



**Ashfield
Council**

Interim Development Assessment Policy 2013

Part C8

140A Hawthorne Parade

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PART C8 - 140A HAWTHORNE PARADE HABERFIELD**CONTENTS**

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SECTION 1 PRELIMINARY**Introduction**

The Ashfield Local Environmental Plan (LEP) is Council's main planning control for development in the Ashfield Municipality.

Part C8 of the Ashfield Interim Development Assessment Policy supports the LEP by providing additional objectives and development standards for subdivision of land and construction of dwellings on land at 140A Hawthorne Parade, Haberfield.

Part C8 of Ashfield Development Control Plan 2007 applies to land at 140A Hawthorne Parade, Haberfield.

Objectives/Purpose

The objectives of Part C8 of Ashfield Interim Development Assessment Policy 2013 are to:

- (a) Ensure compliance with the objectives and principles of Ashfield DAP 2013 - Part C7 – Haberfield Heritage Conservation Area.

- (b) Complement objectives/development standards applying to the Haberfield Heritage Conservation Area in the Ashfield Local Environmental Plan with more detailed controls.
- (c) Ensure dwellings and people are protected from stormwater inundation events/hazards and appropriate stormwater drainage management is implemented in conjunction with future development.
- (d) Promote sustainable 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 Ashfield Interim Development Assessment Policy 2013.

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

Relationship of Part C8 to other planning documents

Council will assess a development application according to:

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

Lodging a Development Application

Our development application forms can be downloaded (www.ashfield.nsw.gov.au) 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 2 : If your development proposal is likely to have significant heritage impacts we recommend you take advantage of our **Heritage Advisory Service**. Call Council on 9716 1961 to make an appointment.

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 need for development consent subject to meeting specific requirements.

Useful links:

- [Ashfield LEP](#)
- [NSW Housing Code](#)
- [NSW Commercial & Industrial Code](#)
- [Development on land affected by flood related development controls](#)
- [Complying Development and flood control lots](#)

SECTION 2 HERITAGE, DESIGN & SUSTAINABILITY**2.1 Subdivision**

A subdivision/ road layout plan for the land was conditionally approved by Council on 18 December 2001. The subdivision is to be Torrens title for each of the proposed residential lots. An area of public open space is provided as a central focal point to the future development. All roads, open space, drainage easements and infrastructure are to be dedicated to Council.

The approved subdivision pattern reflects, as far as possible, the principles of the existing surrounding subdivisions and the garden suburb ideal, which dates from Richard Stanton's first Haberfield Estate of 1901 and its 1905 extension.

Features of the subdivision are as follows:

- minimum lot size - 500m²
- requirement to provide easements for sewerage/drainage
- rights of carriageway/rights-of-way to be created
- land to be provided for a public reserve
- internal roads, pathways and open space to be dedicated to Council

Note:

Any registered plan of subdivision will be required to reference a Section 88B instrument to provide for easements to enable access/maintenance of critical stormwater/ drainage facilities and to prohibit designated overland stormwater flow paths from being impeded by structures such as buildings and fences. The Section 88B instrument will also be required to specify that fencing which is proposed across an overland stormwater flow path must have a gap above ground level of at least 300mm, or should comprise an appropriate form of "open" timber fencing.

2.2 Residential Design Principles - Discussion

Future housing development will need to be very carefully designed and controlled in order to protect and complement unique heritage status of Haberfield which is a Heritage Conservation Area and Australia's first garden suburb. "Project home" designs may not be appropriate. Dwelling design/architectural language will need to be site specific to complement the conservation area's existing individually "Queen Anne" style federation houses but should exhibit common style elements that complement Haberfield's character in terms of single storey scale, roof form, bulk and materials.

New dwellings will need to comply with the objectives/development standards applying to Haberfield and to conservation areas generally as set out in the Ashfield Local Environmental Plan (LEP 2013).

Part C07 of the Ashfield Development Assessment Policy 2013 also provides useful contextual data which will inform the design process – it explains the heritage significance of Haberfield and specifies requirements for alterations and additions to existing homes in this important conservation area.

There are some basic architectural canons that can be followed, as follows (refer to **Part C10** of Ashfield DCP 2007):

- (i) Traditional houses in Ashfield have almost always been arranged in a ‘tripartite’ composition. Typically, like this:-
- The ‘base’ is the part of the building from the ground to ground floor level, often incorporating a plinth.
 - The ‘body’ comprises the main walling and its window and door opening fenestrations, including shadowed areas such as verandas
 - The ‘top’ is the complex of roof forms including eaves, which forms the ‘crown’ of the building.

This kind of composition is visually satisfying and can be seen in houses throughout Ashfield’s history. The exterior design of a new house is expected to echo this tripartite form without necessarily imitating it. This means that design can be subtle rather than bold, simple rather than complex.

2.2.1 Key Building design Elements - Controls:

- i) Floor space ratio, height and Landscaping

The maximum FSR is **0.5:1** as stated in the Ashfield LEP 2013 and landscaped area is to be a minimum of **50%**.

Maximum permitted height is 7 metres as stated in Ashfield LEP 2013

- ii) Built Form

- a) Residential development is to conform with the existing predominant development pattern in Haberfield of single storey scale brick houses in a garden setting with uniform front setbacks (approximately 6m), a 3m wide side setback for driveway access to a garage, a generous rear setback and similarity of form and materials.
- b) New buildings are to have roofs that reflect the size, mass, shape and pitch of the typical neighbouring original roofs in Haberfield. Roof materials are to be unglazed terra cotta Marseilles pattern. Corrugated iron (traditional profile) will be considered for the rear (skillion) portion of a roof.
- c) Walls must not be painted or rendered, and are to be clad with machine made smooth faced bricks similar in colour to those used on original Haberfield houses.
- d) Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages provided controls in **Part E8** are complied with.
- e) Where land slope or the existing plate height allows, split level development is permitted so long as the roof form of the building complies with the provisions of this Part, it does not result in visible or otherwise explicit two-storey development

and provided other controls in this Part relating to stormwater inundation, electrical installations and storage of hazardous materials are complied with.

- f) Joinery, doors and windows are to reflect the materials, proportions, location, size, sill heights, header treatment, materials, detailing and glazing patterns of original Haberfield houses. However, excessive copying should be avoided and joinery detailing should be kept simple.
- g) Attic rooms can be incorporated into the main roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation. Attic windows must be modest timber framed flush “in plane” skylights only – maximum one window per individual side or rear roof elevation. Dormer windows, juliet balconies and similar protrusions are not permitted.
- h) The design of any new house shall take into account the architectural significance and design techniques of verandas as used in Haberfield (refer to **Part C7**).
- i) New buildings should use colours that harmonise with the traditional colour schemes in Haberfield . Colours of timber trim and other external (non-brick) elements are to harmonise with these traditional colour schemes. Garage doors are to be timber and painted a recessive dark colour.
- j) Garages are to comply with the following:
- located at the back (rear) or at the side of the house (if at the side of the house at least 1 metre setback from the main front building alignment and maximum 3m width);
 - not to challenge the mass or bulk of the house;
 - Must be free standing, low in scale and simple in form.
 - Materials to match those used in dwelling

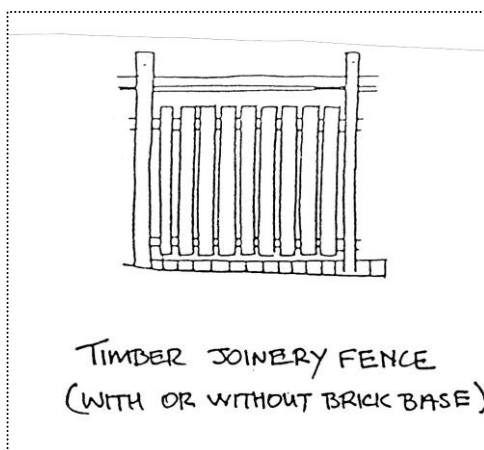


Figure 1

- k) Front fences are critical due to their prominence in the streetscape. Accordingly, front fences are to comprise traditional style timber joinery fences of simple design, up to 1.2m in height, and painted in traditional colours. The design of the fences is to be generally consistent throughout the subdivision in accordance with the sketch.

- l) Rear and side fences are to be constructed of timber palings to a maximum height of 1.8m.
- m) Fences should not exceed 1.2 m in height within the 6 metre front building setback. Side fences in the front setback area should be semi-transparent using timber pickets to match those used in the front fence design.
- n) Front paths should follow a gently curving alignment are to comprise tessellated tiles or smooth-textured red-tinted concrete.
- o) Driveways are to consist of 2 strips of hard surface paving (off-white or red tinted concrete) with grass, garden or gravel in between .
- p) Front garden levels within the required building setback are to generally match the levels of the adjacent public footpath to achieve a uniform, cohesive garden setting throughout the development. Cut and fill of the existing landform is to be minimised.

2.2.2 Amenity/Privacy of adjacent Residents

The design of dwellings and landscaping provision is to minimise adverse impacts on the amenity of adjacent residents, particularly with regard to overshadowing and loss of privacy. Provision of dense screen landscaping is required in locations where changes of ground level occur at the interface of the site with established adjacent dwellings – refer **Section 2.2.6** below.

2.2.3 Sustainability and Communication Technologies

Discussion

Stanton's original concept for Haberfield included up to date services such as sewerage and water on tap. The services were placed underground. Solar hot water systems, photo-voltaic systems, telecommunication structures and other modern technologies are more recent inventions. Further there is community awareness of the need to conserve water, and rain water storage tanks are becoming more popular. In introducing these technologies, it is important that the placement of such structures be discreet and not intrusive.

Controls

- a) Solar collector/photovoltaic panels/solar hot water panels should be installed directly (flush) with the roof cladding and at the same pitch. They should be placed towards the rear of the building below the highest point of the roof. They must not be placed on any part of a roof facing the primary street frontage.
- b) Solar hot water system tanks should not be located externally on the roof but be within the roof space or screened from public view if placed at ground level.
- c) Rainwater tanks should be located towards the rear of dwellings and suitably screened. They should not be obvious from the street. They are to be a recessive colour.

- d) Satellite dishes and microwave receivers should not be visible from the primary street frontage. If roof mounted they should not protrude above the highest part of the roof nor loom large in vistas gained from neighbouring properties. If ground mounted they should not be higher than 2.4m above ground level. Maximum permitted satellite dish diameter is approx. 650mm. and must be setback 900mm from boundaries. No more than one dish per dwelling is permitted. Construction is to be non-reflective materials – darker recessive colours are preferred.

2.2.4 Stormwater inundation – protecting people and property

The area is susceptible to stormwater inundation events. Therefore minimum required ground floor levels are necessary to ensure dwelling-house habitable living areas are above stormwater inundation levels associated with 1 in 100 year ARI events. **Refer Part E8.** Floor levels will be made available by Council upon application for a flood certificate.

These requirements need to be complied with for all development applications.

In addition -

- flood compatible materials eg steel/brick/concrete/water resistant fibreboard are required for the parts of any structure that may be immersed in stormwater. Refer **Part E8** for a full list of materials..
- hazardous substances such as household/pool chemicals /pesticides/weedkillers etc. must be stored at all times above potential flood levels.
- certification by a structural engineer of structural adequacy may be required where there may be significant forces exerted on a building due to stormwater inundation.

2.2.5 Utility Services

- Cabling/ducts for electricity, street lighting and telecommunications/ broad band internet services are to be placed underground at the developer's cost.
- Street lighting for the subdivision is to be provided to Council's requirements at the developer's cost.

2.2.6 Landscaping

A detailed landscape plan is to be submitted with the subdivision plan for Council's approval, and is to include the following:

- a) A report prepared by a qualified arborist identifying all significant trees on the site and recommending appropriate measures to ensure their protection.
- b) Tree planting to be provided in the new public reserve and within certain residential lots (refer to conditions of development consent).
- c) Plantings are to be implemented prior to sale of individual house lots. Landscaping is to reflect plantings/designs typical of the federation era.

- c) Provision of screen landscaping is required particularly where changes of ground level occur at the interface of the site with established adjacent dwellings in order to avoid loss of privacy/overlooking of existing properties.
- d) Landscaping details are to be provided with the linen plan of subdivision and the landscaping plan will need to be approved prior to issuing of the approved plan of subdivision.

SECTION 3 - INFRASTRUCTURE - DEDICATION TO COUNCIL

3.1 Dedication of infrastructure to Council

ALL INTERNAL ROADS, PUBLIC OPEN SPACE, DRAINAGE/SEWERAGE, LIGHTING AND PEDESTRIAN SYSTEMS MUST BE TRANSFERRED/DEDICATED TO COUNCIL PRIOR TO RELEASE OF THE LINEN PLAN OF SUBDIVISION.

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