



Interim Development Assessment Policy 2013

Part C3

Ashfield Town Centre

Tel (02) 9716 1800 260 Liverpool Road Ashfield NSW 2131
Fax (02) 9716 1911 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 C3** of Ashfield Interim Development Assessment Policy 2013 supports the LEP by providing additional objectives and development standards to enhance the function and appearance of the Ashfield Town Centre.

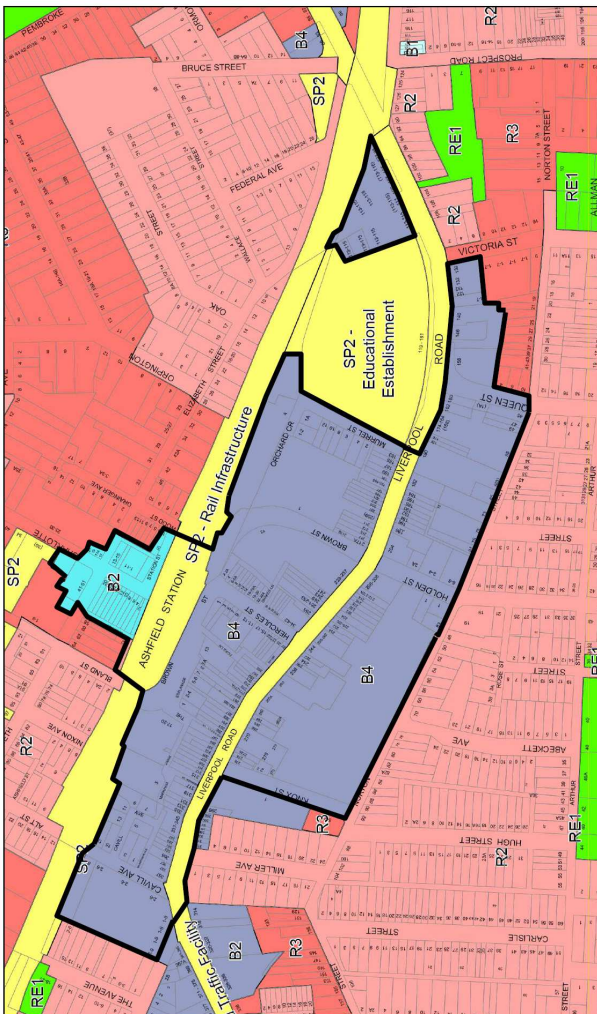
Applicable land

Part C3 applies to land within the area edged in heavy black on **Map 1** below.

The Ashfield Town Centre boundary to which **Part C3** applies is shown **heavy black outline**.

Note: The Map also shows land use zones included in Ashfield LEP 2013

MAP 1 - APPLICABLE LAND



Objectives**Complement other legislation**

- 1 To produce controls which are specific to development in the Ashfield Town Centre (ATC) and that are not contained in State Environmental Planning Policy No 65, and the Residential Flat Design Code.

Context

- 2 Identify the character and elements that are unique to the Ashfield Town Centre, which must be taken into account by new development, including considerations pursuant to the SEPP 65 "Context Principle".

Built form and scale

- 3 Define the desired character of the public domain, in terms of building scale, building setback, building design, street scale and open space requirements, in order to have development that has a sympathetic and appropriate impact on the Town Centre.

Level of architectural composition

- 4 Achieve a high level of architectural and landscape design composition in the Ashfield Town Centre, in order to provide an attractive Town Centre built and landscape form, and a "sense of place" for users and occupants of the town centre.

Active interface between street and buildings

- 5 Require active street frontages where appropriate, with good physical and visual connections between buildings and the street, in order to provide a lively Town Centre with good levels of pedestrian safety.

Pedestrian comfort

- 6 Provide for pedestrian comfort and protection from weather conditions over areas of public land such as public footpaths.

Maintaining future development opportunities

- 7 Ensure new development does not compromise development potential of neighbouring sites.

Amenity

- 8 Ensure development provides adequate occupant amenity, including solar penetration and privacy from adjoining developments.

Economy

- 9 Ensure adequate levels of economic activity and employment are maintained by stipulating minimum amounts of commercial floorspace and the preferred location of commercial floorspace within the Town Centre.

Landscape

- 10 Provide a high quality landscape that contributes environmentally to the Town Centre and provides a sustainable urban environment.
- 11 Improve amenity for users of the Town Centre by creating more areas for public open space and for tree planting.

Heritage Conservation

- 12 Provides guidelines for sites containing heritage items to show how those sites can be adapted to accommodate new development.

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 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 C3 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 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. 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).

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. Ring 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**
- <http://housingcode.planning.nsw.gov.au/>
- <http://commercialandindustrialcode.planning.nsw.gov.au/>

SECTION 2 - BUILDING AND LANDSCAPE DESIGN CONTROLS

1 CONTEXT

OBJECTIVES

Architecture and Landscape

- 1 To identify key matters that affect building and open space design and influence the "desired character" of the Ashfield Town Centre.

SEPP 65 and Desired Character

- 2 To provide a description of future "desired character" in order to address the "Context" Principle 1 of State Environmental Planning Policy no 65, which affects certain types of residential flat buildings 3 storeys or higher, and requires consideration of the "desired future character as stated in planning and design policies".

Heritage Conservation and adaptation

- 3 To identify how heritage items in the Ashfield Town Centre can be conserved and adapted, by identifying areas within heritage curtilages which may take additional development.

CONTROLS

Building Appearance

- 1 Acknowledging State Environmental Planning Policy no 65, Principle 1- Context, Principle 10 – Aesthetics, the desired character for architectural composition of Residential flat buildings

within mixed developments shall be of a *traditional architectural language*, except in circumstances where Clause 2 applies.

Traditional architectural language means:

- *basic tripartite arrangements to facades, employing symmetry and proportion*
- *"punctuated" extremities, which "signal" the "boundaries" of the building.*
- *solid walls, which have "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.

Council will accept a modern/contemporary architectural appearance only when a high compositional standard is achieved, and architectural cues are given to the existing townscape of the Town Centre.

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.

High compositional standard, for contemporary or non historic building styles, 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". A high standard is not considered one that uses repetitive or bland or minimalist forms intended to facilitate simple building construction methods or simply express the building structure.

"Architectural cues" means:

The composition of a building façade displaying an architectural dialogue with another building, such as having particular building parts aligning or being in proportion or in sympathy with parts of another building.

Architectural Townscape means:

The existing appearance of buildings within the Town Centre which face the Main Street and their general compositional elements, such as:

- *proportion of masonry to glazed areas*
- *design, proportion and symmetry*
- *vocabulary of architecture such as mouldings and entablature*

-
- 3 Commercial buildings/non residential buildings employing contemporary or non-historic building styles shall achieve a high compositional standard.
 - 4 Ground Level Shopfront Design shall be compatible with the existing townscape architectural composition, and be in accordance with the controls in **Part 6** - Commercial development.
 - 5 Development that has blank side wall facades without windows, such as tall residential flat buildings or commercial buildings, shall have those walls modelled to give the building an articulated and attractive appearance, and a high compositional standard.

New Main Street Building Facades

- 6 Street front building facades, which are above ground level, shall be
 - predominantly of masonry material;
 - contain recessed openings for windows which use proportions found in the existing townscape;
 - take architectural cues from the existing architectural townscape.
- 7 Alterations to existing front building facades which are above ground level shall be sympathetic to the existing architectural compositions and townscape and enhance the appearance of the building.

Human Building Scale

- 8 For the purpose of having an appropriate pedestrian building scale in the Town Centre, development on certain sites is required to comply with a “street wall height zone” in accordance with Clause 4.1AA of the Ashfield LEP 2013.

Public Open Space.

- 9 Certain development identified in Section 3 – Landscape shall contribute to the provision of public open space, in order to contribute environmentally to the Town Centre, improve amenity for users of the Town Centre by providing areas for tree planting and public sitting areas, and provide a unified natural landscape in the Town Centre.
- 10 Development for those sites identified in Section 4 shall provide weather protection for pedestrians over public open space, in accordance with the requirements of that Section.

Vibrant and Safe Town Centre

- 11 Development in the Town Centre shall maximize public safety and create a lively Town Centre by having shopfront and building design and ground floor commercial uses, as stipulated in Section 4 - Pedestrian Amenity & Security.

Signage

- 12 Signage shall be subservient to the existing architectural composition of a building and must enhance the existing architectural townscape. Refer to **Part C2** of this Policy for details. Ashfield Local Environmental Plan 2013 also (conditionally) permits certain types of signs without the need for approval - Refer to Schedule 2 of Ashfield LEP 2013.

2 BUILDING HEIGHTS**OBJECTIVES:****Overall Building Height and number of storeys.**

Define the maximum permitted number of storeys, taking into account the following definition of building height in the 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.

Street Wall Zone

- 2 Achieve a strong and consistent definition of the public domain, establish the desired spatial proportions of the street and define the street edge taking into account the maximum building heights specified in the **Building Height Map** forming part of Ashfield LEP 2013.
- 3 Achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of spatial enclosure and wind mitigation
- 4 Require a built form which facilitates an outlook to, and surveillance of, the street by occupants of buildings.
- 5 Maintain reasonable solar access to the public domain.

Development Potential

- 6 Ensure future development does not compromise development potential of adjoining properties and /or reduce solar access for adjoining properties.

Ground level Commercial

- 7 Provide adequately sized ceiling heights to establish flexible and functional commercial ground floor layouts.

Servicing

- 8 Provide adequate ground floor clearances for site servicing for waste collection and loading and unloading by trucks.

CONTROLS**Maximum Building height**

- 1 Maximum building heights for new development are stipulated in the Building Heights Map forming part of LEP 2013 and related clauses. The maximum number of storeys shall be as shown in **Map 2** arrived at using the criteria shown in **Figure 1**.

Site Amalgamations

- 2 Maximum heights will not be able to be achieved unless the development servicing requirements of Section 8 of this Policy are met. This in turn might mean site amalgamations are necessary to achieve adequate site area.

- 3 **Exceptions to maximum permitted height of buildings**

Council may consider a height bonus of up to 7 metres for development within Area 1 of the Town Centre— as shown on the LEP Heights Map in accordance with the provisions of Clause 4.3A of Ashfield LEP 2013.

Note: In circumstances where additional height is proposed under the provisions of Clause 4.3A of Ashfield LEP 2013 it may be necessary to make a written request to vary other development standards applicable to the proposal e.g. maximum allowable floorspace ratio. Refer to Clause 4.6 of Ashfield LEP 2013 to view criteria that need to be responded to for applications requiring an exception to development standards specified in the Ashfield LEP.

Solar access for adjoining properties.

- 3 Development is not to compromise the ability of adjacent sites to build to their full floor space ratio potential, with regard to maintaining solar access for potential residential flat development on adjacent sites. Development applications are required to submit a three dimensional building envelope study of adjoining sites to demonstrate compliance with this clause.

Three dimensional building envelope study means using a computer 3 dimensional model to demonstrate in block form development on a particular site.

Street Wall Height Zones

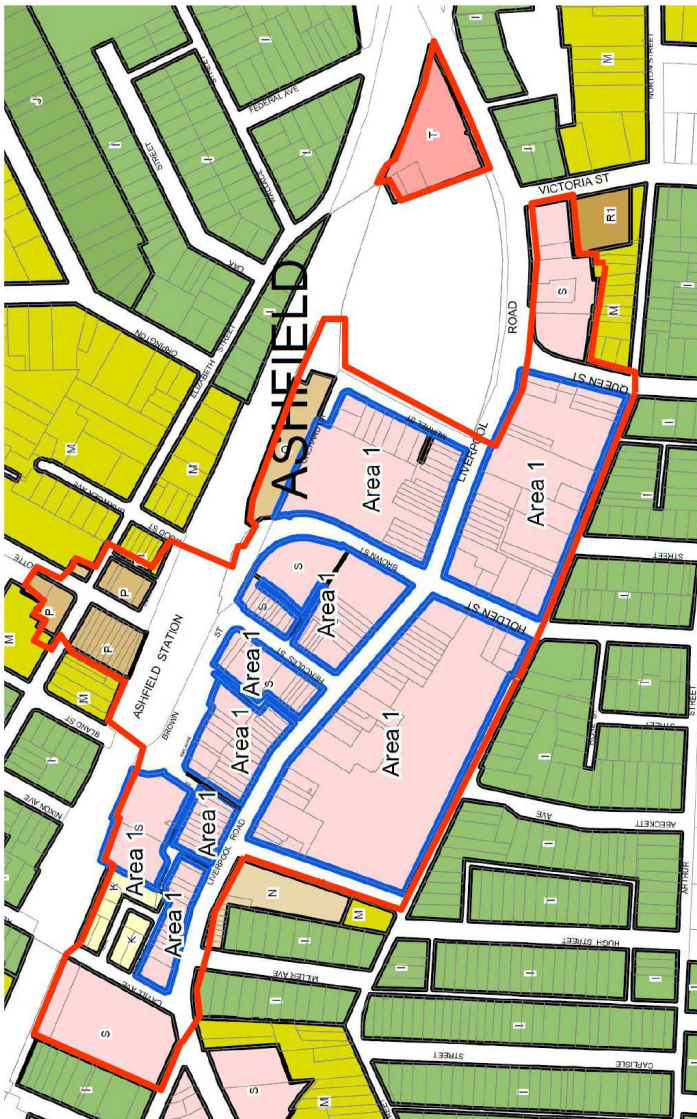
- 4 Development on those sites identified in Area 1 – Map 3 as being within the “street wall height zone”, are subject to a maximum street wall height of 12 metres extending for a distance of 12 metres from the primary street frontage of the property. Refer to Clause 4.3B of Ashfield LEP 2013. Council will consider variations to the 12m setback from the primary road frontage requirement of the Ashfield LEP 2013, in circumstances where sites have a smaller site length less than 35 m, and where clause 4.6 “Exceptions to developments standards” of the Ashfield LEP is used.

Facades parallel to Street

- 5 External facades of buildings, including buildings above the street frontage height, are to be parallel with the primary street boundary of the property.

MAP 2 - MAXIMUM NUMBER OF STOREYS

Ashfield Town Centre boundary is shown **heavy red** outline. The Map extract is from Ashfield LEP 2013 (Building Heights Map). Maximum number of storeys permitted by Council under the provisions of this Policy is also shown below.



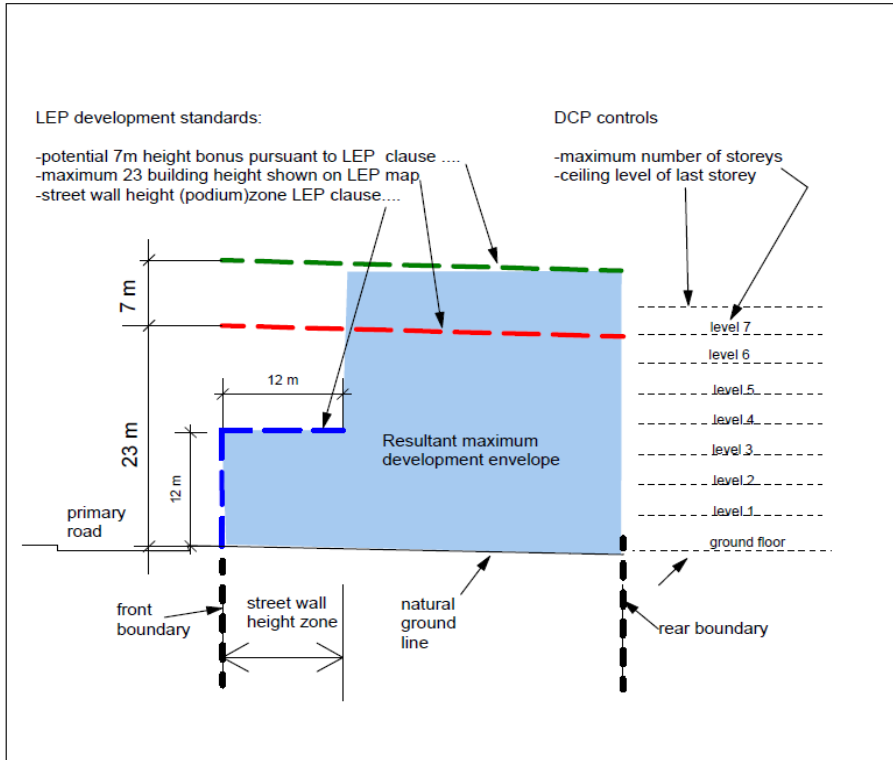
LEGEND

<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">K</td> <td style="padding: 2px;">10</td> <td style="padding: 2px;">Maximum 3 storeys</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">P</td> <td style="padding: 2px;">17</td> <td style="padding: 2px;">Maximum 4 storeys</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">R1</td> <td style="padding: 2px;">22</td> <td style="padding: 2px;">Maximum 6 storeys</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">S</td> <td style="padding: 2px;">23</td> <td style="padding: 2px;">Maximum 6 storeys</td> </tr> </table>	K	10	Maximum 3 storeys	P	17	Maximum 4 storeys	R1	22	Maximum 6 storeys	S	23	Maximum 6 storeys	<table border="0"> <tr> <td style="border: 2px solid blue; width: 30px; height: 15px; display: inline-block;"></td> <td style="padding: 2px;">Sites with 7m height bonus (2 storeys) pursuant to clause 4.3A of the Ashfield LEP 2013</td> </tr> </table>		Sites with 7m height bonus (2 storeys) pursuant to clause 4.3A of the Ashfield LEP 2013
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MAP 3 STREET WALL HEIGHT ZONE - AREA 1

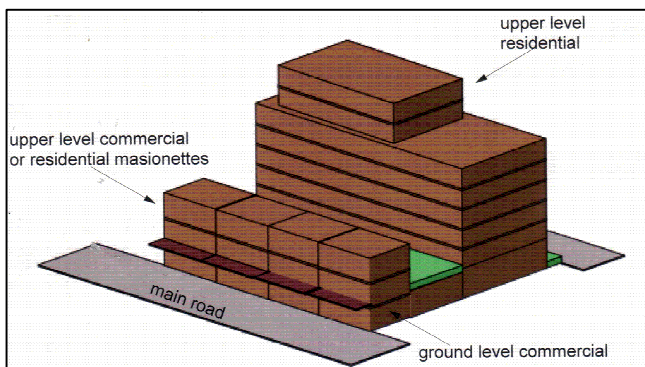


FIGURE 1 – EXPLANATION- MAXIMUM NUMBER OF STOREYS - AREA 1.



Maximum Number of Storeys shown on Map 2 and illustrated on Figure 1 above are based on the following:

1. In Ashfield LEP 2013 “Building Height” is measured from the slope of the natural ground level and maximum building heights have taken into account a 3 metre height allowance for a “roof level zone” containing structures such as plant rooms.
2. **Clause 4.3** of LEP 2013 does not permit habitable floor space within 3 metres of the topmost point of maximum building height for sites within B4 Mixed Use Zones
3. The maximum permitted building height allows for sloping land levels and a higher floor to ceiling height for commercial uses at lower levels for servicing requirements and to permit truck access into buildings.



Conceptual Diagram

3 LANDSCAPE

OBJECTIVES

- 1 Provide a future unified open space landscape domain for the Ashfield Town Centre
- 2 Establish within the Town Centre particular areas that enable deep soil planting, permitting the retention and/or planting of trees and shrubs that will grow to a large or medium size, in order to provide attractive streetscapes, enhance the Town Centre and improve urban air quality and contribute to biodiversity.
- 3 Create public open space areas in particular areas by encouraging dedication of land to provide areas for wide verges for outdoor public seating, tree planting and artwork, in order to “activate” the street and enhance the use of the Town Centre,
- 4 Specify with regard to particular residential development affected by State Environmental Planning Policy No. 65, which residential development must provide pursuant to the Residential Design Flat Code’s “communal landscape area” requirements.

Note: Landscaping of buildings including providing roof gardens where practical is strongly encouraged. A **landscape concept plan** should be prepared and submitted with the development application where new plantings at ground/roof level 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.

CONTROLS

Setbacks for public open space

- 1 Development of the type specified in Clause 4, and identified in areas shown on Map 4 shall provide a “development setbacks” in accordance with clause 2, in order to enable wider verge areas for public footpaths, public seating areas and tree planting, and street awnings.
- 2 “Development setback” means that the development allotment is reduced in size in order to create a “residue lot” to be dedicated for public open space in accordance with clause 3. The land area dedicated to Council will be included when calculating allowable floor space ratio and as a credit towards any required Section 94 contributions.
- 3 A “residue lot” is an allotment created for the purpose of :
 - enabling a public verge /footpath area to be created which is wide enough to contain external public seating, space for tree planting, and pedestrian flow capacity.
 - land comprising the residue lot is dedicated (ownership given) to Council at the completion of development work and the land forms part of public open space.

- 4** Development types listed below, and which are identified on the areas designated on Map 4 are required to provide a “development setback”, except where otherwise indicated below.

Development setbacks will be required for:

- mixed use development such as ground floor businesses and upper level apartments buildings up to 8 storeys in height.
- new restaurant buildings,
- change of use to an existing building to create a new restaurant, where the rear of the site presently is an open space including containing an open car parking area
- new office buildings
- new shops including supermarkets, grocery, food takeaway
- site development areas larger than 1000 m2
- other forms of development where Council considers that the setback requirement is necessary for urban design and public domain reasons affecting the site.

The following developments do not require development setbacks:

- minor alterations and additions to business properties, including offices , restaurants , others where the additions do not exceed 10% of the existing floor space
- minor alterations and additions to existing flat buildings , where the additions do not exceed 10 percent of the existing floor space
- any work that Council considers a minor alteration and in the circumstances should not provide a development setback.

- 5** Developments required to provide a “development setback” must lodge a land subdivision concept plan and residue lot layout plan showing:

- position of the new lots to be created
- residue lot which will be dedicated to Council for the purpose of a public verge /footpath area, and the position of future in-ground services, in order to ensure that structures, works or excavations are properly located so that they do not restrict trees for deep soil areas.

- 6** Communal open space requirements identified in Residential Design Flat Code: Residential flat developments/mixed developments on sites areas greater than 2000 sqm. are to provide a minimum of 25 percent communal open space pursuant to the *Residential Flats Design Code*.
Development affected by Clause 8 below and which provides a development setback may provide a smaller communal open space area.
- 7** Communal open space required pursuant to clause 6 may be located in the following positions:
- on the roof of the residential flat building
 - at ground level where it abuts or will abut a major civic public open space identifies in this Part or Public Domain Strategy and is be designed to integrate with that space.
- 8** Development along the Esplanade and Markham place areas which provides a “development setback” identified on Map 6 and provides a “residue lot” may provide a smaller communal landscape area than stipulated in clause 6 above. The area of the residue lot may be deducted from the amount of area required for communal open space in Clause 6.
- 9** Planter boxes shall :
- provide soil depth, soil volume and soil area appropriate to the size of the plants to be established, in accordance with Table 1;
 - provide appropriate soil conditions and irrigation methods; and
 - providing adequate drainage , including water drainage spouts.

The above information shall be shown adequately on any submitted Landscape Drawings, and be coordinated with the architectural documentation to take into account the structure of a building including slab thicknesses and beam locations.

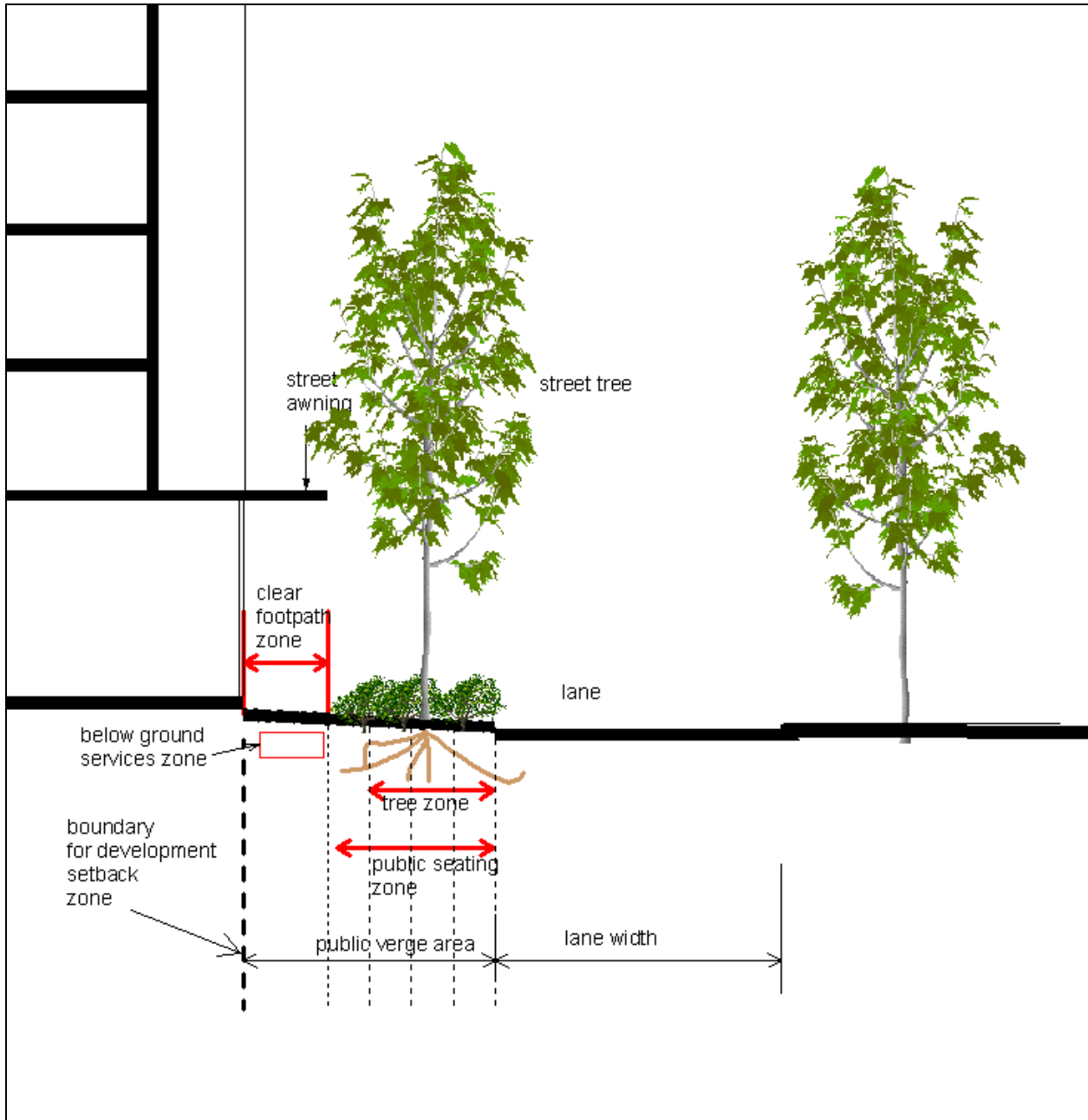
PLANTING SIZE - TABLE 1:

Plant	Min soil depth	Min soil volume
Large trees (over 8m high)	1.3 m	150 cu m
Medium trees (2m to 8m high)	1.0 m	35 cu m
Small trees (up to 2m high)	800 mm	9 cu m
Shrubs and ground cover	500 mm	n/a

MAP 4 LANDSCAPE - DEVELOPMENT SETBACK ZONE



FIGURE 2 SECTION - PUBLIC VERGE AREA



4 PEDESTRIAN AMENITY & SAFETY

OBJECTIVES

Amenity

- 1 Promote pedestrian activity and safety in the public domain.
- 2 Maximise active street fronts in Ashfield Town Centre and define areas where active streets are required or are desirable.
- 3 Buildings to address the street where active street frontages are required.
- 4 Ensure provision of awnings along the commercial core street frontages and other retail areas.

Security

- 6 Ensure developments are safe and secure for occupants, by reducing opportunities for crime through environmental design.
- 7 Contribute to the safety of the public domain.
- 8 Encourage a sense of ownership over public and communal open spaces.

CONTROLS

Active Street Frontages definition

- 1 Active frontage uses are defined as one of a combination of the following at street level:
 - entrance to shops and commercial premises
 - shop front,
 - clear glazed entries to commercial and residential lobbies,
 - café or restaurant if directly accessed from the street,
 - active office uses, such as reception areas, if visible from the street,
 - public building or community facilities if directly accessed from the street.

Active Street Frontages - required location

- 2 Active street frontages are required in the areas shown on **Map 7**

Visibility of street

- 3 Sites affected by Clause 2 shall have shopfronts which are predominantly glazed , in order to ensure that adequate visibility of the street occurs, with the minimum amount of glazed area being as follows :

Shopfronts shall have as part of their ground level façade, a glazed area which is a minimum of 80 percent of the width of the shopfront, measured vertically from ground level to a minimum of 2.1 metres above ground level. The glazed area shall be transparent, so as to enable visibility of the street from the interior of the building.

Location of parking

- 4 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.

Street address

- 5 'Street address' is defined as :

- entries, lobbies, and habitable rooms with clear glazing overlooking the street, and
- excludes car parking areas.

- 6 A street address is required on ground level of all areas identified in Map 5.

Street Awnings

- 7 Awnings along street frontages are to be provided for all new developments as indicated in Map 5.

Awnings are to be designed to be in accordance with the following:

- constructed out of metal framing and steel roofing material;
- have a minimum ground level clearance of 3m, or which matches approximately the height of existing or adjacent awnings;
- lighting installed to the underside in accordance of the awning in accordance with Council requirements

Access (people with disabilities)

- 8 Refer to **Part C1** of Ashfield Interim Development Assessment Policy for requirements for access to buildings for people with disabilities.

Safety

- 9 Residential development along rear lanes is ~~specified~~ to ensure that windows contained in residential flat building are positioned to ensure that surveillance occurs of those lane areas.

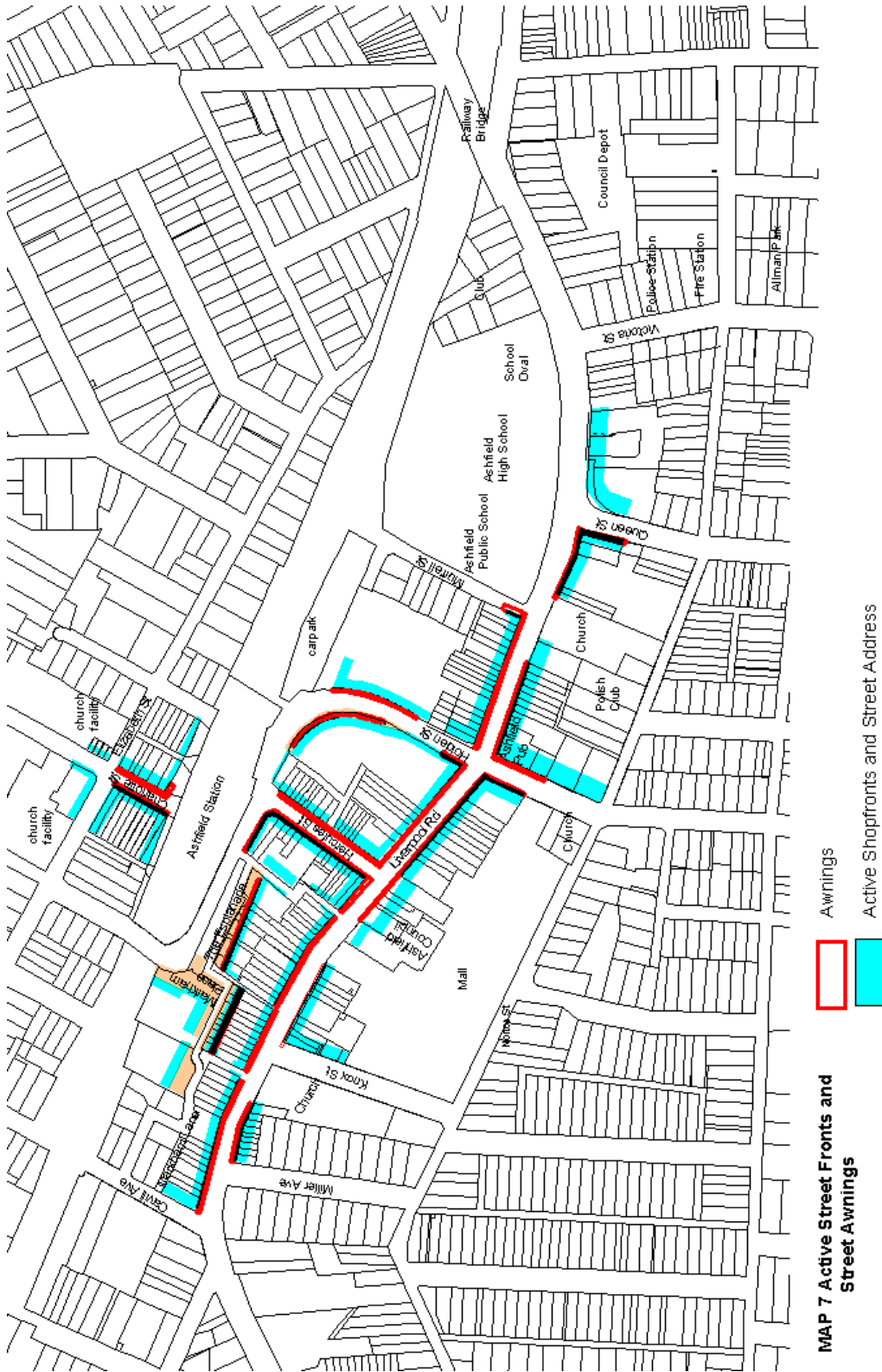
- 10 The following security devices shall be required in Residential Flat Buildings :

- Ground and first floor levels shall have fitted security devices which comply with the Australian Standard.

- Ground floor and 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 routes.
- For developments higher than 3 storeys, an electronic surveillance system for open space on the site and for the basement car park areas, which includes a closed circuit television and surveillance camera, linked to a Manager's office which has the relevant control panels.

MAP 5 Follows

MAP 5 ACTIVE STREET FRONT & AWNINGS



5 CONTROLS FOR LOW SCALE INFILL RESIDENTIAL BUILDINGS

OBJECTIVES

- 1 To provide controls for residential flat dwellings which are not affected by State Environmental Planning Policy No. 65, in order to ensure an adequate level of amenity for occupants.
- 2 To ensure that small scale residential flat development has no adverse impact on streetscape.

CONTROLS

BASIX and Ecologically Sustainable Development

- 3 Refer to **Part D** of this Policy for information on the requirements of BASIX SEPP and dwellings including flats.

Acoustics

- 4 Dwellings which are adjacent business uses shall have glazing and wall finishes that ensures that acceptable internal noise levels are achieved, these noise levels shall be in accordance with the Environmental Protection Authority Guidelines with regard the following rooms:

Living Rooms	40 dB(A) maximum noise level
Bedrooms	35 dB(A) maximum noise level
Kitchen	40 dB(A) maximum noise level

Daylight and Solar Access

- 5 Daylight access is required to be provided to the minimum standards set by the Building Code of Australia.
- 6 Solar access is required to be provided to the energy efficiency standards set by BASIX

Location of communication structures, air conditioning units, antennas.

- 7 External communication structures, air conditioning units, and antennas shall be located in accordance with Section 8 Clause 10.

Location and design of clothes drying .

- 8 External clothes drying area for each dwelling shall be screened from view, with large scale details provided with a development application showing any screening devices such as louvers or parapets.

Shoptop infill/additions, new facades

Alterations to front building facades shall be sympathetic to the existing architectural townscape of the town centre in accordance with the requirements of Section 1 – Context.

6 COMMERCIAL DEVELOPMENT

OBJECTIVES

Amount of ground level commercial space

- 1 Stipulate minimum amounts of commercial (non residential) areas at ground level in order to provide for employment floorspace, create lively streets and public spaces, encourage a variety of mixed-use developments, a diversity and range of shopping and recreational activities for workers, residents and visitors.

Shopfronts design

- 2 Require attractive ground level shopfront facades in order to benefit the town centre's streetscape and character.

Conceal Utilitarian components

- 3 Ensure that mixed development and commercial development achieve good urban design outcomes by minimizing the impacts of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices.

Paint schemes

- 4 Encourage the painting of facades using Council's *painting guides*.

A [guide](#) has been produced by the Council which contains façade paint schemes for properties in the Town Centre. be used as a reference. We also offer free consultations with our heritage advisers re. painting schemes and have negotiated discounts with local paint retailers. Call Council's Strategic Town Planners for more details.

CONTROLS

Proportion of ground level commercial space

- 1 Where mixed development occurs the majority of the ground floor area of buildings should comprise business use, in order to promote employment and active street frontages.. Residual areas for service functions such as driveway ramps, waste storage, plant rooms, shall be kept to a minimum, This can be done by demonstrating compliance with Section 8 - Development Servicing, (Clause 7).

Car parking

- 2 Car parking required pursuant to **Part C11** of this Policy shall be placed below ground, for substantial developments in order to maximise ground level commercial space, and to maximize potential for active street frontages

Servicing requirements

- 3 Service Areas for commercial development shall be provided in accordance with Section 8, Controls - Clause 7 Development Servicing. Refer also to **Part C11** – Parking.

Minimum ground floor ceiling

- 4 Ground floor commercial uses of all mixed-use buildings are to have a minimum floor to floor heights which provides adequate ceiling heights for commercial use, as a minimum 3m - 3.6m and adequate height between the ceiling and the first floor slab for installation of services.

Advertisements and Facades

- 5 Refer to **Part C2** of this Policy and Schedule 2 of Ashfield LEP 2013. Signage is also controlled by State Environment Planning Policy No. 64. SEPP 64 includes requirements for making signage compatible with the desired future character of an area, and therefore meets the requirements of Section 1 – Context.

Shopfront composition

- 6 The minimum amount of glazed area shall be as stipulated in Section 4 Pedestrian Amenity and Safety, Controls, Clause 3.
- 7 Shopfronts shall not have any “roll-a-door” type grille or opaque security shutters, except in the following circumstances:
- only security shutters which are predominantly transparent are permitted.
- 8 Ground level shopfront composition shall be arranged in a way which complements the building style of the façade and enhances the streetscape.

Awnings

- 9 Awnings shall be provided in the locations stipulated on Map 6.

Service areas

- 10 Service areas shall be provided in accordance with Section 8 - Development Servicing

Air-conditioning units and satellite dishes

- 11 Air-conditioning units and satellite dishes elements shall be designed and located as follows:
- a) Must not be located on front façade and positioned at the rear of the building.
 - b) Must be setback at least 1.5 m from all adjoining property boundaries, other than the front building line adjoining the street.
 - c) Use non-reflective materials.
 - d) If roof or wall/pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and do not extend above the highest point of the roof and not be located above a parapet.

Strata subdivision of offices

- 12 Applications for strata subdivision of offices shall address issues of wall partitioning and fire egress, allocation of bathroom and kitchen facilities, waste storage locations, business signage and parking allocation.

7 SOCIAL CONSIDERATIONS & RESIDENTIAL DEVELOPMENT**OBJECTIVES**

- 1 Respond to State Environmental Planning Policy No 65 - Objectives and Principles Section 9 - Social Dimensions and Section 3 - Apartment Mix.+ the **Residential Flat Design Code** to ensure that residential development provides a **mix** of dwelling types and sizes to cater for a range of household types and occupancy rates.
- 2 Address the SEPP 65 "Social Principle" by requiring a certain percentage of smaller dwellings which due to their size will be comparatively more affordable in terms of rental costs and purchase prices.

CONTROLS**Small apartments**

- 1 A minimum of 20% of the number of dwellings/flats amount of dwellings in mixed use developments shall be smaller studio or one bedroom apartments no larger than 45m².

Access for people with disabilities

- 2 Refer to **Part C1** of this Policy.

8 DEVELOPMENT SERVICING**OBJECTIVES****Site servicing facilities**

- 1 Ensure that site services and facilities are adequate for the nature and quantum of development.
- 2 Establish appropriate access and location requirements for servicing of development.
- 3 Ensure service requirements do not have adverse amenity impacts.
- 4 Ensure that site facilities, such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures, are effectively integrated into development and are visually unobtrusive.

Location of vehicular driveways and manoeuvring areas

- 5 Minimise the impact of vehicle access points on the quality of the public domain.
- 6 Minimise impact of driveway crossovers on pedestrian safety and streetscape amenity.

CONTROLS**Location of driveways**

- 1 Driveways which provide access to development for carparking, deliveries for loading and unloading and waste collection, shall be provided from lanes and secondary streets identified on Map 8. This is because Liverpool Road is a major arterial road and unsuited for this service function, and because the service access function is incompatible with the desirable townscape for Liverpool Road.

Access ways to underground parking

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

Location of parking

- 3 Car parking shall be located below ground level for major development, and be in accordance with **Part C11 - Parking**.

Amount of Parking

- 4 The amount of car parking shall be as stipulated by **Part C11 - Parking**.

Waste (garbage) storage, collection and location requirements

- 5 An area shall be provided on site to accommodate bins for garbage collection and recycling of waste, with waste storage and collection areas being designed pursuant to Clause 6.

A waste generation management plan shall be produced showing the amount of likely waste that developments will generate on a week to week basis, how that waste will be transferred to the waste storage area, and this information shall be reflected on the plans and sizes for the waste storage area and ancillary areas.

Loading/unloading areas

- 6 Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles, and must be designed pursuant to Clause 7.

Design of service areas

- 7 Areas required for vehicular access to parking areas, waste collection, loading and unloading, are to minimise and establish the functional area required to be able to service the development, but also ensure that all necessary service areas have been provided for. This shall be demonstrated by submitting a “service area function plan” similar in format to that shown on Figure 3, with the development application which shall show for the following:
- Waste collection room areas, including garbage bins, recycling bins, other bins, using the data in *Information Sheet No 1*.
 - Required truck manoeuvring areas, and parking areas, shown in plan and section for the emptying of bins onto trucks and the manoeuvring of bins to and from Waste collection room areas, using Council’s truck turning templates on *Information Sheet No 1*. Refer also to information at **Part C11 of this Policy - Section 5 - Design Requirements**.
- 8 All service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.

Mail boxes

- 9 Mail boxes for residential buildings and/or commercial tenancies shall be provided in one accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building. Mail boxes shall be secure and large enough to accommodate articles such as newspapers.

Communication structures, air conditioners and service vents

- 10 Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located:
- away from the street frontage,
 - integrated into the roof design and 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.

9 ENVIRONMENTAL MANAGEMENT

OBJECTIVES

Primary legislation

- 1 To provide environmental controls that affects development in the Town Centre not covered by overriding environmental planning legislation such as BASIX.
- 2 Check that design at development application stage is likely to comply with the energy provisions of the Building Code of Australia at Construction Certificate stage.

Reflectivity

- 3 Restrict the reflection of sunlight from buildings onto surrounding areas and buildings.

Waste Collection

- 4 Require minimum levels of recycling of waste generated by development.

CONTROLS

Energy Efficiency & BASIX SEPP and Building Code of Australia

- 1 All Class 2 residential flat buildings are required to comply with BASIX.
- 2 All Class 5 to 9 non-residential development are required to comply with Building Code of Australia energy efficiency provisions. In order to ensure that development applications are likely to comply with this, and avoid the need for any future development consent variations, the following shall be submitted with the development application:

For development over \$1 million in value an Energy Efficiency Report or Certificate, stating that the proposal will comply with the Building Code of Australia CA Part J, shall be submitted by a suitably qualified consultant.

Water Use & BASIX SEPP

- 3 All Class 2 residential flat buildings are required to comply with BASIX.

Clothes Drying Locations

- 4 Balconies shall be designed to accommodate an area for the drying of clothes, and be designed in a way which screens the drying area from view from street level.

Reflectivity

- 5 New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
- 6 Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.
- 7 Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.

Waste and recycling, amount of bins, truck sizes

- 8 Development shall submit a “waste generation schedule” showing the amount of waste their day to day activities will generate, and a description of how occupants of the development will transfer their waste to waste collection areas on the site. This information shall be used to determine the size of waste collection areas pursuant to Section 8 - Development Servicing, Controls-Clause 6.

Information Sheet No. 1 contains information on council's bin sizes, and the allocation of garbage bins, recycling bins, compost bins, with respect to particular development types.

- 9 A “service function plan” showing the location of waste areas shall be provided as required by Section 8 - Developments Servicing, Controls - Clause 7.

Waste Storage - Information Sheet**(a) Residential development in the Ashfield Town Centre**

All residential developments must be designed to be suitable to be able to have their waste collected by Council's trucks.

The following minimum amount of bins are required:

- *Garbage bin allocation: One 240 litre per two dwellings.*
- *Recycling bin allocation : One 240 litre per two dwellings.*
- *Bin Size: Overall height=1080 mm, Width = 575mm, Depth =730 mm, maximum load 70 kg.*

Residential Flat development which is 6 storeys and over above ground level, will require the following:

- (i) *garbage chutes, accessible from each residential level by respective residents, to take garbage which shall be collected at a lower floor level, shall be provided except where (ii) applies.*
- (ii) *Each individual dwelling's waste is to be transferred to a basement garbage storage room by the occupants of the particular dwelling.*

-
- (iii) *Enclosed but accessible alcoves/ storage cabinets, which shall be located on and be accessible from each residential level, to store recyclable waste produced from each dwelling. Such waste shall be collected by the building's caretaker and transferred to the main waste collection room.*

(b) Non residential development in the Ashfield Town Centre

Council is not required to collect waste from business properties and Proprietors shall arrange and pay for waste collection by their own contactors. Proprietors may request that Council collect their waste, but this collection will be subject to special arrangements being made with Council, to Council's satisfaction.

Each development must allow sufficient area for storage of waste. This will depend on the size of the businesses' operation, as a minimum, small businesses are required to have the following bins:

- *Garbage bin allocation: One 240 litre bin*
- *Recycling bin allocation : One 240 litre bin*
- *Bin Size: Overall height=1080 mm, Width = 575mm, Depth =730 mm, maximum load 70 kg.*

In the event that the number of bins is not sufficient to store all the waste, and that there is insufficient area within the waste storage room on site to store more waste, the proprietor shall arrange for waste collection on a more frequent basis, eg twice or three times per week.

(c) Truck sizes for Waste Collection

Council's engineers shall be consulted to check the size of Council's Waste trucks and vehicular turning circles and headroom clearances. Note that the garbage vehicles lifting arm is only on the left hand side of the vehicles and dictates the location for the lifting of bins on a site and the position of the truck.

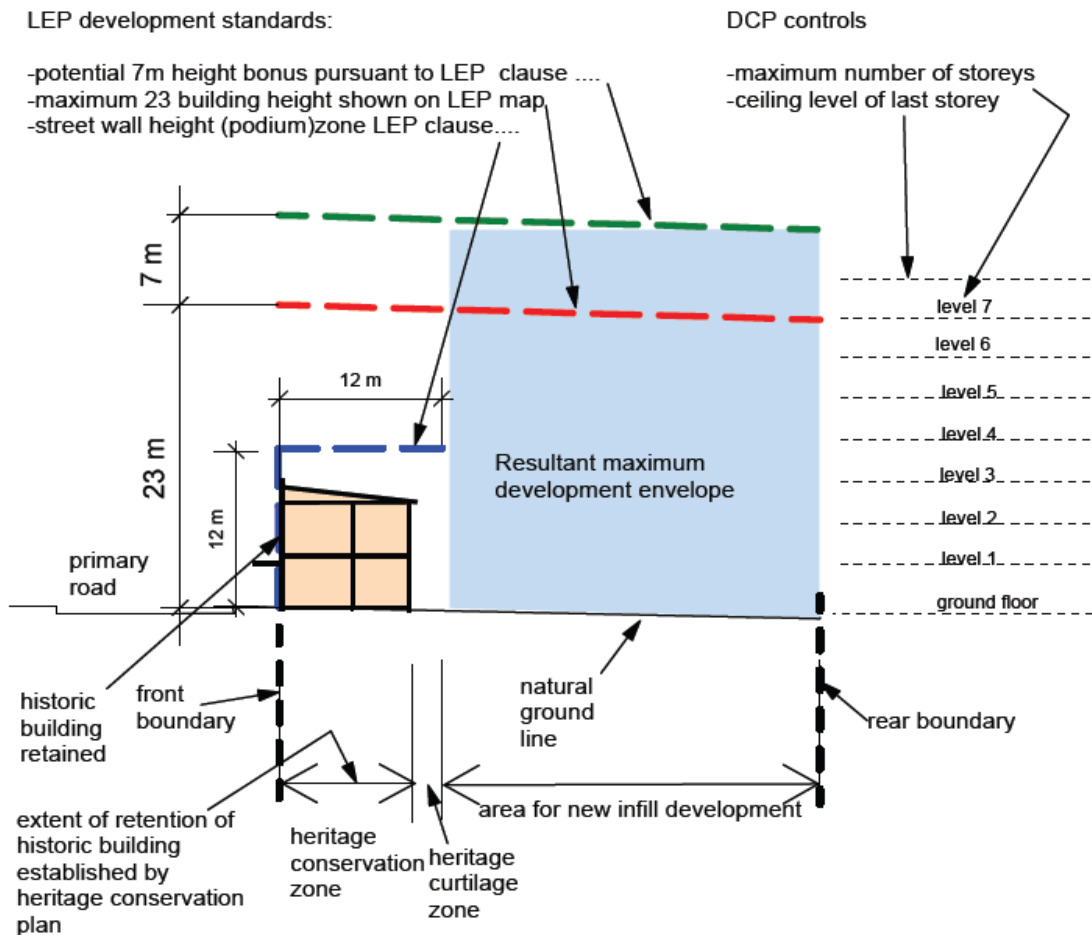
10 CONTROLS FOR SPECIAL AREAS

MAP 7 - Infill development on heritage listed sites



Parts of sites which are Heritage Items where rear infill development can be considered by Council subject to clause 10.1 of this Part.

Figure 4 - Section -Architectural Conservation



10.1 Development on sites with Heritage items

OBJECTIVES

- 1 Maintain a historic architectural setting for the Town Centre, which will contribute to a key part of the urban design qualities of the Town Centre
- 2 Allow new development on sites referred to in Clause 2, in circumstances when the historic architecture is retained, e.g. on larger sites where parts of the site are not of historic value such as a rear car park area or later building additions, and where new work:
 - does not distort or obscure the cultural significance of the architecture to be retained;
 - does not detract from historic architectural interpretation and appreciation.

- new development on heritage listed sites respects the historic architecture to be retained, by ensuring that:
 - sufficient curtilage is provided around historic architecture to be retained;
 - the design of new development has regard to the fabric and prevailing character of the historic architecture such as proportions, materials and finishes.

CONTROLS

Historic Building Retention

- 1 For heritage items identified in **Map 7** development shall:
 - retain the front part of the building to the extent shown in Figure 4 , being a minimum distance equal to the depth of two existing rooms, or greater distance if recommended in the buildings heritage conservation plan.

Curtilage

- 2 New “infill development” on the sites referred to in clause 1 shall ensure that there is adequate curtilage around the retained building to allow the conserved building to be seen “in the round” and understood as a stand- alone historic structure, as shown in the principles in figure 4

“Adequate Historic Curtilage” is defined as curtilage that is less than the lot boundary of the property and it arises where the significance of the item and its interpretation is not dependant on having a large curtilage extending to a lot boundary. Examples are long commercial allotments within the Town Centre which contain rear car parks, or contain rear outbuildings.

New Infill Development and compatible architectural composition

- 3 Any rear “infill development” located on the sites identified on Map 8 shall be located as to comply with Clause 2 and shall ensure that it uses recognisable architectural cues such as massing, proportions, detailing and coursing lines, materials and finishes, to complement the adjacent historic architecture that is to be retained.
- 4 Reference should be made to **Part C10** - Heritage Conservation for more detailed considerations

10.2 “WESTS SITE” 95 - 115 LIVERPOOL ROAD, ASHFIELD

Applicability/Purpose

- 1 The site is zoned **B4 - Mixed Use**
- 2 The following site-specific controls affect the land within a heavy black line shown on **Map 8A** below.

Context

- 3 The site forms a key part of the eastern entry into the Ashfield Town Centre and this prominent position has a high degree of visual exposure. This includes a long boundary with the Ashfield Boys High School of approximately 85m within direct view of Liverpool Road and surrounds. The existing club building has a particular geometric aesthetic style that needs to be acknowledged with any new building composition in order to achieve an adequate compositional relationship. Being adjacent to the school, interface issues need to be adequately considered to ensure there are no conflicts between the school and activities on the club site. Adequate car parking must be provided on site to ensure that there is no loss of local on-street parking or disturbance to residents during the club's opening hours from 9 am to 6 am.

MAP 8 - Wests Leagues Club Site



Density and Maximum Building Height.

- 4 The maximum floor space ratio and maximum building height controls are contained within the Ashfield LEP 2013 .

Resource Energy and Water Efficiency

- 5 All Class 5 to 9 non-residential development is required to comply with the Building Code of Australia energy efficiency provisions. This includes club buildings. In order to ensure that development applications are likely to comply with this, and avoid the need for any future development consent variations, an Energy Efficiency Report or Certificate, stating that the proposal is likely to comply with the BCA Part J, shall be submitted by a suitably qualified consultant. Council strongly encourages Wests “go beyond” the minimum legislated sustainability requirements of the BCA and construct a building that is “best practice” in terms of sustainable building design including but not limited to the following measures (refer also to **Part D2 - Building Design and Sustainability**):

A. Energy

- *Enclosed car park areas should be designed with variable fan speed drive (VSD) and carbon monoxide (CO) monitoring, as well as passive supply or passive exhaust where possible;*
- *A highly efficient lighting design and control strategy to reduce artificial lighting energy consumption and allow maximum advantage to be taken of daylight;*
- *Efficiency controls including timers and motion sensors to car park, common areas and plant rooms;*
- *Roof-mounted solar panels and photo-voltaic systems to provide hot water/electricity. These systems typically deliver approximately 60% of yearly water heating energy for serviced apartments with a gas back-up for security of supply during night-time or cloudy periods;*
- *Building form and fabric to be carefully considered to balance solar heat gains, daylight, glare and views to outside. Passive design strategies to include external shading devices to the western elevation, insulation for walls and ceilings, and high-performance glazing where necessary;*
- *All serviced apartments to have energy-efficient appliances and lighting for bedrooms, bathrooms, laundries, toilets and hallways;*

B. Water

- *Water efficient fittings installed across the development*
- *Where utilised, cooling towers to have 6 cycles of concentration or greater, reducing water consumed in air-conditioning by up to 50%, as well as reducing chemical use in treatment;*
- *Rainwater harvested from all rooftops for use in the following*
- *applications: * Private landscape irrigation; *car-washing & wash-down.*
- *Native, drought-resistant planting maximised to reduce water consumption used.*
- *Extensive storm water detention to minimise runoff quantities. The use of permeable surfaces to be considered wherever suitable.*
- *Rainwater capture from rooftops for reuse in buildings to reduce storm water runoff as well as mains potable water use;*

Streetscape

- 6 In order to maintain the streetscape quality along the verge area along Liverpool Road, the following shall be retained:
- existing street trees along the Liverpool Road footpath
 - decorative curved sculptural wall and planting at the north east corner of the site
 - extensive landscaping to be provided adjacent to the railway line including suggested additional tree planting in Elizabeth Street to enhance the northerly presentation of the building given the importance of this aspect of the structure facing residential properties.

Building Maintenance and Graffiti

- 7 In order to avoid any visual disfigurement of walls along or near the boundary with the school oval site and resultant adverse visual impacts on the Town Centre, any walls or other structures placed on the boundary shall be detailed/treated in way in which graffiti is discouraged including use of suitable protective coatings to facilitate easy paint removal.

Building Setback, Scale and Amenity **see also clause 13(v)

- 8 (i) In order to avoid an excessively bulky building scale interface with the adjacent school oval site, provide a degree of separation for acoustic privacy from the activities on the school, reduce building mass and minimise winter overshadowing, any part of a building 6.0 metres or more in height above natural ground level shall have a minimum setback of 7.5 metres (inclusive of any building appendages such as balconies) to the school oval except as provide for in subclause 8(ii).
- (ii) In order to maximise modulation of the western elevation, Council will consider any Design Justification Report submitted with the development application setting out the rationale for any building setback less than 7.5 metres but not less than 5 metres from the western boundary.

Pedestrian Safety and Security

- 9 An “active shopfront”, being rooms with large areas of glass which will give surveillance of the area, shall be provided along the Liverpool Rd frontage, except where impractical to do so (*e.g. near the car park entry*), with a minimum depth of 4 metres.

Amount of Car Parking

- 10 Any new development on the site must comply with **Part C 11- Parking**, and, in addition, have regard to the following:
- Currently the club provides car parking off site at 1-7 Victoria Street for approx. 133 cars. If this site is sold to a new owner, resulting in a reduction in car parking available for the club, this might lead to a loss of on-street car parking in the area. Council will take this matter into consideration when assessing whether sufficient car parking has been provided or will be able to be provided on the club site, when assessing any new major development application on the club site.

Location of Car parking

- 11 Council will only support car parking above ground level in the following circumstances:
- car parking visually appears to be a maximum height of two storeys above ground level
 - facades of the car park have a high level of architectural composition which will enhance the urban design of the area, (i.e. the car park does not solely express an engineered structural layout)
- and;
- any car park elevations fronting Liverpool Road, and along the boundary with the school for a distance of 20metres must be designed to appear as if they are building facades which continue the aesthetic composition of the existing club building, be predominantly solid with fenestration included as necessary to achieve the desired composition.

Access for people with disabilities

- 12 Access for people with disabilities will be in accordance with **Part C1 - Access Adaptability and Mobility** and **Part C11 - Parking**. A report shall be submitted with the development application demonstrating how all public areas are able to be accessed by a person with disabilities.

Building appearance and modeling

- 13 A high degree of architectural composition is required for any new building. This shall have particular regard to:
- (i) the length of walls along the boundaries of the site, and the need to ameliorate any visual blandness with sophisticated architectural modelling and use of different materials
 - (ii) and colours including a high level of building presentation/modulation to the northern elevation of the building which has an aspect to adjacent residential properties;
 - (iii) any new building composition designed to complement the “abstract” geometric composition of the existing club premises.
 - (iv) any new building to provide an active street frontage to Liverpool Road, including entrances from Liverpool Road in addition to the existing Club entrance.
 - (v) establishing an appropriate building scale along Liverpool Road, with a building setback of 10 metres to the Liverpool Road boundary required for any parts of the building placed above the façade/parapet line of the existing Club”.
 - (vi) retaining privacy for residents to the north of the building

14 Public authority requirements

The existing easement for rail access is to be kept clear during at all times. Any development must also address issues of noise and vibration, graffiti control and storm water discharge associated with the proximity of the site to the rail corridor as well as matters such as balcony design to prevent items being thrown on to the rail corridor. A geotechnical report is required with any future development application demonstrating that the development will not impact on the safety/stability of the rail corridor. Refer to requirements of Transport NSW.

END.