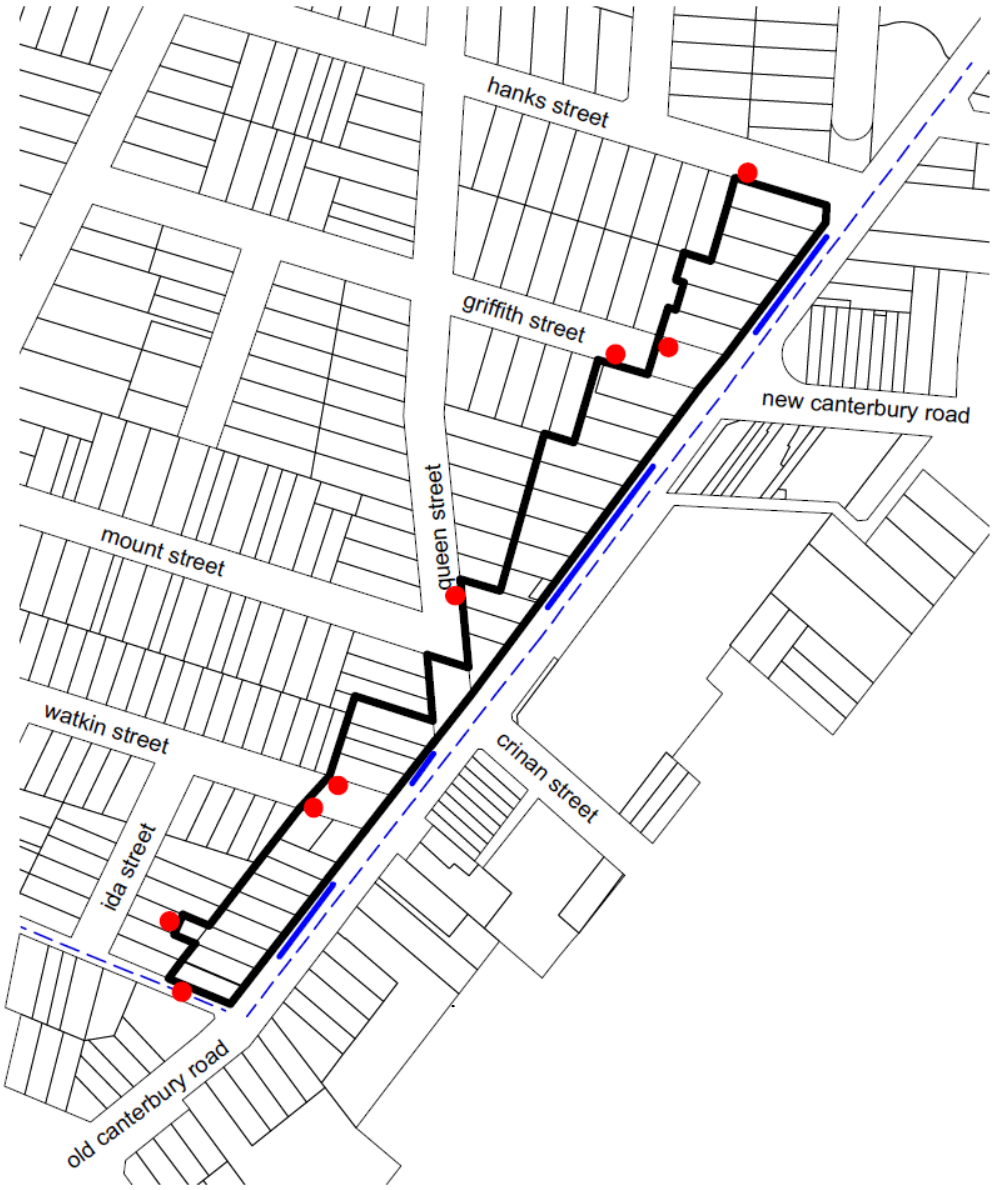
Communication structures, air conditioners and service vents

9 Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located:

- away from street frontages,
- integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building, and
- adequately setback from the perimeter wall or roof edge of buildings.

MAP 3 – DEVELOPMENT VEHICULAR ACCESS Follows

MAP 3 - DEVELOPMENT VEHICLAR ACCESS



DEFINITIONS

Active frontage means:

A ground level part of a building which provides surveillance of a street and includes any one or a combination of the following:

- entrance to shops and commercial premises
- shop front,
- clear glazed entries to commercial and residential lobbies,
- clear glazed entries residential lobbies,
- café or restaurant if directly accessed from the street,
- active office uses, such as reception areas, if visible from the street,

Building height is as defined in the Ashfield LEP 2013, means:

"The vertical distance between ground level, existing 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".

Deep soil planting area means

An area "capable of deep planting", which contains soil , is water permeable and there is no structure below within 3 metres of the natural ground surface, and which is capable of supporting large tree growth.

High compositional standard, for building design, means:

A building design which uses any "abstract" or "modern/contemporary" architectural language , and employs different building components and building materials as credible compositional elements, whose credibility is demonstrated by visually appearing to relate to the "whole building " and giving the building a "unity" and "complexity". **Note .** A high compositional standard is not considered one that uses repetitive or bland or minimalist forms intended to facilitate easier building construction methods or which simply expresses structural elements.

Townscape means:

The appearance of relationships of buildings and places along the main street, and including general compositional building design elements, such as:

- height and scale and modulation
- proportion of masonry to glazed areas
- design, proportion, symmetry and organisation
- vocabulary of architecture such as mouldings and entablature

Traditional architectural composition for building design means:

An architectural composition using long standing traditional architectural canons including:

- basic tripartite arrangements to facades, employing symmetry and proportion
- "punctuated" extremities, which “signal” the “boundaries “ of the building.
- solid walls, which have secondary "punched" openings for balconies and windows, and have vertically emphasized proportions.
- expression of architectural detailing, such as expression of datum lines and string courses, and a colour palette of materials of medium to dark monotone face brickwork and rendered coloured surfaces.

With the above further developed into an organised and complex composition.

“ Winter Garden Balcony” means :

A term used commonly used to describe a balcony located off a living room area whose function includes that it acts as a noise reduction spatial device . For example, the open part of the balcony can have glazing , which can also be louvred, and so this can be used and adjusted to produce some noise reduction including for the adjacent living areas, but also allows some ventilation by manually adjusting the glazing components. This also assists in winter where the balcony glazing can heat the balcony area and radiate warm air to adjacent living areas – hence the term -“winter garden”.

Refer to the sketches in **Figure 1.**

END