



**Ashfield
Council**

Interim Development Assessment Policy 2013

Part C6

**41 - 51 Elizabeth Street
Ashfield**

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PART C6 - 41-51 ELIZABETH STREET, ASHFIELD

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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 Council Local Government Area.

Part C6 of Ashfield Interim Development Assessment Policy 2013 supports the LEP by setting guidelines for the redevelopment of land owned by the Vincentian Retirement Investment Services fronting Bland Street, Elizabeth Street and Charlotte Street, Ashfield. St Vincent's Church and Presbytery are significant items of environmental heritage in Ashfield LEP 1985. The purpose of the plan is to facilitate a four storey mixed development (for both residential and limited commercial purposes) on land zoned General Business 3(a), now occupied by a service station. Funds generated by the mixed development are to be used to assist the restoration of the St Vincent's Presbytery. This plan also protects the heritage significance of the curtilage to the Presbytery and sets out requirements for improving the Elizabeth Street streetscape.

Part C6 of Ashfield Interim Development Assessment Policy 2013 applies to the land edged in black on the Attached **PLAN 1**, known as 1 Bland Street, Ashfield and 41-51 Elizabeth Street, and affecting Lot 2 DP 583198 and Lot 11 601374.

Objectives

The objectives of Part C6 of Ashfield Interim Development Assessment Policy 2013 are:

- (a) To reinforce the landmark character and heritage significance of St Vincent's Presbytery;
- (b) To ensure that the Elizabeth Street/Charlotte Street corner of the site reinforces the established commercial character of this intersection;
- (c) To identify the elements of good site design;
- (d) To ensure good solar access and minimise overshadowing;
- (e) To provide suitable vehicle access and adequate parking, including access for service vehicles;
- (f) To improve the streetscapes of Elizabeth Street and Charlotte Street.

Site Context

The area of land affected by this Part is currently occupied by St Vincent's Presbytery and associated outbuildings, an adjacent surface car park used for church purposes and by the Catholic Club, and an operating service station and motor repairs garage.

The site has a frontage of approximately 90m to Elizabeth Street, and a frontage to Charlotte Street of approximately 45m. The area of the redevelopment site is approximately 1800m², with an adjacent 1000m² surface carpark, and a balance area containing the Presbytery and its grounds.

Ashfield Town Centre

The site is located within the area affected by **Part C3** of Ashfield Interim Development Assessment Policy 2013 specifically applying to the Ashfield Town Centre. This document (Part C6) provides supplementary controls to Part C3.

This Part adopts Council's Strategy Principles for the North Ashfield Precinct, which complement Part C3 applying to the Ashfield Town Centre. It also takes into account the Preferred Responses in that Strategy (with the exception that the view line to the Presbytery is now established further to the east with the carpark to be retained). The shopfront and splay recommended to the Charlotte Street corner in the Town Centre Strategy document are included in this Part, but the recommended open space fronting Charlotte Street is proposed to become private open space, not public open space.

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 Interim Ashfield 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 C6 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.

Note: 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://www.planning.nsw.gov.au/Portals/0/planning_reforms/pdf/09004%20Com%20Industrial%20Code_web.pdf

Lodging a Development Application

Our development application forms can be downloaded (<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).

Note: 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.

SECTION 2 SPECIFIC PROVISIONS

Retention of Views to St Vincent's Presbytery

- 2.1 The redevelopment of the service station site is to be carried out retaining the following view lines to St Vincent's Presbytery:
- The vista from Elizabeth Street and Bland Street (defined by the western perimeter of the B2- Local Centre Zone).
 - Views to the Presbytery roof from Charlotte Street (so far as possible) consistent with the maintaining of privacy for the Vincentian Fathers.

Architectural Integration with the Presbytery

- 2.2 The design of new development is to achieve integration with the Presbytery building using the following principles:
- Eaves are to be no higher than the parapet of 15 Charlotte Street (see Section 9 below)
 - The built form of the horizontal slab and vertical bays of the Presbytery building is to be used as the basis for the design and treatment of the building facade
 - The design of the western end of the new building is to take architectural cues from the Presbytery building
 - The courtyard/cloister space in the east garden is to be maintained
 - The existing rectangular layout is to be continued
 - The masonry character of the existing buildings is to be reflected in the new design
 - Materials and façade treatment are to relate to the historical colour schemes.

Note: The provisions of SEPP65 and the accompanying Residential Flat Design Code will also need to be responded to.

Shopfront Integration with the Charlotte Street Corner

- 2.3** The redevelopment of the Elizabeth Street/Charlotte Street corner of the site is to contain a shopfront at ground floor.

The existing signals box at the corner of Charlotte Street is to be relocated if possible to improve the shopfront street address and pedestrian circulation.

The design of the shopfront and the treatment of the façade and parapet treatment above the Charlotte Street corner is to be sympathetic in a contemporary way to the scale, architectural detailing, and aesthetic heritage significance of the existing shopfronts. The benchmark is the top of the parapet of 15 Charlotte Street. Building height to the Charlotte Street corner is to be stepped back to respond to the height and scale of the existing shopfronts. The design of the new building is required to clearly distinguish that this corner of the site reinforces the established commercial character of the intersection. The height of the eaves along Elizabeth Street is to be tied to the 15 Charlotte Street parapet.

Private Open Space and Retention of Fig Trees

- 2.4** An area of private open space approximately 210m² (10m x 21m) in area and fronting Charlotte Street is to be created between the school building and any new development on the site as private open space for residents. The dimensions of this open space are defined by the southern end of the school building and an appropriate distance along the Charlotte Street frontage that satisfactorily contains the two established fig trees.

The fencing and embellishment of this private open space is to allow glimpses from Charlotte Street to the roof of the Presbytery building.

Building Height and Energy Efficiency

- 2.5** Maximum building height is limited to 17m in the building height map of the Ashfield LEP 2013.

A maximum of 4 storeys is permissible. This allows for any part of a rooftop structure to be located within a zone 3 metres below the maximum permitted 17m building height.

Any fourth floor is to be setback and designed in such a way that solar access is maintained to the southern side of Elizabeth Street to Council's satisfaction. Shadow diagrams are to be provided as part of the development application.

Buildings shall be designed to incorporate principles of passive solar design to maximise energy efficiency in terms of thermal comfort, and to provide opportunities for the installation of photovoltaic devices. This shall be achieved through:

- 80 percent of all dwellings on the site having a northerly orientation for their living areas, incorporating a passive solar design, with winter solar access of 4 hours to their living areas, and having cross ventilation.
- The balance 20 percent of dwellings to have a minimum of 2 hours solar access in winter, adequate insulation, and be designed to minimise overheating of living areas during summer.

Building Setbacks and Footpath Widening - Elizabeth Street

- 2.6** The footpath is to be widened in Elizabeth Street by 1.5m and the widening dedicated to Council.

The shopfront to the corner of Elizabeth Street and Charlotte Street is to have a 0m setback for a distance along either street frontage corresponding approximately to the length of the 0m setback of the existing shopfronts. On the Elizabeth Street frontage the setback may need to be retained to the existing property line to retain the right relationship with adjacent shopfronts (ie. the Elizabeth Street widening is not created in this location). Where this is considered appropriate the shopfront will need to provide a forecourt and splay that provides for pedestrian circulation around the corner.

The building setback of residential flats along Elizabeth Street (and Charlotte Street if appropriate) is to be a minimum of 1.5m and respond to the following criteria:

- The visual privacy of ground floor units from the street;
- The creation of small entry gardens and entry thresholds;
- Visual security of entries;
- Disabled access
- Overlooking of the streets

Vehicle Access

- 2.7** Ingress and egress by resident vehicles to underground parking is to be from Elizabeth Street at a point generally on the western edge of the development. A median strip 0.5m wide is to be provided in Elizabeth Street to limit access to parking to left-in/left-out only.

There is to be no resident vehicle access through the existing carpark to the west of the land zoned for business purposes.

A median strip 0.2m wide is to be created in Bland Street to limit access to the existing carpark to left-in/left-out only.

Parking Provision

- 2.8** Parking is to be provided in accordance with the provisions of Part C11 of Ashfield Interim Development Assessment Policy 2013.

Loading Bay and Waste Collection

- 2.9** A loading bay 4.5m wide for service vehicles (additional to the 1.5m footpath widening, resulting in a total width of 6m) is to be provided to Council's satisfaction on the Elizabeth Street frontage generally in the location of the vehicle crossing to the underground parking, with the waste disposal area located in close proximity. This loading bay is to be designed and paved to integrate with the footpath and to achieve a good fit with the building.

The design of the waste disposal area is to ensure:

- waste collection occurs on the site;
- the waste collection area is screened from public view;
- waste collection vehicles can access the site.

Treatment of the Surface Car park

2.10 The urban design and general amenity of the surface carpark at the corner of Bland Street and Elizabeth Street is to be improved as an integral part of the redevelopment of the service station site and the restoration of the Presbytery.

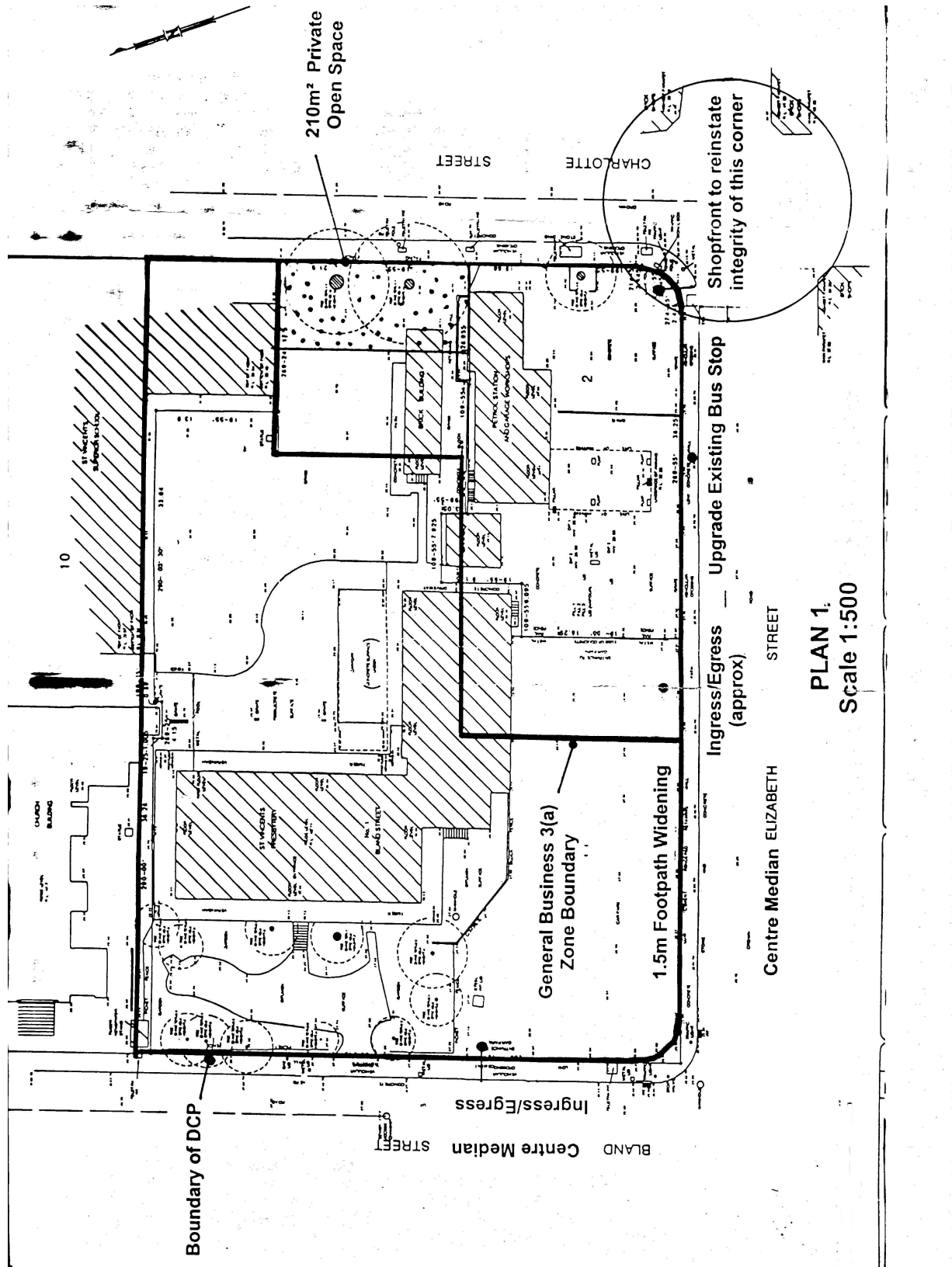
The Elizabeth Street Streetscape

2.11 A detailed streetscape plan is required for Elizabeth Street showing:

- footpath widening
- footpath paving
- upgrade of the existing bus stop
- street tree planting (to Council specifications)
- treatment of the surface carpark
- vehicle crossings
- retaining walls and landscaping
- building bulk and scale
- external lighting

ATTACHMENT:

Plan 1: Area to which Part C6 applies and Site Development Principles



PLAN 1.
Scale 1:500