City of Canada Bay

DEVELOPMENT CONTROL PLAN

Date of adoption:

Effective date:

Combined DCP

DRAFT

25 February 2022

List of Amendments

Amendment No.	Description	Adopted	Effective	DCP Reference
1	Amends car parking requirements in relation to restaurant, cafe, take away food and drink premises.	5 February 2008	7 March 2008	Part 7.7 Parking
2	Minor amendments including typographical errors, definitions, clarification of controls and general housekeeping	4 August 2009	19 August 2009	Various
3	Minor amendments regarding development on Sydney Harbour.	15 February 2011	24 Feb 2011	Part 5.2.2 Part 6.3.2
4	Inclusion of guidelines for Bibby Street industrial precinct, western side of Victoria Road (between Church and Day Streets) and 186 Great North Road.	7 May 2013	23 May 2013	Part 6.6.1 Part 6.6.2
5	Notification and Advertising.	20 November 2015	23 Nov 2015	Part 2.2
6	Updated to incorporate changes resulting from CCBC LEP 2013 Amendment 7 (Five Dock Town Centre).	3 November 2015	19 August 2016	Part 7
7	Updated to incorporate changes resulting from CCBC LEP 2013 Amendment 10 (2A Hythe Street, Drummoyne).	31 May 2016	2 Dec 2016	Part 6
8	Updated to incorporate changes resulting from CCBC LEP 2013 Amendment 9 (355-359 Lyons Road, Five Dock).	15 March 2016	5 August 2016	Part 7

Amendment No.	Description	Adopted	Effective	DCP Reference
9	Amendments including addition of engineering specifications, flooding controls, changes to controls for contaminated land and crime prevention, removal of character areas, consolidation of residential controls, relocation of site specific controls from Part 6 to Special Precincts DCP, various housekeeping amendments and changes to formatting, illustrations and maps.	21 February 2017	7 March 2017	Various
10	Updated to incorporate DCP changes resulting from CCBC LEP 2013 Amendment 12 (land west of, and generally fronting Waterview St, bounded by Second Ave and Barnstaple Rd, Five Dock)	6 February 2018	27 April 2018	F2.2 - Five Dock Town Centre
11	Part I - Child Care Centres updated to remove duplication in response to introduction of SEPP (Educational Establishments and Child Care Facilities) 2017	4 December 2018	18 Dec 2018	Part I - Child Care Centres
12	Part B of this Development Control Plan was repealed.	19 November 2019	3 Dec 2019	Part B - Notification and Advertising
13	Changes to Part F2.1 to include built form controls for the Victoria Road Planning Proposal (Day Street, Formosa Street, Victoria Road, Thornley Street Drummoyne)		18 Feb 2020	Part F2.1 - Victoria Road, Drummoyne
14	Updated to incorporate amendments arising from LSPS and background strategies, low rise medium density housing review, waste management system review, Victoria Road urban design review, consolidation of DCPs, housekeeping and miscellaneous amendments.	TBC	TBC	Various

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A

PART A - INTRODUCTION

A1 Introduction

A1.1 The purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to supplement the Canada Bay Local Environmental Plan (LEP) 2013 and provide more detailed provisions to guide development.

This DCP has been made in accordance with Section 3.43 of the Environmental Planning & Assessment Act 1979 (the Act) and must be read in conjunction with the provisions of Canada Bay LEP 2013.

Compliance with the provisions of this DCP does not necessarily guarantee that consent to a Development Application (DA) will be granted. Each DA will be assessed having regard to the LEP, this DCP, other matters listed in Section 4.15 of the Act, and any other policies adopted by the consent authority.

If there are circumstances when it is not relevant to comply with the controls in this DCP, applicants must provide a written submission clearly demonstrating compliance with the objectives of this DCP, and detailing the reasons the control/s should be varied. The proposed variation must result in a better outcome and meet all objectives of this DCP. The submission must also clearly demonstrate the variation sought will not adversely impact on the local amenity.

A1.2 DCP name and commencement

This DCP may be referred to as the City of Canada Bay Development Control Plan. The DCP was adopted by Council and came into effect as specified in the List of Amendments.

A1.3 Savings and transitional arrangements

A development application that has been lodged prior to the adoption of this plan but not determined shall be determined in accordance with the provision of the plan that applied at the date of lodgement of the application.

A1.4 Land covered by this Plan

This Plan applies to all land within the Canada Bay Local Government Area except for the sites included in:

- Strathfield Triangle Development Control Plan

It should be noted that in certain circumstances site and precinct specific DCPs adopt some of the provisions of this DCP in accordance with Section 3.43 (3) of the Act.

A1.5 Relationship of this DCP to the LEP

The provisions contained in this DCP are in addition to the provisions of the LEP. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

A1.6 Aims of this DCP

1. Encourage development that responds to its context and is compatible with the existing built environment and public domain;
2. Recognise and reinforce the distinctive characteristics of Canada Bay's neighbourhood and centres;
3. Build upon the detailed objectives and controls under Canada Bay LEP 2013;
4. Protect and enhance the public domain;
5. Encourage design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas; and
6. Encourage ecologically sustainable development and reduce the impacts of development on the environment.

A1.7 Background information on this document

What is a Development Control Plan?

A Development Control Plan (DCP) is a commonly used town planning document which provides detailed guidance for the design and assessment of new development.

How to work through this document

Each topic contains an explanation, objectives and controls that should be complied with.

Objectives outline what the controls aim to achieve. Applicants should demonstrate that the proposed development fulfils the relevant objectives of each element and complies with the relevant controls.

Structure of this DCP

The DCP is divided into the following sections with further detail is provided in the table below:

- Part A - Introduction
- Part B - General Controls
- Part C - Heritage
- Part D - Local Character Areas
- Part E - Single Dwellings, Semi-Detached Dwellings, Dual Occupancies and Secondary Dwellings
- Part F - Multi-dwelling housing, multi dwelling housing (terraces), manor houses and residential flat buildings
- Part G - Local Centres
- Part H - Industrial Development
- Part I - Signage and Advertising
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- Part K - Special Precincts
- Part L - Definitions
- Appendix 1 - Conservation Areas
- Appendix 2 - Engineering Specifications

Monitoring and review

The Council is required to keep the local environmental plans and development control plans under regular and periodic review (see section 3.21 of the Act). The Council is committed to this process to ensure that the Plans continue to be useful and relevant.

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B

PART B - GENERAL CONTROLS

B1 Accessibility

B1.1 Adaptable housing

Adaptable Housing is accommodation that is specifically designed to enable easy modification in the future for occupation and visitation by people with disabilities or progressive frailties. It is designed in accordance with the minimum standards for accessibility but is not designed as special purpose housing such as institutional care. Adaptable housing therefore can suit the needs of many different people, including people with a current disability and people who will acquire disabilities gradually as they age. Adaptable housing is also often attractive to people who prefer open plan type living, or those with children.

Typically, the provision of adaptable housing has been perceived to be onerous on developers. However, it has been demonstrated that the additional cost of incorporating adaptable features is in most cases not more than 5% - in fact nil in many cases. This initial cost is more than outweighed by the benefits of providing adaptable housing which include:

a) reduced costs of future modifications, which are often costly, to suit people with disabilities or increasing frailties; and
b) a wider range of people are able to access adaptable homes, thereby making them more visitable; and
c) residents are able to stay in their homes and use the same services as well as maintain the same support networks despite their changing needs; and
d) many adaptable features make homes safer for people of all ages and abilities.

Adaptable housing units should be constructed to meet the performance requirements and are to include the essential features as required by AS4299 at the rates specified in Table B-A for developments that include a lift. Where the total number of adaptable housing units to be provided is not a whole figure, the figure is to be rounded up to the next whole figure.

Objectives

O1. To ensure that a proportion of all new apartment developments are adaptable and accessible.

Controls	
C1.	Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.
C2.	Adaptable housing units are to be located close to the main entrance of a building and access to adaptable housing units must comply with Australian Standards.
C3.	Adaptable housing units, and internal and external common areas, are to be designed to Australian Standard AS 4299-1995, to accommodate varying degrees of physical ability over time.
C4.	Provide adaptable housing as specified in Table B-A.
C5.	Where a car parking space is to be provided in connection with an adaptable unit, that parking space is to be accessible.

Table B-A Adaptable housing ratios

Total number of dwellings	Minimum number of adaptable dwellings to be provided
Between 0 and 7 inclusive	Nil
Between 8 and 14	1 dwelling
Between 15 and 21	2 dwellings
Between 21 and 29	3 dwellings
30 or more	15% of total dwellings

* Note: Where the total number of adaptable housing units to be provided is not a whole number, the number is to be rounded to the nearest whole number.

B1.2 Accessible Design

Accessible design aims to create an inclusive and accessible city for all. By improving access to the built environment for people with disability, wider community benefits result, providing increased opportunities for people to participate. This part of the DCP aims to provide non-discriminatory, equitable and dignified access for everyone in the City.

O1. To ensure that the public domain of new development provides equitable, safe and legible access for everyone.

O2. To provide equitable access and facilities for all people to all new development and upgraded or intensified uses in existing buildings.

O3. To minimise access barriers in all new developments

O4. To ensure consideration of access issues early in the development design process

Controls	
C1.	All development must comply with the following: a) All Australian Standards relevant to accessibility; b) Building Code of Australia access requirements and c) Disability Discrimination Act 1992, including the Disability (Access to Premises – Buildings) Standards 2010. Note: Refer to Council's accessible guidelines / check list.
C2.	Developments where compliance is proposed through alternative solutions must be accompanied by an Access report prepared by a suitably qualified access professional.
C3.	Shade and shelter in the form of a verandah, porch, portico or the like is to be provided for weather protection in external areas leading to principal pedestrian entrances.
C4.	Publicly accessible buildings that allow gathering of people are to provide accessible seating spaces for a wheelchair and person using an assistance animal.
C5.	Where heritage impact is used as a reason for not providing equitable access in accordance with this Section, evidence is to be provided that no suitable alternatives for access are available.
C6.	Encroachment onto public land to achieve access requirements is generally not permitted except when: a) access by other means will result in a substantial loss of original fabric of a heritage-listed property impacting on the heritage significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available; or b) the proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available.
C7.	Access for pedestrians and vehicles are to be separated.
C8.	Access arrangements are to be: a) integral with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance; b) as direct as possible; and c) designed so that a person does not need to summon help.
C9.	Required egress routes in residential development are to allow for safe escape for persons with a disability including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments.
C10.	In achieving accessible design, buildings and public spaces are to be accessible and the proposed path of travel must meet Australian standards and remove barriers to access.

B2 Telecommunications and radiocommunications

The provisions in this section apply to telecommunications and radio-communications infrastructure (including broadcasting infrastructure covered under the Telecommunications Act 1997 and the Radio communications Act 1992), within the City of Canada Bay Council Local Government Area (LGA).

The City of Canada Bay Council (Council) is the consent authority for facilities that require development consent under the terms of the Environmental Planning and Assessment Act 1979. These are the facilities that are referred to as “not low impact facilities”.

Council does not have regulatory control over “low impact facilities”. These are facilities described in the Telecommunications (Low Impact Facilities) Determination 1997 (LIF Determination), which exempts low impact facilities from State and Territory planning and environmental laws.

The Telecommunications and Radiocommunications controls of this DCP provide:

- controls for the siting, design and installation of telecommunications and radiocommunications facilities that require development consent from Council; and
- guidelines for telecommunications carriers for the siting, design and installation of “low impact” facilities.

B2.1 To what facilities does this Part apply?

This Part of the DCP applies to any fixed transmitter, its supporting infrastructure and ancillary development under the following legislation:

- Telecommunications (Low-impact Facilities) Determination 1997 [LIF Determination];
- Telecommunications Act 1997, and
- Radiocommunications Act 1992.

The DCP does not apply to temporary emergency services.

B2.2 What is the purpose of this Part?

The purpose of this Part is:

- to provide a consistent and integrated planning framework that addresses the community’s interests in the effective and efficient provision of telecommunications and radio communications infrastructure so that it achieves environmental, economic and social sustainability in the short, medium and long term;
- to provide a consistency of approach which benefits carriers, community and councils;
- to balance the needs of different stakeholders, including the community/ industry/ local, state and federal governments, and
- to provide guidance to carriers about Council’s requirements for:
  a) site selection
  b) lodging an application
  c) conducting community consultation.

Objectives

The Objectives of this plan are:

O1. Social

- to apply a precautionary approach to the deployment of radiocommunications infrastructure; and
- to minimise EMR exposure to the public; and
- to avoid community sensitive locations; and
- to ensure that the general public and local communities have access to telecommunications technology; and
- to achieve equity for the various stakeholders by endeavouring to balance their various needs; and
- to enable members of the public to adequately identify infrastructure and the agencies responsible for them; and
- to provide mechanisms by which information can be disseminated to ensure that the community is adequately informed and empowered to participate in the planning/decision-making process.

O2. Environmental

- to help implement principles of urban design in respect to telecommunications and radio communications infrastructure; and
- to promote good industrial design of infrastructure;
- to provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons; and
- to minimise adverse impacts on the natural environment; and
- to assess whether the proposed infrastructure is consistent with the amenity of the area; and
- to restore the site after discontinuation or removal of infrastructure.

O3. Economic

- to identify the type of land use areas suitable for infrastructure in a local government area; and
- to accommodate the planning requirements of new technology; and
- to provide equitable availability of locations to carriers; and
- to assess whether the proposed infrastructure is consistent with permitted development in adjacent areas; and
- to ensure reasonable access to telecommunications technology; and
- to provide certainty for stakeholders and a consistent approach to the implementation/assessment of telecommunications infrastructure.

O4. Administrative

- to ensure that Council obtains information about existing and proposed infrastructure to assist with strategic planning.

B2.3 Design controls

Visual amenity

Controls	
C1.	Carriers are to design antennas and supporting infrastructure in such a way as to minimise or reduce the visual and cumulative visual impact from the public domain and adjacent areas.
C2.	Within the local context, the infrastructure design should take account of: a) Colour; b) Texture; c) Form; and d) Bulk and scale.
C3.	Infrastructure should: a) Be well-designed; b) Be integrated with the existing building structure unless otherwise justified in writing to Council; c) Have concealed cables where practical and appropriate; d) Be unobtrusive where possible, and e) Be consistent with the character of the surrounding area. A discussion on facility design can be found in Low Impact Facilities for Better Visual Outcomes that can be accessed at www.amta.org.au/mcf
C4.	Infrastructure should be removed when no longer being used.

Co-location

Controls	
C5.	Co-location is the practice of locating a number of different telecommunication facilities, often owned by different carriers, on one facility or structure.
C6.	Co-location may not always be a desirable option where: a) Cumulative emissions are a consideration; b) It may be visually unacceptable; c) There are physical and technical limits to the amount of infrastructure that structures are able to support, or d) The required coverage cannot be achieved from the location.
C7.	Carriers should demonstrate a precautionary approach and effective measures to minimise the negative impacts of co-location.

Location

Controls	
C8.	The applicant should demonstrate that, in selecting a site, it has adopted a precautionary approach in regards to minimising EMR exposures consistent with Section 5.1 of the ACIF Code.
C9.	Preferred land uses (as determined by this Council) include: a) Industrial areas; b) Low-use open space, and c) Commercial centres.
C10.	The application should demonstrate particular consideration of likely sensitive land uses. Sensitive land uses may include areas: a) Where occupants are located for long periods of time (eg residences); b) That are frequented by children (eg schools and child care centres), and c) Where there are people with particular health problems (eg hospitals, aged care facilities)
C11.	Applicants should locate proposed facilities at least 300 metres away from heritage conservation areas and heritage items and any of the following sensitive land uses: a) Areas that are frequented by children (eg schools and child care centres); and b) Where there are people with particular health problems (eg hospitals, aged care facilities).

Heritage and Environment

Controls	
C12.	Infrastructure proposed for areas of environmental significance (as defined in LIF Determination) require: a) Development consent under the LIF Determination and Council's planning instruments and policies; b) The applicant to have regard to avoiding or minimising the visual impact of any proposed facility on the heritage significance of adjacent/adjoining/ surrounding heritage items and conservation areas; c) The applicant is to provide a heritage report/impact statement in accordance with Council's planning instruments and policies; d) The applicant to have regard to avoiding or minimising the physical impact of any proposed facility on endemic flora and fauna; and e) For proposals within heritage conservation and/or special character areas consideration should be given to the impact of the proliferation of telecommunication facilities on the integrity of the heritage conservation and/or special character areas.

Facility physical design controls

Controls	
C13.	Infrastructure should be of high quality design and construction.
C14.	Proposals should consider the range of available alternate infrastructure including new technologies, to minimise unnecessary or incidental EMR emissions and exposures, as required under Section 5.2.3 of the ACIF Code.
C15.	The plan for the facility should include measures to restrict public access to the antenna(s). Approaches to the antenna(s) should contain appropriate signs warning of EMR and providing contact details for the facility(ies) owner/manager.
C16.	The minimum requisites that should apply where relevant are the BCA for purposes of construction and the relevant exposure levels as directed by the Australian Communications Authority (ACA). The applicant should provide Council with certification about the standards with which the facility will comply.

Facility health controls

Controls	
C17.	The applicant is to demonstrate the precautions it has taken to minimise EMR exposures to the public
C18.	The applicant is to provide documentation to show that the proposed facility complies with the relevant Australian exposure standard as specified by the ACA
C19.	The applicant is to provide a mapped analysis of cumulative EMR effect of the proposal.

B3 Vehicle and bicycle parking and access

B3.1 Vehicle Parking

Council's car parking controls seek to limit car parking in locations that have good accessibility to public transport. This approach recognises that people will continue to use and depend on cars but this dependence reduces in more walkable neighbourhoods with good access to public transport.

Car parking needs to be accessible and convenient. It should also be designed so that it does not detract from the amenity of the streetscape.

Objectives

O1. To provide off street parking for residents.

O2. Provide vehicular and pedestrian safety.

O3. To encourage the location of carports and garages behind the building line where possible.

O4. To ensure that car parking structures respect the character of the street.

O5. To ensure carports and garages etc are designed to be in sympathy with existing dwellings without becoming the dominant feature on the site.

O6. To limit the width of driveways depending on site frontage.

O7. To limit the number of garage doors to the street.

O8. To provide vehicle parking at the rear of properties and off laneways instead of along the street where feasible.

O9. To encourage the location of carports and garages behind the building line where possible.

O10. To maximise the landscaped area on site and within the nature strip.

O11. To identify the maximum number of car parking spaces that may be provided to service particular uses of land.

O12. To provide less resident and visitor parking in localities that are identified as having good accessibility to public transport.

O13. To minimise vehicular traffic generated by development.

O14. To ensure parking areas do not detract from the streetscape.

O15. To provide a rate of parking that encourages the use of public transport.

O16. To minimise traffic generation.

General

Controls	
C1.	Parking should not detract from the streetscape qualities, while meeting the needs of residents, visitors and employees in all areas.
C2.	Stack parking is not permitted for residential development except where two spaces are provided for one apartment.
C3.	To maximise the area for soft landscaping consolidated parking areas should be concentrated under building footprints wherever possible.
C4.	To accommodate a relatively safe environment in accordance with CPTED 'Safer by Design' principles.
C5.	Parking structures should be designed to minimise reliance on artificial ventilation of car exhaust.

Car spaces

Controls	
C6.	Parking space should be a minimum of 5.4m x 2.4m, with an additional 300mm either side where enclosed (i.e. 5.4m x 3.0m).
C7.	Carports, garages and car parking areas are located and designed to: a) Conveniently and safely serve users; b) Enable efficient use of car spaces and access ways, including adequate manoeuvrability for vehicles between the site and the street; c) Not dominate or detract from the appearance of the existing dwelling or new development and the streetscape; d) Be compatible in scale, form, materials and finishes with the associated dwelling or development found on the site; and e) Retain any protected or heritage trees.
C8.	Garages and other parking structures must not occupy more than 40% of the frontage and shall have a maximum width of 6m.
C9.	No outdoor spaces are permitted on garage roofs, such as terraces, patio, gardens and the like.

Note: Reference should be made to Table B-B for the maximum number of parking permitted.

Basement car parking

O17. Ensure the safe and orderly movement of traffic, pedestrians and bicycles.

O18. To ensure basements and basement access are designed to minimise impacts upon the streetscape.

Controls	
C10.	The design of the driveway and basement are to achieve a quality landscape setting for the development and mitigate potential visual impacts of excavation.
C11.	The design of the driveway and basement does not detract from the presentation of the dwelling to the street and retains any natural features on the site.
C12.	Excavation for basements should not extend beyond the building footprint.
C13.	Ramps accessing basement car parking are not permitted forward of the building line unless the following is achieved: a) Compatibility with the streetscape. b) Safe pedestrian crossings. c) Adequate line of sight for cars entering or leaving. d) The first 6 metres must be at a maximum grade of 1:10 for domestic driveways and 1:20 for all other driveways. e) The ramp does not have a finished level that is greater than 1m below natural ground level within the setback to the street.
C14.	Entries to underground car parking are to be set back behind the building line.
C15.	All basement parking areas must be designed so that vehicles can enter and leave the property in a forward direction.
C16.	A strip of landscaping at least 1m wide is provided to the adjoining property boundary.
C17.	A 1m wide deep soil landscaped setback to neighbouring properties is to be provided along the driveways.
C18.	The maximum dimension of any domestic driveway basement car park entry is to be 2.7m high by 3.5m wide.

Garages

Controls	
C19.	Garaging is to be provided to the rear of the site or on a secondary elevation if it is a corner site or behind the main street elevation of the dwelling (behind the primary building façade) in all instances.
C20.	Garage doors should be of timber or simple metal cladding.
C21.	Garage doors and gates are not to encroach over a public footpath during operation.
C22.	Garage dimensions should be as follows:

Garage size	Minimum internal dimension
Single Garage	5.5m x 3.0m and not less than 2.6m between door jambs
Double Garage	5.5m x 5.4m and not less than 5.2m between door jambs

Refer to Figure B3.1, Figure B3.2, Figure B3.3 and Figure B3.4.

Driveways

Controls	
C23.	The alignment of driveways should, where possible, create visual interest and avoid the creation of a “gun barrel” effect.
C24.	The number of vehicle crossings is limited to one (1) per site. At Council's discretion, the number of crossings may be greater than one per site where the following outcomes are achieved: a) More than one dwelling is proposed; and b) The landscaped area complies with relevant provisions; and c) There will be no impact upon street trees; and d) Impacts to on-street parking are minimised; and e) The crossing does not connect into a section of road which is considered hazardous for vehicular traffic entering or exiting the site; and f) The crossing does not connect into a section of unformed road reserve; and g) Vehicles entering or exiting the proposed driveway have good sight distance; and h) The crossing will not be near or in front of an existing bus stop or shelter; and i) The proposal complies with relevant Australian Standards. Additional notes: • The number of crossings may be greater than one per site if the following also applies (in addition to the above requirements): • It is a commercial/industrial development where there are currently separate entry and exit points or there are two (2) or more entry levels or multiple ramps;

	• It is a residential development with more than one dwelling where the location of the garages or parking spaces within the property does not permit the use of a shared driveway. For a single combined driveway, the maximum width will be assessed as if the site was for a single dwelling, or to a width which would be sufficient to permit only one vehicular movement to enter and exit the site in a forward direction.
C25.	If a site has more than one frontage, driveway access is to be provided where streetscape impacts are minimised and to maximise landscaping within the front setback. This may be achieved by encouraging driveway access on separate streets or off the wider frontage where possible.
C26.	Vehicular entrances to parking areas should be visually inconspicuous, appropriately screened and ideally not be located along the front façade, but rather to the side or rear.
C27.	The surface and slope of driveways and parking areas facilitate stormwater infiltration on-site and are to be appropriately landscaped eg, driveways should have sealed wheel tracks with grass strips.
C28.	Development shall have a maximum driveway crossover and driveway width of: a) 3m for dwellings where the frontage is 12m or less; or b) 3.5m for dwellings with a frontage greater than 12m; or c) 6m for any other development. Note: 1) If a garage with a width greater than 3m is permitted (based on the frontage), then the driveway may be constructed to the width of the garage at the garage entry and splayed so that it is reduced to the maximum width listed above at the property boundary. 2) In certain circumstances, wider driveway widths may be granted based on vehicle swept path analysis if the above widths cannot be achieved. 3) Crossover and driveway must comply with all relevant Australian Standards. 4) The minimum width refers to the crossing slab only and does not include the width of the layback with 0.6 metre wing-walls at each end.
C29.	All multi unit development and residential flat buildings should ensure that all vehicle parking is behind the building line and arranged so that all vehicles may be driven in a forward direction during both ingress and egress from the site.

Accessible Parking

Controls	
C30.	Parking provision should be in accordance with Table B-D.

Adaptable Housing

Controls	
C31.	Car parking for adaptable dwellings shall be designed in accordance with AS/NZS2890.6.

Credit for car parking in existing developments

Controls	
C32.	Council will apply the relevant car parking rate to the entire floor area for new developments and developments proposing substantial alterations and additions to existing buildings.
C33.	A credit will be provided for car parking spaces when calculating required parking numbers for developments involving a change of use of an existing building. The credit shall be calculated on the basis of the demand generated by the existing use that is proposed to be changed.
C34.	A credit for car parking spaces will be provided when calculating required parking numbers for developments involving minor alterations and additions to an existing building. The credit shall be calculated on the basis of the demand generated by the existing use carried out in the building that is proposed to be altered or extended.

Motorcycle Parking

Controls	
C35.	Where there are more than 30 off-street parking spaces, a minimum of 1 motorcycle parking space shall be provided. Plus 1 per 30 thereafter.

Residential

Controls	
C36.	Car Parking is to be provided in accordance with Table B-B and Table B-C.
C37.	All visitor parking should be provided off-street and behind the front setback.
C38.	Visitor parking spaces should be conveniently located, identified as such, and accessible to the general public. They should not be located behind any security grill or gate.
C39.	Dedicated disabled parking spaces should be line-marked and signposted in accordance with AS/NZS2890.6.
C40.	Dedicated disabled parking spaces should be located close to wheelchair accessible entrance lifts.
C41.	If relevant, objectives and controls in section E3.9 or F3.9 (Parking and access) also apply.

Commercial

Controls	
C42.	On site car parking should be provided below ground or located within the building and well screened.
C43.	Vehicular access ways are designed to be integrated with the building and of minimum height and width.
C44.	Loading facilities should be provided in accordance with the current Transport for NSW “Guide to Traffic Generating Developments” and AS 2890.2.
C45.	The provision of parking for different types of development should be in accordance with Table B-E.
C46.	Development should be in accordance with the provisions of State Environmental Planning Policy (Infrastructure) 2007.

Industrial

Controls	
C47.	All vehicles should be able to enter and leave the site in a forward direction.
C48.	Car parking areas are to be landscaped with trees and shrubs.
C49.	Separation of service areas (loading/ unloading) and parking areas is required.
C50.	Development should be in accordance with the provisions of State Environmental Planning Policy (Infrastructure) 2007.
C51.	All loading and unloading operations should be carried out wholly within the confines of the site at all times.
C52.	Loading facilities should be provided in accordance with the current Transport for NSW "Guide to Traffic Generating Developments" and AS 2890.2.
C53.	All loading docks, car parking spaces and access driveways should be kept clear of goods at all times and should not be used for storage purposes including garbage storage.
C54.	Parking provision should be in accordance with Table B-F.

B3.2 Single Dwellings, Semi-Detached Dwellings and Dual Occupancies

Controls	
C1.	A landscaped area at least 0.6m wide (1m preferred) is to be provided between a driveway and a side boundary.
C2.	Garages for each dwelling within an attached dual occupancy should be single fronted only.

Car spaces

Controls	
C3.	For existing and new dwellings, a garage or carport in order of priority should be: a) Located at the rear of the site with access from a rear lane; b) Located at the rear of the site with access from the street frontage; and c) Located at the side of the dwelling house, behind the front building alignment. d) Located in a basement with access from a rear lane; e) Located in a basement with access from the street frontage.

Hardstand

Controls	
C4.	Where a garage/carport cannot be provided at the side or rear of a dwelling house or semi, a hardstand area forward of the building alignment which is integrated into the landscape character of the front yard may be considered by Council. The distance between the front property boundary and building is to be a minimum of 5.5m.

New detached garages and carports to existing dwellings

Controls	
C5.	Locate detached garages and carports either at the rear of the site where rear access is available or between the side elevation and the side property boundary. Note: Rear and side access is considered available where there is an existing side boundary setback of 2.6 metres or more or where there is rear lane or secondary street access.
C6.	No outdoor spaces are permitted on garage roofs, such as terraces, patio, gardens and the like.

Carports

Controls	
C7.	Council may consider a carport forward of the front building alignment where: a) It is a single carport with an external width of no more than 3.0 metres; b) The site is of a sufficient width that the carport will not obscure the existing building; c) The distance between the building and the front property boundary is a minimum of 5.5 metres; d) It is of a simple post design, with no side panel infill; is not elaborate in its decoration and colour and does not detract from the existing building; e) There is no solid panel lift or roller shutter door proposed; f) Does not significantly affect the landscaped front garden; g) Is within a varied streetscape that currently has carports forward of the building alignment; h) The roof is either flat or of a pitch that relates to the existing house; i) The views of the house from the public domain will not be adversely affected; and j) There is no rear lane access or side access of 2.6 metres or more available. k) Where existing car parking is available, no new structures are permitted forward of the building line.

Access Aisles

Controls	
C8.	A 4.0 metre wide access handle is to be provided to detached dual occupancy development to enable access to the rear dwelling.

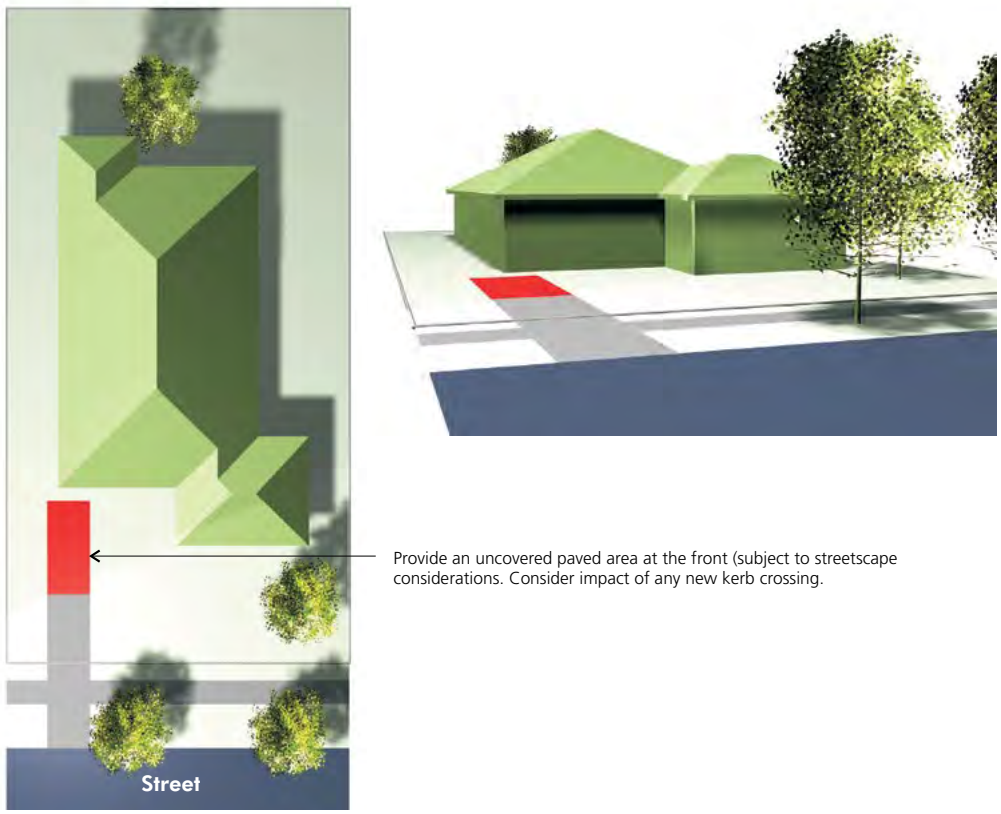


Figure B3.1 Location of car parking at the front consisting of an open paved area

Figure B3.2 Location of car parking at the side behind the front alignment

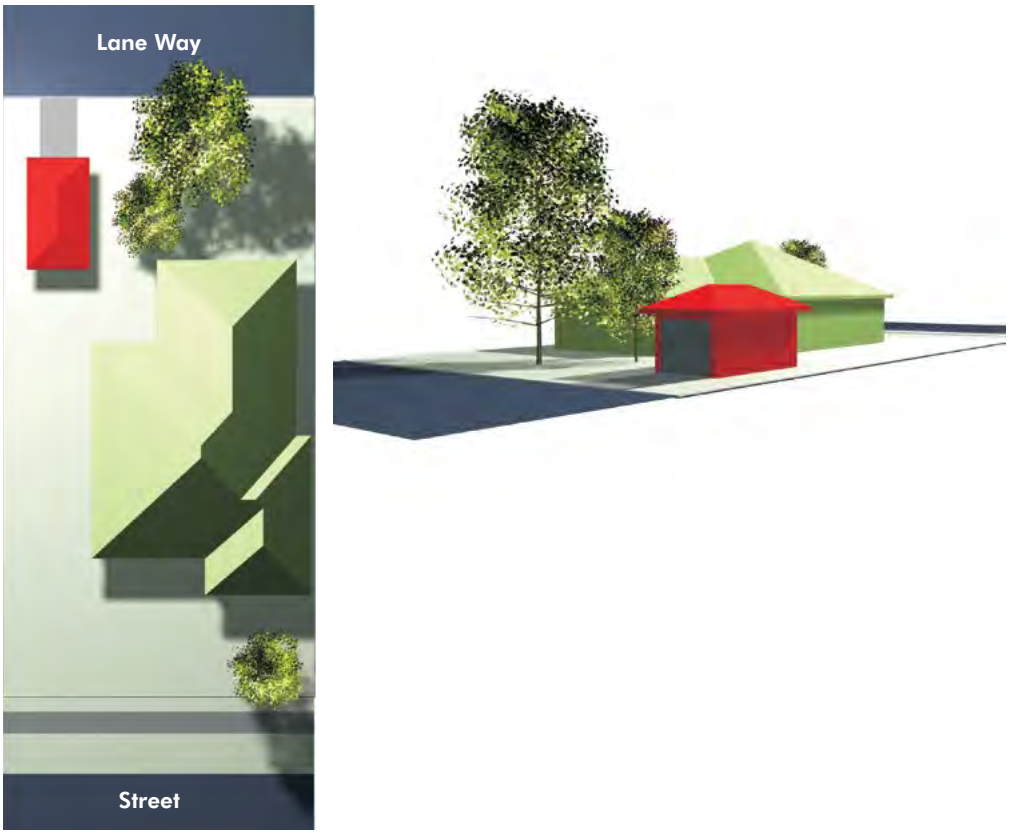


Figure B3.3 Location of car parking at the rear of the site with access from a rear lane

Figure B3.4 Location of car parking at the rear of the site with access from street frontage

B3.3 Multi-dwelling housing, multi dwelling housing (terraces), manor houses and residential flat buildings.

Car spaces

Controls	
C1.	For existing and new development the location of a garage or carport, in order of high to low priority, is to be: a) Located in a basement with access from a rear lane; b) Located at the rear of the site with access from a rear lane; c) Located in a basement with access from the street frontage; d) Located at the rear of the site with access from the street frontage; and e) Located at the side of the development, behind the front building alignment.
C2.	All multi unit development and residential flat buildings should ensure that all vehicle parking is behind the building line and arranged so that all vehicles may be driven in a forward direction during both ingress and egress from the site.
C3.	Car Share schemes, carpark decoupling and the like should be utilised wherever possible to reduce the amount of on-site carparking.

B3.4 Car Parking Rates

Residential parking requirements - Dwelling houses, Semi-detached dwellings, Dual occupancies and Secondary dwellings.

Table B-B Residential parking requirements (low density) - Dwelling houses, Semi-detached dwellings, Dual occupancies and Secondary dwellings.

The following parking rates apply to any dwelling houses, semi-detached dwellings, dual occupancies or secondary dwellings.

Dwelling type	Car parking spaces required per dwelling	
	Minimum	Maximum
Dwelling house	1	2
Semi-detached dwelling	1	1
Dual occupancy	1	1
Secondary dwelling	0	0

Table B-B Residential Parking Requirements Additional Information

1. Any parking in excess of the above requirements will be counted as Gross Floor Area (GFA) (refer to definition in Canada Bay LEP).

Residential parking requirements - Residential flat buildings, Manor houses, Multi dwelling housing, Multi dwelling housing (terraces) and Shop top housing

Table B-C Residential parking requirements (medium/high density) - Residential flat buildings, Manor houses, Multi dwelling housing, Multi dwelling housing (terraces) and Shop top housing

Residential Parking Category A	

The following parking rates apply to any residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) or shop top housing on any land parcel wholly or partly located within Category A on the Residential Car Parking Rates Map.

Resident parking	
Number of bedrooms per dwelling	Maximum number of car parking spaces
0 - 1	1
2	1
3	1.5
4 +	2
Visitor parking	
Number of dwellings	Maximum number of car parking spaces
Any	1 space per 5 dwellings

Note: Category A generally applies to residential development located within the following areas that are not within Category B:

- B1 Neighbourhood Centre zone
- B6 Enterprise Corridor zone
- R1 General Residential zone
- R3 Medium Density Residential zone
- R4 High Density Residential zone

Residential Parking Category B

The following parking rates apply to any residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) or shop top housing on any land parcel wholly or partly located within Category B on the Residential Car Parking Rates Map.

Resident Parking	
Number of bedrooms per dwelling	Maximum number of car parking spaces
0 - 1	0.6
2	0.9
3	1.4
Visitor Parking	
Number of dwellings	Maximum number of car parking spaces
0 - 4	0
5-9	1
10+	1 per 5 dwellings

Note: Category B generally applies to residential development located within the following areas:

- B4 Mixed Use zone
- Within 400m of a B4 Mixed Use zone
- B3 Commercial Core zone
- Within 400m of a B3 Commercial Core zone
- Within 800m of a railway or metro station

Residential Parking Category C

The following parking rates apply to any residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) or shop top housing on any land parcel wholly or partly located within Category C on the Residential Car Parking Rates Map.

Resident parking	
Number of bedrooms per dwelling	Maximum number of car parking spaces
Studio	0.3
1	0.5
2	0.9
3	1.2
Visitor parking	
Number of dwellings	Maximum number of car parking spaces
Any	0.1 space per 5 dwellings

Note: Category C generally applies to residential development located within the following areas:

- Parramatta Road Corridor Urban Transformation Strategy Stage 1 Implementation Area

Residential Parking Category D

The following parking rates apply to any residential flat buildings, multi dwelling housing or shop top housing on any land parcel wholly or partly located within Category D on the Residential (Medium/High Density) Car Parking Rates Map.

Resident parking	
Number of bedrooms per dwelling	Maximum number of car parking spaces
Studio	0.1
1	0.3
2	0.7
3 +	1
Visitor parking	
Number of dwellings	Maximum number of car parking spaces
Any	1 space per 20 dwellings

Note: Category D generally applies to residential development located within the following areas:

- Rhodes West and Rhodes East

Table B-C Residential Parking Requirements Additional Information

1) Any parking in excess of the above requirements will be counted as Gross Floor Area (GFA) (refer to definition in Canada Bay LEP).
2) In calculating the total number of car parking spaces required for a development, the total should:
   a) Be rounded up if the fraction of the total calculation is equal or more than half (0.5 of a space); and
   b) Include a room that is capable of being converted to a bedroom (it has a minimum internal area of 12sqm and includes a window).
3) Refer to Residential (Medium/High Density) Car Parking Rates Map (Figure B3.5 to Figure B3.11) to understand where the above car parking requirements apply.
4) If a site falls within Category C and also Category A or B then the Category C parking requirements will prevail.
5) If a site falls within Category D and also Category A or B then the Category D parking requirements will prevail.
6) If there is a discrepancy between Category C and the Parramatta Road Corridor Urban Transformation Strategy then the Parramatta Road Corridor Urban Transformation Strategy parking requirements will prevail.

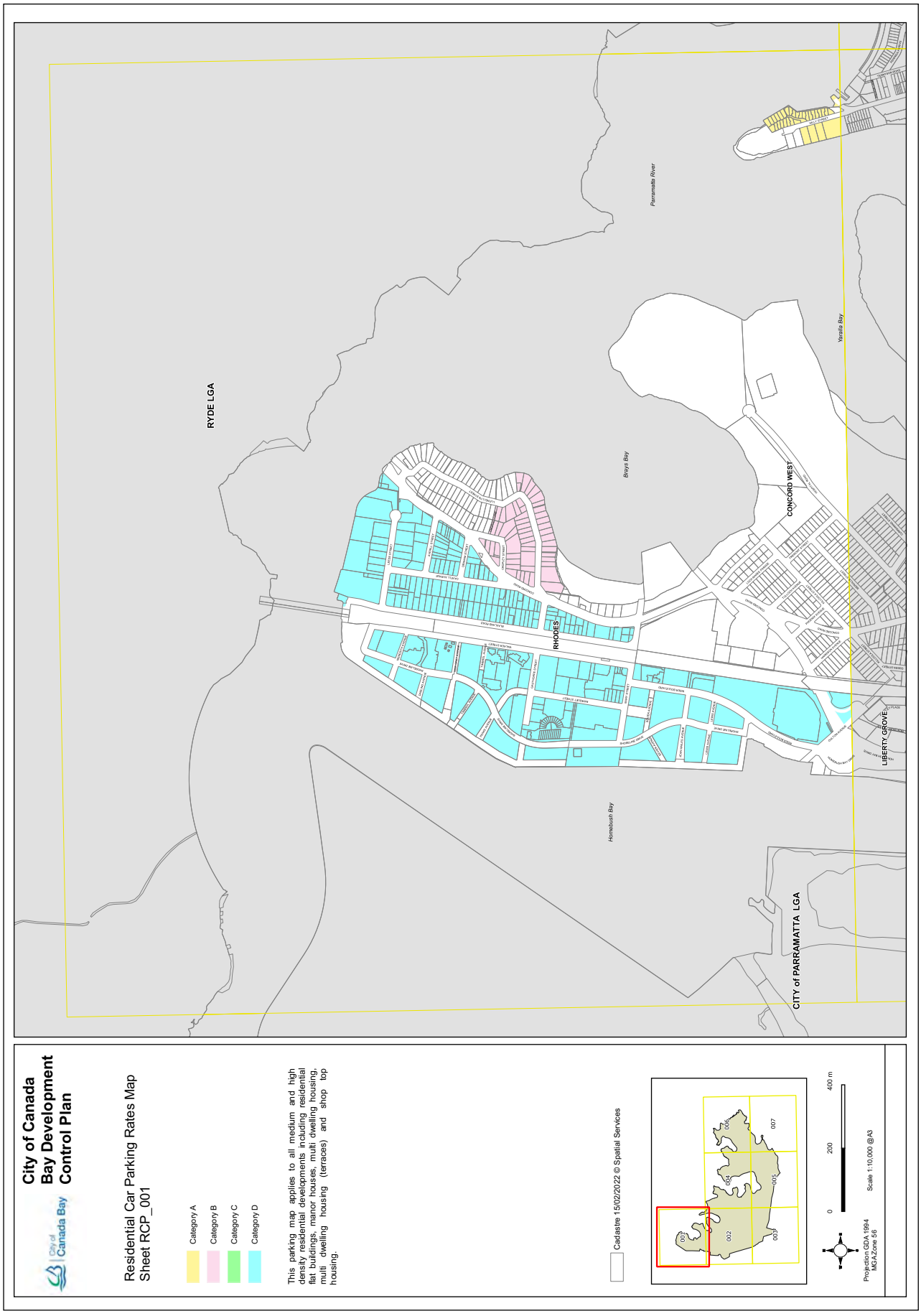


Figure B3.5 Residential Car Parking Rates map - Sheet 1

Figure B3.6 Residential Car Parking Rates map - Sheet 2

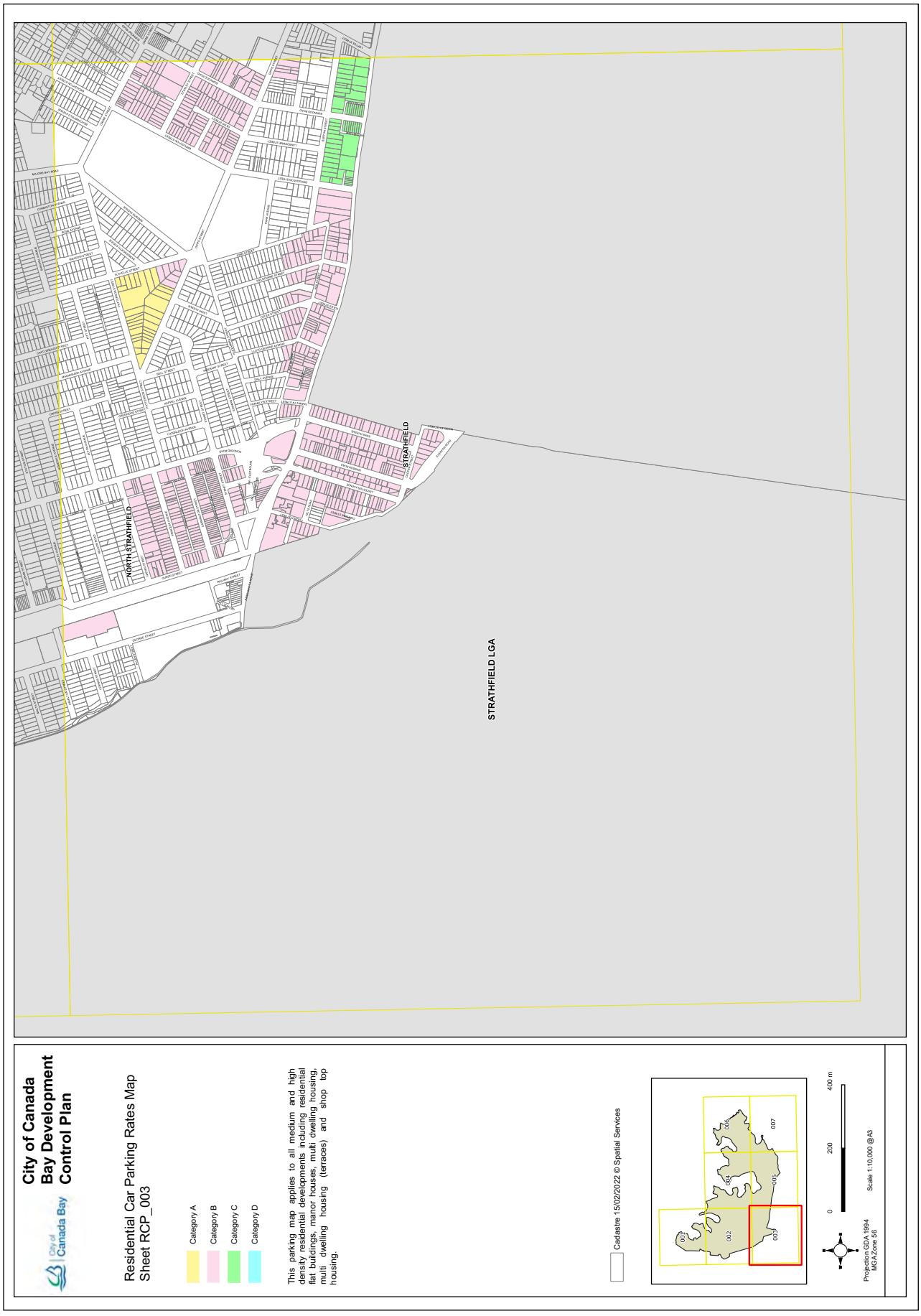


Figure B3.7 Residential Car Parking Rates map - Sheet 3

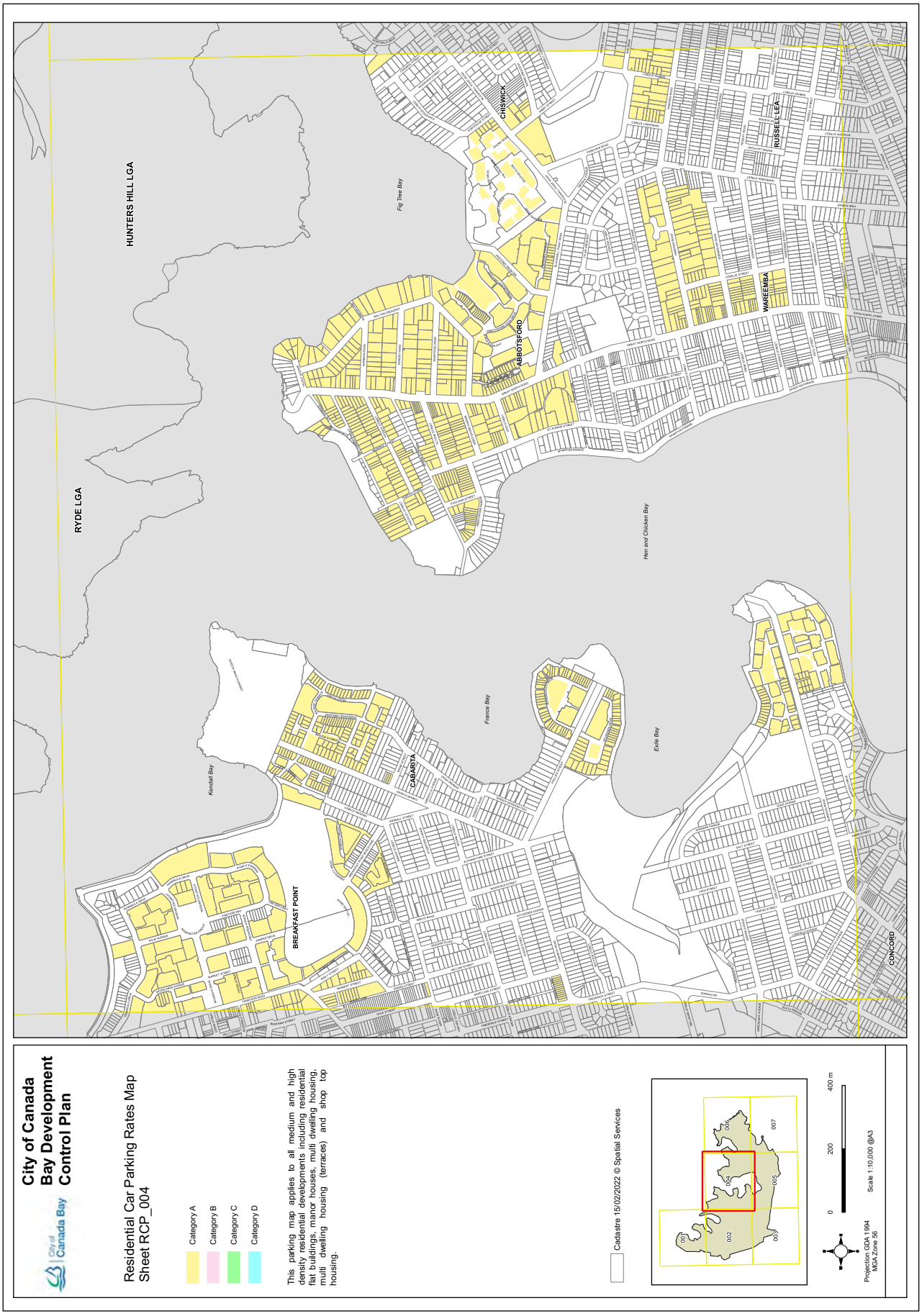


Figure B3.8 Residential Car Parking Rates map - Sheet 4

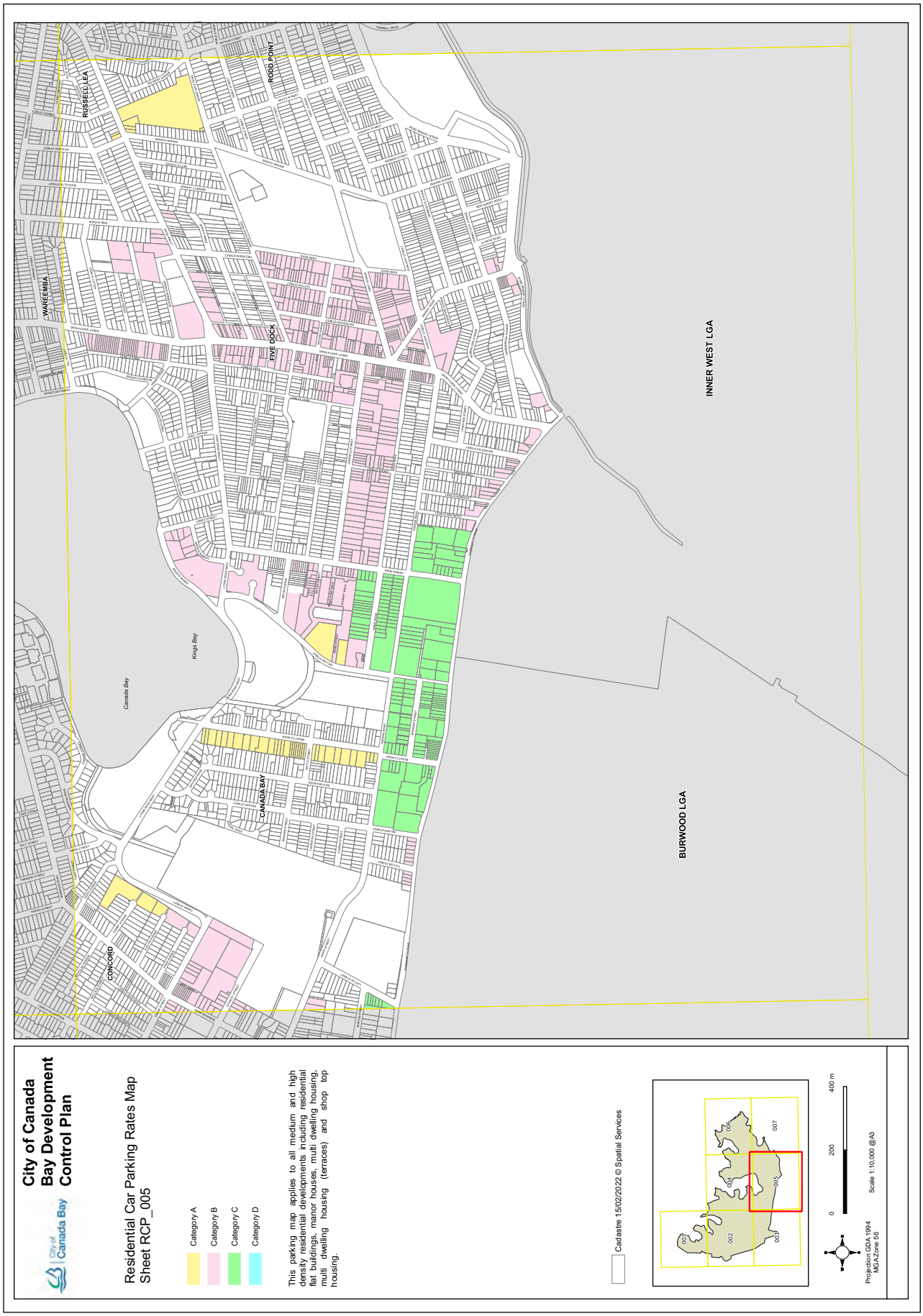


Figure B3.9 Residential Car Parking Rates map - Sheet 5

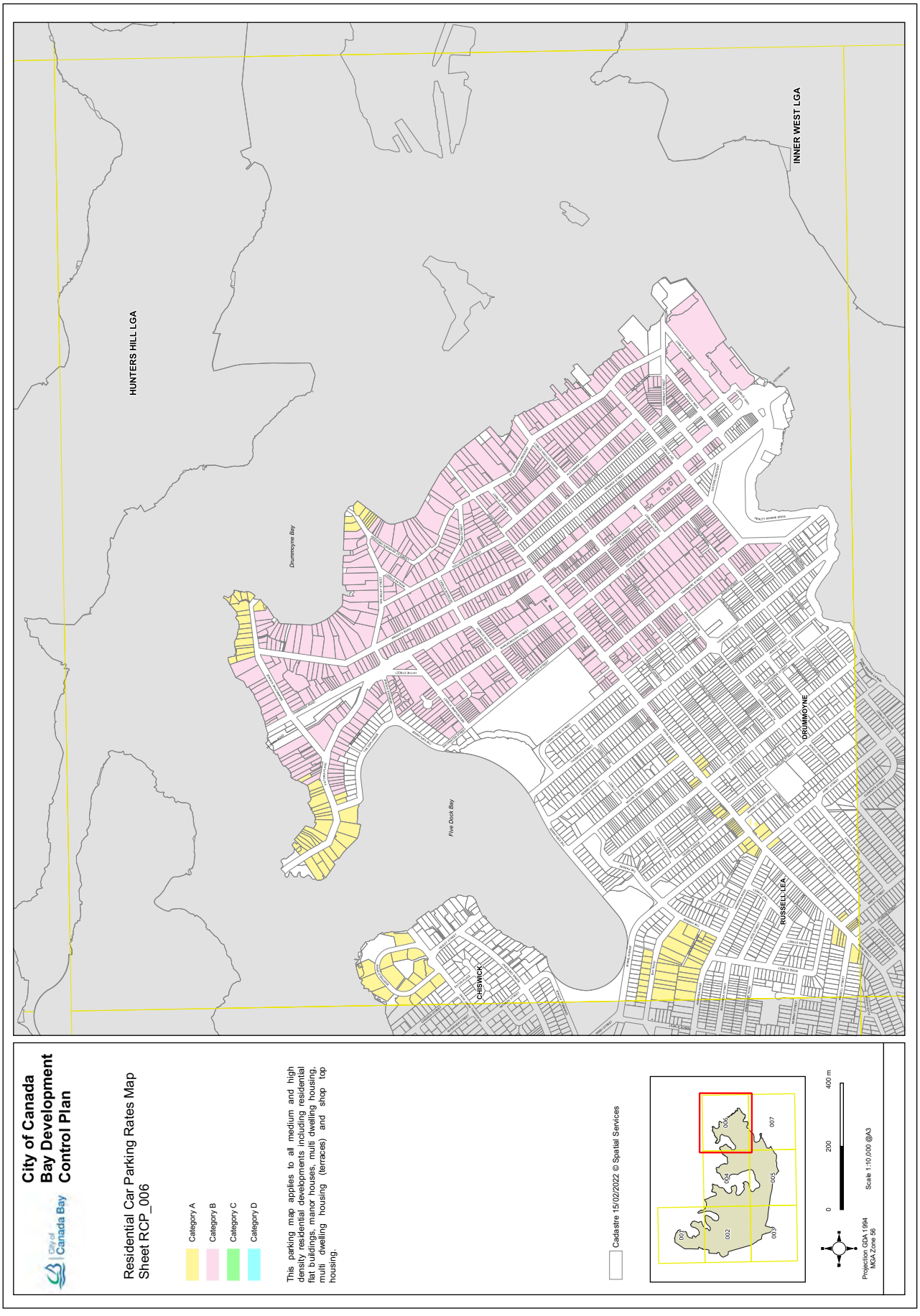


Figure B3.10 Residential Car Parking Rates map - Sheet 6

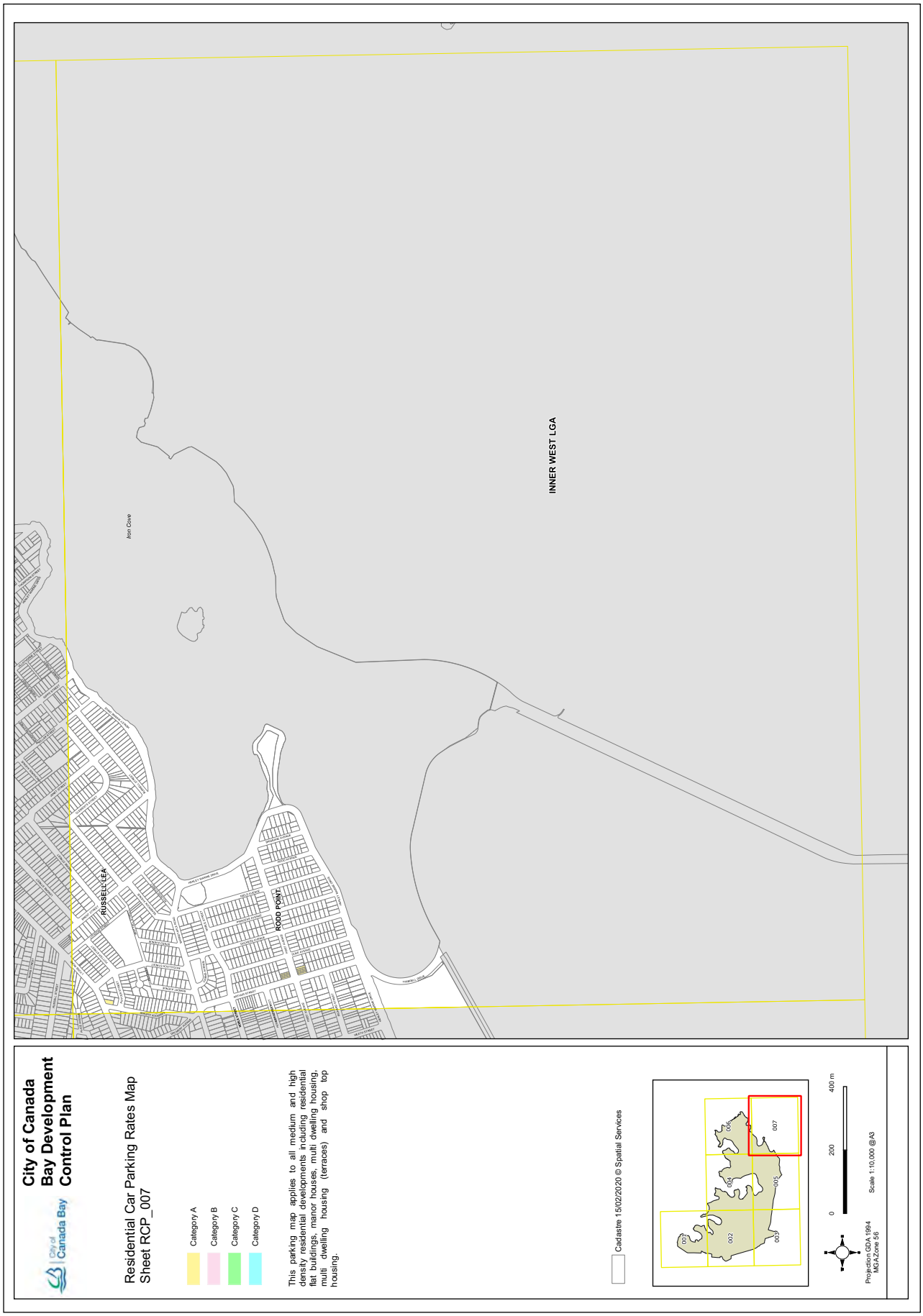


Figure B3.11 Residential Car Parking Rates map - Sheet 7

Table B-D Accessible Parking Requirements

BCA Classification of the building to which the parking is associated	Minimum parking requirements (Table D3.5 of the BCA)
Class 3	
Boarding houses, guest houses, hostel, backpackers accommodation, or the residential part of a hotel or motel	To be calculated by multiplying the total number of car parking spaces by the: a) Percentage of accessible sole-occupancy units to the total number of sole-occupancy units; or b) Percentage of beds to which access for people with disabilities is provided to the total number of beds provided. The calculated number to be taken to the next whole figure. 1 space for every 100 car parking spaces or part thereof
Class 5, 7, 8 and 9c	
	1 space for every 100 car parking spaces or part thereof
Class 6	
a) up to 1000 car parking spaces; and b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces	1 space for every 50 car parking spaces or part thereof 1 space
Class 9a	
(a) Hospital (non-outpatient area)	1 space for every 100 car parking spaces or part thereof
(b) Hospital (outpatient area) up to 1000 car parking spaces; and	1 space for every 50 car parking spaces or part thereof
for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces	1 space
Nursing home	1 space for every 100 car parking spaces or part thereof
Clinic or day surgery not forming part of a hospital	1 space for every 100 car parking spaces or part thereof
Class 9b	
(a) School	1 space for every 100 car parking spaces or part thereof
(b) Other assembly buildings up to 1000 car parking spaces; and	1 space for every 50 car parking spaces or part thereof
for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces	1 space

Source: Based on Transport for NSW Guide to Traffic Generating Developments 2002

Table B-E Parking Requirements: Development in mixed use areas and Neighbourhood Centres

Land use	Minimum parking requirements
Accommodation	
Motels	1 space for each unit +1 space per 2 employees if restaurant included then add the greater of: • 15 spaces per 100m² GFA of restaurant/function room, or • 1 space per 3 seats
Hotels	Comparisons should be drawn with similar developments
Office and Business	
Office Premises	1 space per 40m² GFA
Business Premises	1 space per 40m² GFA
Retail	
Shops	1 space per 40m² GLFA
Service stations and convenience stores	Requirements are additive: • 6 spaces per work bay • 5 spaces per 100m² GFA of convenience store If restaurant present, the greater of: • 15 spaces per 100m² GFA, or 1 space per 3 seats
Drive-in take-away food outlets	Developments with no on-site seating: 12 spaces per 100m² GFA Developments with on-site seating: 12 spaces per 100m² GFA or greater of: • 1 space per 5 seats (internal and external), or • 1 space per 2 seats (internal) Developments with on-site seating and drive through facilities greater of: • 1 space per 2 seats (internal), or • 1 space per 3 seats (internal and external), plus queuing area for 5-12 cars
Restaurants, Cafes, Take-away food & drink premises	Whichever is the greater of: • 1 space per 6m² of serviced area, or • 1 space per 4 seats. A parking free threshold of 20 seats and 30m² serviced area shall apply to all restaurants, cafes & take-away food and drink premises (to which this DCP applies) in B1 Neighbourhood Centre and B4 Mixed Use zones, excluding those in the areas listed below. A parking free threshold of 40 seats and 60m² serviced area shall apply to restaurants in the following (commercial centres) B1 Neighbourhood Centre and B4 Mixed Use zones: • Victoria Road, Drummoyne (inc. Lyons Rd to Bayswater Street) • Great North Road, Five Dock (excluding Wareemba/ Abbotsford) • Majors Bay Road, Concord • Parramatta Road, Concord (No B1 or B4 on Parramatta Rd) • Parramatta Road, Five Dock (No B1 or B4 on Parramatta Rd) • Concord Road, Concord West • Concord Road, North Strathfield *Where variation to the above criteria is sought, refer to Additional Criteria below.

Land use	Minimum parking requirements
Footpath Dining	Nil.
Residential	As per Table B-B
Car tyre retail outlets	Whichever is the greater of: • 3 spaces per 100m^2 GFA, or • 3 spaces per work bay
Roadside stalls	4 spaces
Markets	2.5 spaces per stall (customers only)
Video Stores	6.1 spaces per 100m^2 GFA
Pub	Comparisons should be drawn with similar developments
Vehicle Showrooms	0.75 spaces per 100m^2 site area + 6 spaces per work bay (for vehicle servicing facilities
Drive-in liquor stores	Comparisons should be drawn with similar developments
Plant nurseries	Whichever is greater of: • 15 spaces, or • 0.5 spaces per 100m^2 of site area
Recreational and Tourist Facilities	
Recreational facilities • Squash courts • Tennis courts • Bowling alleys • Bowling greens • Gymnasiums	 3 spaces per court 3 spaces per court 3 spaces per alley 30 spaces for first green + 15 spaces for each additional green 7.5 spaces per 100m^2 GFA (desirable) 4.5 spaces per 100m^2 GFA (minimum)
Marinas	If a survey of a similar existing development has not been undertaken, the following figures may serve as a general guide: • 0.6 spaces per wet berth • 0.2 spaces per dry storage berth • 0.2 spaces per swing mooring • 0.5 spaces per marina employee
Health and Community Services	
Health consulting rooms and Medical centres	Comparisons should be drawn with similar development
Child care centres	1 space for every 4 children in attendance
Hospitals	Comparisons should be drawn with similar developments

Source: Based on Transport for NSW Guide to Traffic Generating Developments 2002

Note:

1) Parking spaces, unless stipulated otherwise, are for cars and depending on land use type, parking for delivery/service vehicles, courier vehicles and bicycles should also be provided.
2) Parking free threshold: means an area expressed in both number of seats and serviced area up to which on-site parking does not need to be provided. The standard parking rate applies to any area and seats in excess of the threshold.
3) Serviced area: means the physical area within the restaurant or café which is accessible to the public, but excluding toilets and corridors. Areas such as the kitchen, or behind counters, or display areas should not be included as serviced area.
4) To calculate car parking requirements, applicants must establish the number of spaces required by the proposed development calculated from Tables C-B to C-E in Part C3. The threshold can then be subtracted from this figure and the balance provided.
5) Where an applicable parking rate has not been provided in the parking requirements tables, a comparison should be drawn with similar developments.
6) Additional Criteria - Restaurants & Cafes

   In exceptional circumstances, Council may allow a variation to these requirements where it is demonstrated by the applicant that the proposed use would not have any adverse impacts on the surrounding residential amenity in relation to car parking availability.

To achieve this variation for Restaurants and Cafes, the following criteria would need to be demonstrated to the satisfaction of Council:

A Parking Impact Study prepared by a qualified traffic consultant shall be provided by the applicant, which demonstrates that the shortfall of parking spaces created by the application is able to be accommodated within 200m walking distance of the subject site. The Parking Impact Study would need to provide the following:

a) Total number of available spaces within 200m of the subject site;
b) Parking availability within the study area over operating hours (including hours open for staff and customers);
c) Demonstrate how the parking shortfall of the proposal can be satisfied by the available parking spaces identified in parts (a) and (b) above.
d) Demonstrate that the amenity of the surrounding residential areas would not be adversely impacted by any additional on-street parking.

Note: Within the Study, the applicant may demonstrate alternative options as to how the proposed use/ development mitigates potential impacts of additional car parking requirements. An example of how this may be achieved includes:

- Demonstrating that parking facilities associated with alternative time-of-day uses can be utilised for the use of the restaurant/café customers.

Table B-F Parking Requirements: Development in Industrial Areas

Land use	Parking requirements
Industry	
Factories	1.3 spaces per 100m^2 GFA
Warehouses	1.5 spaces per 100m^2 of total GLA. 1.8 spaces per 100m^2 gross leasable office/showroom area plus 1.2 spaces per 100m^2 of gross leasable factory/warehouse area (where information on components of development is available).
Bulky goods retail stores	Comparisons should be drawn with similar development
Road Transport Facilities	
Road Transport Terminals	Surveys should be undertaken of similar developments
Container depots	Surveys should be undertaken of similar developments
Truck stops	1 truck parking space per motel unit + 1 car space per 2 employees For restaurant facilities, the greater of: • 15 spaces per 100m^2 GFA, or • 1 space per 3 seats
Other	
Caravan parks	1 space per caravan site

Source: Based on Transport for NSW Guide to Traffic Generating Developments 2002

B3.5 Special Precincts

Breakfast Point

Controls	
C1.	Project Applications for developments involving uses other than those listed in the table below are to be accompanied by a report prepared by a suitably qualified person addressing traffic and parking issues.
C2.	Unless otherwise approved by Council, carparking provision is to be as per the table below:

Use	Provision
Single Family Dwelling or Attached Dwelling	2 spaces garaged
Townhouse/ Apartment 3 or more bedrooms	2 spaces garaged
Townhouse/ Apartment 2 bedrooms	1.5 space 1 space garaged (note: 0.5 space garaged and available for allocation to specific unit)
Apartment 1 bedroom	1 space garaged
Residential Visitors	1 space per 5 dwellings (note: on-street within 100m of dwellings served, or off-street if insufficient space available on street)
Shops	1 space per 20m^2 GFA
Offices	1 space per 40m^2 GFA

Note: applications for developments involving uses other than those listed above are to be accompanied by a report prepared by a suitably qualified person addressing traffic and parking issues.

Breakfast Point single dwellings

Vehicle Access

O1. To minimise impact of traffic generated by new development at Breakfast Point on existing residential streets.

O2. To contain vehicle access to the rear of properties where possible.

O3. To minimise the visual impact of garage structures on the street.

Controls	
C3.	All vehicle access to lots is to be from the rear lanes provided.
C4.	No vehicle access is permitted from Brays Road, Bishop Street, Medora Street, Adams Street and Adams Lane.

Garages

O4. To ensure residents parked cars do not dominate the streetscape.

O5. To ensure motor vehicle, home repair, maintenance and hobby activities can occur without impacting on neighbourhood amenity.

O6. To ensure car parking facilities and access are fully integrated into the house design and streetscape visual character.

O7. To ensure garaging of vehicles does not become a dominant or detrimental element in the visual streetscape.

Controls	
C5.	Kerb cross-overs and driveways to open access ways are not to exceed 3.6m in width.
C6.	Each dwelling is to have an attached or approved freestanding garage capable of accommodating 2 cars, designed to fully integrate with the dwelling.
C7.	Garage structures shall not exceed 7.0m in width.
C8.	Open carports are not permitted.

Driveways and Kerb Cross-Overs

O8. To ensure a consistent visual standard in the street-scape.

O9. To ensure landscaped nature strip is predominant in the visual environment of the street.

O10. To ensure comfortable, safe and convenient access to allotments.

Controls	
C9.	Kerb cross-overs and driveways in rear access laneways shall not exceed 6 metres in width.
C10.	Within an allotment, driveway gradients are not to exceed 1 in 5 and are to have a transition gradient of no greater than 1 in 15 for a distance of 2.5m at each end.
C11.	Cross over construction is to be to Council standards.

Concord West

Controls	
C12.	Car and bicycle provision is to be in accordance with Table B-C.
C13.	Car parking provision must not exceed individual maximums provided per Sub-precinct in Table B-H Concord West Maximum Car Parking Provisions per Sub-precinct.

Table B-G Concord West Maximum Car Parking Rates

Category	Other (max. spaces/m² GFA)		
	Commercial	Retail	Industrial
Homebush Precinct	100	70	120

(Extract of Table 3.2 Paramatta Road Corridor Urban Transformation Strategy, Planning and Design Guidelines, Nov 2016, Page 45)

Table B-H Concord West Maximum Car Parking Provisions per Sub-precinct

Sub-precinct	No. of Car Parking Spaces
2	86
3	20
5	157
6	141
7	126

Rhodes West

Controls	
C14.	To achieve a high quality public domain, at grade car parking is only permitted to the rear of shops, restaurants and the like, and to detached, pair and row housing. It must be located behind the building line and screened from the public domain unless accessed via a lane or private street.
C15.	To achieve a high quality public domain, internal car parking which protrudes more than 1.2m above ground level of the adjacent public domain must be located behind the building alignment and be screened from the public domain in a manner that is an integral part of the external design of the building.

B3.6 Bicycle parking and storage facilities

Objectives

O1. To encourage the use of bicycles by residents, employees and visitors of Canada Bay for recreational use and as an alternative mode of transport.

O2. To ensure bicycle parking and storage facilities are located in a safe location.

O3. To ensure bicycle parking and storage facilities can be used to securely store bicycles.

O4. To ensure bicycle parking and storage facilities are designed and located to provide easy, convenient and safe access to buildings.

O5. To ensure bicycle parking and storage facilities are designed and located to minimise conflict with pedestrians and other traffic.

O6. To ensure that bicycle storage and parking facilities are provided at end of trip for cyclists.

Controls	
C1.	Bicycle parking and storage facilities should be provided to allow parking or storage of a minimum number of bicycles, in accordance with Table B-I.
C2.	Bicycle parking must be made available to customers and staff and conveniently located.
C3.	Bicycle storage facilities may be provided as fully enclosed individual lockers (referred to in AS 2890.3 as Class 1 facilities) or as locked compounds (referred to in AS 2890.3 as Class 2 facilities), depending on the type of development and practicality of access to the facility. A private garage is deemed to be the equivalent of an individual locker space. Compounds should be fitted with a sufficient number of devices to which stored bicycles can be secured (referred to in AS 2890.3 as Class 3 facilities).
C4.	Bicycle storage facilities should be covered to provide weather protection.
C5.	Showers and lockers (end of trip facilities) should be provided close to secure bicycle storage facilities within new commercial and industrial developments (refer to End of trip facilities for more information).
C6.	Bicycle storage facilities should generally be designed in accordance with paragraph 2.2 of AS 2890.3.
C7.	Bicycle parking facilities must be located so that the minimum clearance (for a pedestrian pass) between a parked bicycle and any other obstruction is 1200mm.
C8.	Bicycle parking facilities should generally be designed in accordance with figure B3 in AS 2890.3. The provision of weather protection for bicycle parking is encouraged.
C9.	Access paths to bicycle storage or parking facilities must be provided so that the envelope shown in figure 3.1 in AS 2890.3 will fit when projected along the access path.
C10.	Where an access path to a bicycle storage or parking facility includes stairs, such stairs must include a bicycle wheeling ramp in accordance with figure 7.12 in the Austroads Guide to Traffic Engineering Practice (Part 14 Bicycles). The gradient of the ramp should not exceed 25%.
C11.	Unacceptable bicycle parking and storage facilities are facilities where: a) Only a wheel can be secured but not the bicycle frame; b) The device does not provide stability for the bicycle and may result in damage to the bicycle; and c) The device has a slot in the ground which may get dirty and difficult to use over time.
C12.	Directional signs advising the public of the location of bicycle parking and storage areas should be harmoniously designed and erected to assist both the facilitation and promotion of the use of these facilities.
C13.	To ensure bicycle parking and storage facilities are located in a safe location that is well lit with minimal concealment spaces.

Table B-I Minimum bicycle parking and storage provisions

Land Use	Resident/Staff Bicycle storage facility	Visitor Bicycle parking facility
Residential	2 per dwelling	2 per 10 dwellings
Commercial	2 per 150m^2 GFA	2 per 400m^2 GFA
Retail	2 per 250m^2 GFA	2 per unit + 2 per 100m^2 GFA
Industrial	2 per 10 employees	2 per unit +2 per 100m^2 GFA

Note:

1) For all residential, commercial and industrial development, fractions should be rounded up in the calculation of the required number of spaces.
2) Council may waive the requirement for bicycle storage facilities for other non-residential development if it is satisfied that the requirement presents an unreasonable burden on the development.
3) The above requirements only apply to new developments or where substantial alterations and additions are proposed.
4) Where the table does not provide a standard, the Council will make an assessment of the required number of spaces based on:
   a) Expected number of employees, and their likely or desired use of bicycles for travel to and from work; and
   b) Expected number of visitors, and their likely or desired use of bicycles to visit the development.
5) Bicycle parking and storage provisions are in addition to any other parking and storage requirements.
6) If different rates are provided elsewhere within this DCP then those rates will prevail for that specified location.

B3.7 End of trip facilities

Objectives

O1. To encourage cycling as a highly convenient transport mode by providing easily accessible and secure parking and end-of-trip facilities.

O2. To reduce car-usage and reliance, promote sustainability and a more active, healthy lifestyle.

Controls	
C1.	End of trip facilities in non-residential developments are to be provided in accordance with Table B-J.
C2.	Consideration should be given to the provision of fully serviced end of trip facilities such as showers, changerooms and daily laundry (including supplying laundered towels, detergents, irons and ironing boards, hair dryers, toiletries, and the like).
C3.	End of trip facilities must be publicly available and conveniently located.

Table B-J Minimum end of trip facility provisions

Personal lockers	Showers, change cubicles and lockers	
	20 bicycle spaces	Each 20 additional bicycle spaces
1 per bicycle space	2	2

B3.8 Electric Vehicles

Objectives

O1. To provide facilities for charging of electric vehicles to meet current and future needs.

O2. To accommodate hybrid and electric vehicles by ensuring that adequate charging points for these vehicles are provided in off-street private and public car parking areas.

Controls	
C1.	Level 1 electric vehicle charging facilities must be provided in accordance with Table B-K:
C2.	Level 2 electric vehicle charging facilities must be provided in accordance with Table B-L: Note: If Level 2 facilities are required they are to be provided in addition to any Level 1 requirements.
C3.	Shared facilities must be accessible to anyone who has legal access to the building.
C4.	All electric charging points in common property or visitor parking areas are to have clear signage identifying: a) Location; and b) Fees and charges, if any.
C5.	Electric circuitry to accommodate 'Level 2' electric vehicle charging points must be integrated into all off-street car parking of new residential and non-residential development to ensure that all car spaces can install electric vehicle charging points in the future. This must include: a) Ensuring adequate electrical capacity and infrastructure (cable size, distribution board size etc.) for the electric vehicle charging point system; and b) Providing either buried cables underground or cable trays sufficient to accommodate electric circuitry to each car space; and c) Slow, single phase 7kW electrical circuitry for private car spaces; and d) Fast, three-phase 11kW – 22kW electrical circuitry for publicly available spaces. Note: Circuitry requirements for all off-street parking spaces are in addition to minimum charging point requirements in Table B-K and Table B-L.
C6.	The installation of a Level 2 electric vehicle charging points is encouraged for new dwelling houses, dual occupancies and semi-detached dwellings.

Table B-K Minimum Level 1 electric vehicle charging facility requirements

Type of development	Type of charging facility	Minimum number of charging points/facilities/stations
Dwelling houses, dual occupancies, semi-detached dwellings	Level 1 • Regular 240V wall socket (10amps). • 2.4kW - 3.7kW. • No specialist installation required. • 16 – 20 hours to fully charge average vehicle.	1 per parking space
Secondary dwelling	Level 1 • Regular 240V wall socket (10amps). • 2.4kW - 3.7kW. • No specialist installation required. • 16 – 20 hours to fully charge average vehicle.	1 per parking space (if parking is provided)
Manor houses, Multi-dwelling housing, Multi-dwelling housing (terraces), Residential flat building, Shop top housing	Level 1 • Regular 240V wall socket (10amps). • 2.4kW - 3.7kW. • No specialist installation required. • 16 – 20 hours to fully charge average vehicle.	1 per parking space 1 per five bicycle parking spaces (a dedicated space and charging point for electric bicycles and mobility scooters to be charged must be provided for every five bicycle parking spaces)
Non-residential	Level 1 • Level 1 Regular 240V wall socket (10amps). • 2.4kW - 3.7kW. • No specialist installation required. • 16 – 20 hours to fully charge average vehicle.	1 per parking space

Table B-L Minimum Level 2 electric vehicle charging facility requirements

Type of development	Type of charging facility	Minimum number of charging points/facilities/stations
Manor houses, Multi-dwelling housing, Multi-dwelling housing (terraces), Residential flat building, Shop top housing	Level 2 AC • Directly wired into a dedicated circuit (16amp – 40amp). • 7kW – 22kW. • Level 2 provides between 18km to 110km of charge per hour. • Total charge time of between 4 – 12 hours depending on the vehicle.	Private spaces • A charging point in 1 car parking space or 10% of all car parking spaces, whichever is greater. Public spaces • 1 shared facility for developments with 5-10 dwellings • 1 additional shared facility for every additional 10 dwellings or part thereof. • To be provided in common or visitor parking areas.
Non-residential	Level 2 AC • Directly wired into a dedicated circuit (16amp – 40amp). • 7kW – 22kW. • Level 2 provides between 18km to 110km of charge per hour. • Total charge time of between 4 – 12 hours depending on the vehicle.	A charging point in 1 car parking space or 10% of all car parking spaces, whichever is greater.

B3.9 Common loading docks and service vehicle parking

Objectives

O1. To provide common loading docks and parking for the receiving of home deliveries and the parking of service vehicles (trades etc.) and removalist trucks in new commercial and medium/high density residential developments

Controls	
C1.	Separate parking spaces for service vehicles are to be provided in new developments in accordance with the minimum requirements detailed in Table B-M. Note: Service vehicle parking spaces are in addition to any requirements for access, parking or storage specified in DCP Waste Management section.
C2.	Service vehicle parking spaces are not to be shared with parking provided for any other purpose.
C3.	For mixed use developments, the total number of service vehicle spaces is to be calculated on a pro rata basis of spaces required for the relative proportions of different uses within the building.
C4.	Service vehicle parking spaces, including spaces for bike couriers are to be: a) located near vehicle entry points and near lifts; b) clearly designated and signposted for service vehicles only; c) screened from the street where possible; and d) located completely within the boundary of the site, clear of parked vehicles; and clear of through traffic.
C5.	Parking spaces for service vehicles are not to be used for other purposes such as storage of goods and equipment.
C6.	The total requirement identified in Table B-M may be reduced for developments with a gross floor area in excess of 50,000sqm where it can be demonstrated to the satisfaction of the consent authority that: a) the proposed uses are complementary in terms of servicing demand; and b) at least one space per tenancy for business owners is provided.
C7.	All service vehicle parking spaces must be designed in accordance with AS 2890.2:2018 Parking facilities – Off-street commercial vehicle facilities. These spaces must be large enough for at least a medium rigid vehicle (8.8m) to accommodate removalist trucks.

Table B-M

Land use	Service Vehicle Parking Requirements
Residential	1 space for the first 50 dwellings or serviced apartments; plus 0.5 spaces for every 50 dwellings/serviced apartments or part thereafter
Commercial	1 space per 3,300sqm GFA, or part thereof, for the first 50,000sqm; plus 1 space per 6,600sqm, or part thereof, for additional floor area over 50,000sqm and under 100,000sqm; plus 1 space per 13,200sqm, or part thereof, for additional floor area over 100,000sqm
Shops, shopping centres	1 space per 350sqm GFA, or part thereof, up to 2,000sqm; then 1 space per 8,00sqm GFA thereafter
Hotels	1 space per 50 hotel bedrooms, or part thereof, up to 100 bedrooms; then 1 space per 100 hotel bedrooms; plus 1 space per 400sqm of reception, lounge, bar and restaurant area GFA, or part thereof, for the first 2,000sqm; then 1 space per 8000sqm of reception, lounge, bar and restaurant area GFA thereafter.
Industry, warehouse, distribution centre	1 space per 700sqm GFA, or part thereof
Other	1 space for 1,750sqm GFA, or part thereof, or to meet needs.

B3.10 Car Share

Objectives

O1. To provide car sharing facilities to meet current and future needs.

O2. To reduce car usage and reliance.

Controls	
C1.	Car sharing facilities must be provided in Rhodes East in accordance with the following table:

Type of development	Car share facilities required within 400m or less walking distance to station.	Car share facilities required if greater than 400m walking distance to station.
Multi dwelling housing, Residential flat building, Shop top housing	1 per 20 dwellings	1 per 40 dwellings
Car share rate to reduce car parking provision	N/A	1 car share space in lieu of 3 private car parking spaces

C2.	Car share spaces are to be for the exclusive use of car share scheme vehicles.
C3.	Car share parking spaces are to be: a) Exclusive of visitor car parking; b) Retained as common property of the Owners Corporation of the site and not sold or leased to an individual owner/ occupier at any time; c) Made available for use by operators of car share schemes; d) Grouped together in the most convenient locations relative to car parking entrances and pedestrian lifts or access points; e) Located in well-lit places that allow for casual surveillance; and f) Signposted for use only by car share vehicles and made known to building occupants and car share members through appropriate signage which indicate the availability of the scheme and promotes its use as an alternative mode of transport.
C4.	Development Applications are to demonstrate how the car share parking space(s) is to be accessed, including where access is through a security gate.
C5.	A covenant is to be registered with the strata plan advising of any car share parking space. The covenant is to include provisions that the car share parking space(s) cannot be revoked or modified without prior approval of Council.

B4 Waste Management

Objectives

O1. Assist in achieving Federal and State Government waste minimisation targets in accordance with regional waste plans.

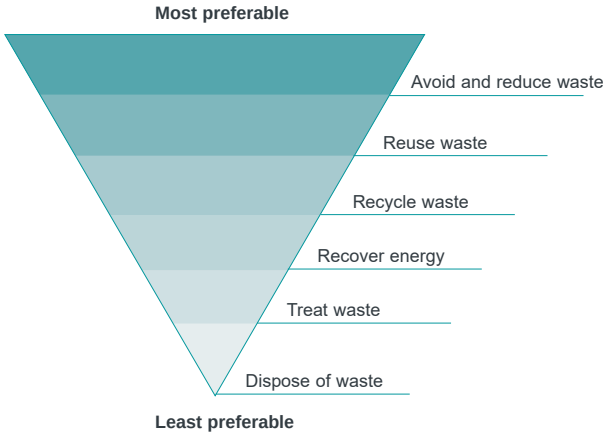
O2. Minimise overall environmental impacts of waste and foster the principles of ecologically sustainable development (ESD).

O3. Facilitate source separation and provide design standards that complement waste collection and management services offered by Council and private service providers.

O4. Manage waste in accordance with the Waste Hierarchy to:

i) Avoid producing waste in the first place;
ii) Minimise the amount of waste produced;
iii) Re-use waste materials wherever possible;
iv) Recycle once re-use options have been exhausted; and
v) Dispose of what is left, as a last resort, in a responsible way to appropriate waste disposal facilities;

O5. Ensure waste management systems are convenient and safe for residents and waste collection personnel.



Waste Hierarchy diagram

B4.1 General Controls

Controls	
C1.	A Waste Management Plan is required as part of the development application documents for all developments.
C2.	On site storage for waste and recycling facilities must be provided in designated areas for all new developments. The area should be located so as not to cause offence to adjoining property owners or occupiers with regard to smell, visual appearance, noise disturbance and traffic.
C3.	Source separation facilities and containers shall be provided in kitchens for waste to be divided into separate waste streams to encourage the composting and recycling of materials. Space must be allocated and receptacles supplied with the capacity to store at least 2 days' worth of residual waste, recyclables and food waste.
C4.	Common composting facilities should be provided at accessible locations away from dwellings to every residential development for garden waste and organic kitchen waste.
C5.	Consideration should be given to bin storage space for garden organics that are not able to be composted on site e.g. thick branches as garden organics cannot be disposed of in Council serviced waste bins.
C6.	Source separation facilities shall be provided on building sites so that different waste streams may be easily separated during construction and demolition to encourage the re-use and recycling of materials. The source separation facilities are to be clearly indicated on the drawings. Tipping dockets for disposal and recovery of all wastes are required to be held on site during this phase and are subject to auditing and/or inspection by Council.

C7.	In the design of buildings waste should be minimised by: • Matching building dimensions to standard sizes of building materials; • Using recycled materials; • Selecting materials that can be re-used or recycled in the future; and • Utilising component parts that may be easily replaced.
C8.	Plans and drawings of the proposed development that highlight the location of and space allocated to the waste management facilities and the nominated waste collection point must be included in the Waste Management Plan. The path of access for both users and collection vehicles must also be highlighted.

Understanding Council's Waste Service

C9.	Waste, recycling and garden organics generation rates are provided as minimum requirements:

	Waste generation per week		
Residential Developments	**Waste**	**Recycling**	**Garden organics***
Per Premises	120L	120L	120L

**For multi-unit developments, 1 x 240L garden organics bin is to be designated per 10 residential units (rounded up).*

C10.	Standard space dimensions for residential waste, recycling and garden organic bins:

	Height	Width	Depth
120L	980mm	500mm	540mm
240L	1140mm	580mm	715mm
660L	1200mm	1260mm	780mm
1100L	1330mm	1240mm	1070mm

Note: Standard dimensions are a guide only and may differ depending on the manufacturer.

C11.	Collection Vehicle Dimensions City of Canada Bay and its waste contractors currently use rear-loading, compacting collection vehicles of various capacities for on-site collection. In order to ensure access for both current vehicles, and future-proof allowance for any changes in waste fleet requirements, on-site access is to be designed for a vehicle of the following dimensions (provided for a standard heavy rigid vehicle as identified in Australian Standard 2890.2:2018):

Table B-N Table 1 Standard dimensions for a HRV from AS 2890.2 Parking Facilities: Off-street Commercial Vehicle Facilities

Heavy Rigid Vehicle Dimensions	
Overall length (m)	12.5
Design width (m)	2.8
Swept circle (m)	27.8
Clearance (travel height) (m)	4.5
Roadway/ramp grade (max)	1:6.5 (15.4%)
Rate of change of grade (max)	1:16 (6.25%) in 7.0m of travel
Front chassis clearance	13 degrees
Rear chassis clearance	16 degrees

B4.2 Single Dwellings and Dual Occupancies

Controls	
C1.	Residential development are to provide storage space for waste, recyclables, and garden organics in accordance with the following: Allocated 1x 120L Waste Bin (1 per dwelling), 1 x 240L Recycling Bin (1 per dwelling) and 1 x 240L Garden Organics (1 per dwelling).
C2.	Space must be allocated within each property boundary behind the building line for storing Council specified waste and recycling bins.
C3.	The waste/recycling storage area shall be constructed of brick or other approved masonry material, have a concrete floor at appropriate level approved by Council and be suitably graded to allow drainage.

B4.3 Multi-unit Dwelling Residential Development

Controls	
C1.	Multi-unit accommodation refers to all buildings with three or more dwellings on one lot (whether self-contained or not) and includes the following: • Attached dwellings • Boarding houses • Group homes • Multi dwelling housing • Residential flat buildings • Seniors housing • Serviced apartments • Shop top housing

Bin Allocation

Controls	
C2.	Multi-unit dwellings may be permitted to have allocated one set of bins per dwelling, on approval by council, in accordance with the following: Allocated 1x 120L Waste Bin (1 per dwelling, collected weekly), 1 x 240L Recycling Bin (1 per dwelling, collected fortnightly) and 1 x 240L Garden Organics Bin (1 per dwelling collected fortnightly). Approval for allocation of one set of bins per dwelling will only be permitted where: • Each dwelling has direct access at ground level • Bin storage is provided at each dwelling, and the bin storage location is specified on the application. • A kerbside presentation point is nominated on the application • The space required for presentation at kerb does not exceed one-third of the width of the property frontage • Kerbside collection activity does not create an obstruction of the pathway or roadway or cause an illegal hazard • Kerbside presentation point is to be located so as to minimise the impacts from noise and odour during collection • The path for wheeling bins between each and every dwelling bin storage location and the kerbside presentation point is a maximum of 30m and does not exceed a grade of 1:14 at any point.

C3.	In all other cases, multi-unit dwellings with less than 20 dwellings are to provide storage space for waste, recyclables and garden organics in accordance with the following: Either: Allocated 1x 240L Waste Bin (per 2 residential units), 1 x 240L Recycling Bin (per 2 residential units) and 1 x 240L Garden Organics (per 10 residential units up to a maximum of 20 residential units). Or: Allocated 660L or 1100L bins, in accordance with waste generation requirements.
C4.	In multi-unit dwelling residential development containing 20 or more dwellings, a bulk waste and recycling collection service is required. Council supplies 660L and 1100L bulk recycling and waste bins.

Waste Collection and Vehicle Access

Controls	
C5.	<u>Presentation to kerb</u> Presentation to kerb is only permitted where council approval has been provided for one set of bins per dwelling, as per the Bin Allocation section above. Presentation to kerb will only be permitted where: • A kerbside presentation point is nominated on the application • The space required for presentation at kerb does not exceed one-third of the width of the property frontage • Kerbside collection activity does not create an obstruction of the pathway or roadway or cause an illegal hazard • Kerbside collection point is to be located so as to minimise the impacts from noise and odour during collection • The path for wheeling bins between dwelling storage and the kerbside collection point is a maximum of 30m and does not exceed a grade of 1:14 at any point.

C6.	Collect and Return Collection Multi-unit dwellings with 20 or less units may be permitted to be provided with a Collect and Return collection service (also known as a wheel-out wheel-in service), on approval from Council. The Collect and Return service involves Council's waste collection vehicle parking at a designated kerbside collection point, parallel to kerbside (see collection vehicle dimensions above). Collection staff will enter the bin storage area on foot and collect waste, recycling or garden or-ganics bins. The bins are wheeled to the rear of the vehicle to be emptied. Once emptied the bins are placed back within the bin storage area and the driver leaves the development. The following design elements must be demonstrated in order for Council to approve a collect and return collection. • Communal bin storage area large enough to accommodate all bins assigned to the development. • Maximum walking distance from the front of each and every dwelling to the communal bin storage area is not to exceed 30m (excluding travel via lift) • The access pathway for wheeling bins between the bin storage area and kerbside collection point is to be level and free of steps. • The maximum manual handling distance between the bin storage area and kerbside collection point is 15m. • The bin storage area is constructed to allow physical separation from the bulky household waste area. • Minimum doorway width of 1400 mm. • The location of the proposed kerbside collection point is to be illustrated on the DA plans, and is to be level, free of obstructions and with sufficient height clearance to enable the safe mechanical pick up and set down of bins.
	Kerbside collection points should not be located: • near intersections; • near roundabouts or slow-points; • along busy arterial roads; • in narrow lanes; • near possible obstructions, including trees, overhanging buildings, and overhead powerlines; or • where they pose a traffic hazard. On approval from Council, bin storage areas may be locked via a PIN lock in order to reduce access by non-residents. The PIN code must be provided to council two weeks prior to the first service occurring.
C7.	On-Site Collection All multi-unit dwellings that are not approved for 'presentation to kerb' or 'collect and return' collection must provide on-site collection for Council vehicles, where the collection vehicle enters the property and services the development within the property boundary from a designated loading area. A nominated collection point must be designated where waste, recyclables and garden organics are loaded onto the collection vehicle. The location of the nominated collection point is to be illustrated on the DA plans. Nominated collection points are to be located, in order of preference: 1) In the building's basement 2) At grade within the building in a dedicated collection or loading bay

	The nominated collection point is required to be within 15m of the bin presentation area. Note that all bins for collection must be located in the bin presentation area prior to collection (see 'Bin Storage Areas' for further details). The nominated collection point is to be level, free of obstructions and with sufficient height clearance to enable the safe mechanical pick up and set down of bins. In all cases, vehicles will enter and exit the premises in a forward direction. The following allowances are required for collection vehicle access: • An unimpeded minimum vertical clearance of 4.5 metres throughout the entire onsite approach, including clearances of all ducts, pipes and other services • A minimum width of driveway of 3.6 m • A minimum turning circle radius as per the vehicle dimensions provided, or provision for changing the facing direction of a waste or recycling collection vehicle. • The grades of entry and exit ramps must not exceed the capabilities of the waste collection vehicle compliant with *AS2890.2 Parking Facilities: Off-Street Commercial Vehicle Facilities.* A swept path analysis must be provided with the application demonstrating that paths of vehicles travelling in the forward direction when negotiating access driveways and circulation roadways can be accommodated within the proposed development. Swept path analysis must also be used to establish that sufficient width is provided for the vehicle swept path, including manoeuvring clearances.
	The following must be provided in a swept path analysis: • Details of road geometry (details dimension of the driveway, width of the road (carriage way), footpath, kerb and gutter, median and on-street parking where applicable.) • Dimension details of the design vehicle • Turning radius and operable speed • Three clear swept paths line namely wheel path, vehicle body path and 0.6m clearance path.
C8.	Where collection staff or collection vehicles are required to enter a site a Servicing Agreement will be required to be entered into with Council giving power and authority to Council collectors to enter the site for the purpose of waste services.

Waste and Recycling Chutes

Controls	
C9.	All developments that meet the following criteria are required to incorporate a waste and recycling chute system: • comprise four or more storeys; and • include a lift within the development For buildings with 9 or less storeys the chute system must consist of separate chutes for waste and recycling. Dual function chutes will have a mechanism for selecting the waste stream to be disposed of and a diverter at the bottom of the chute to direct the waste into the appropriate bin. For buildings with 10 or more storeys the chute system must consist of separate chutes for waste and recycling. All waste chutes serviced by 240 litre or 660L bins must discharge into a compaction unit. Compaction units shall not compact above the ratio of 2:1. Recycling bins and 1100 litre bins must not be compacted.

	Chute requirements include: • Each floor will have a chute inlet with clear instructions on how to use the system. • residual waste and recycling chutes will be co-located side by side for ease of use and to reduce the likelihood of contamination • waste disposal points (chute inlets) on each residential level enclosed in a chute room • the chute is to terminate in a dedicated waste and recycling room and discharge directly into a receptacle • protective skirting between chute and bins is encouraged to prevent spillage and minimise dust or spray • chute must be completely enclosed and fire-rated, compliant with the Building Code of Australia • chutes must be cylindrical in section to avoid waste being caught within the chute, and with a diameter of 500mm or more • chutes must be ventilated to ensure that air does not flow from the chute through any service opening • residential chutes must operate separately to commercial chutes • residents are not to be given access to the area where the chute discharges • total maximum travel distance from any residential dwelling entry to a chute system on any given storey is not to exceed 30 metres.
	• chute inlets must be designed to: - effectively close off the service opening in the chute when the device is opened for loading - automatically return to the closed position after use - permit free flow of waste into the chute - not project into the chute - permit easy cleaning of the device and connection between the service opening and the chute - be no less than one metre (1 m) or more than one and one-half metres (1.5 m) above the floor level Waste management plans should include consideration of how the chute system has been designed to enable additional waste streams, such as food waste, to be collected if required in the future.
C10.	Chute outlets must discharge into a waste and recycling chute collection room. Chute collection rooms must be able to accommodate at minimum one days waste volume from the number of units it is servicing. The distance between chute collection room and central waste and recycling room must be minimised wherever possible. All transferring of waste from the central waste and recycling room to the collection point must occur underground.

Bin Storage Areas

Controls	
C11.	All waste and recycling bins are to be located in a dedicated bin storage area. Proposed bin storage areas must meet the following design requirements: • Where a development does not include waste and recycling chutes, the maximum travel distance from any dwelling to a bin storage area must not exceed 30m, excluding the distance travelled by lift. • Bin storage areas are not to be located adjacent to a habitable room. • Bin storage areas should be out of sight or well screened from the street • A minimum door width of 1400mm is required to allow for easy movement of large bins and other equipment in and out of the room. • The floor is to be constructed with concrete to a minimum thickness of 75 mm, non-slip and smooth/even surface covered at all intersections. • Bin storage areas must be easy to clean, with access to water (a tap and a hose) and adequate drainage. Water from washing bins and/or bin storage areas should not flow into the stormwater drain. Wash areas must be designed in accordance with relevant EPA requirements. • Ideally, having covered floor junctions at walls helps with cleaning and avoids the build-up of dirt and spills. • Where a residential development and non-residential development occupy the same site, the waste and recycling handling and storage systems for residential waste and non-residential (such as commercial) waste are to be separate and self-contained, and capable of being secured. • Bin storage areas are to be detailed on DA plans and drawings submitted to Council, with clear floor space dimensions.
	More than one bin storage area may be required in order to meet access criteria. If more than one bin storage area is required, the Waste Management Plan must specify the number of units serviced by each bin storage area and the number of bins required for that storage area, with reference to waste generation rates and bin capacities. For developments with on-site collection, a single bin presentation area must be designated for presentation of all bins prior to collection. This bin presentation area must have sufficient storage space for all development bins and be located within 15m of the nominated collection point. It may be suitable for the bin presentation area to also be a bin storage area. Dimensions of bin storage areas and bin presentation areas must be calculated using City of Canada Bay waste generation rates, bin dimensions, and a minimum manoeuvrability factor of 20%, using the following equation as a basis: (*no.of bins* x *bin footprint*(*area*)) + (*waste equipment footprint* (*area*)) x 1.2 For example, four 660 L MGB (with dimensions (m): 1.2 H x 1.26 W x 0.78 D) with no specific waste equipment would need an area of at least: (4 x (1.26 x 0.78)) + (0) x 1.2 = **4.72 m²** All waste, recycling and organics bins are to be stored at all times within the boundary of the development. Distances between bin storage areas and the bin presentation area must be minimised, and the access pathways between bin storage areas and the bin presentation area are to be level and free of steps or kerbs.

	Best practice design of storage rooms ensures flexibility and future-proofing is integrated into every aspect of the development. This is particularly important for a waste management system as waste contractors are likely to vary over the lifetime of any development; therefore the design should not be limited to one type of vehicle, bin, or equipment. Examples of how flexibility can be considered include: • Ensuring bin storage areas are kept clear of potential obstacles that would make it difficult to modify existing bin sizes. For example, in communal bin areas, using fixed structures to separate individual bins should be avoided, as bin sizes and/or configurations may change • Designing access paths and doorways greater than the minimum width requirements to allow for possible future changes in bin sizes. • Sizing communal bin storage areas to allow for a potential increase in waste generation from the development or a change in allocated council services per dwelling.
C12.	In high rise residential developments where there is a full time caretaker on site, it is advisable that access to waste facilities by residents is limited to only the service compartments located on each floor, and the bulky items storage area. This is to help prevent contamination of recycling bins. Council will not collect recycling bins that are contaminated with unacceptable materials.

Bulky Household Waste Storage Room

Controls	
C13.	A bulky household waste storage room must be located within the boundary of the development and must be located no more than 30 m walking distance from any dwelling, excluding travel via lift. A minimum area of 3m^2 is to be provided. The size of the bulky household goods area for developments of 20 or more dwellings is based upon the following calculation: *Bulky Household Goods Area* (*m*^{2}) = [*Number of units* x 8] ÷ 52 Note: All calculations are rounded up to next whole number (i.e. 4.1 m^2 = 5 m^2). Bulky household waste storage must be separated from bin storage areas, and located within the boundary of the development. There should be unobstructed access to the bulky household waste storage area for residents, to eliminate the movement through other equipment and storage rooms for access to bulky household waste storage. The floor is to be constructed with concrete to a minimum thickness of 75 mm, non-slip and smooth/even surface covered at all intersections. A minimum door width of 1800 mm is required to allow for easy movement of large items in and out of the room. Bulky storage rooms are required to be indoors or under cover to reduce weather damage to potentially reusable items. The floor must be graded to a central drainage point connected to the sewer and have a supply of water through a centralised mixing valve with hose cock.

	For all multi-unit dwellings of more than 20 units, additional space is required for recycling textile waste such as a clothes bin. The size required is 1m^2 per 50 units to a maximum 2m^2. This space should be in or attached to the storage area. Consideration should be given to allocating space for printer cartridge, toner bottle and mobile phone recovery bins as these items are able to be recovered by the private sector at no charge. Implementation of these types of recovery options will reduce the overall waste generated in these development sites. Wherever possible, bulky household materials should be segregated, with separate areas for recyclable metals, mattresses, garden waste and furniture. Each separate area should be clearly signposted.

Residential amenity

Controls	
C14.	Noise Residential dwellings must be adequately insulated from noise and smell if they are adjacent to or above: • chutes or waste storage facilities, or • chute discharge, or • waste compaction equipment, or • waste collection vehicle access points. Better practice principles that should be incorporated to reduce noise include: • Locating bin bays and collection points far enough away from residents as to reduce the impact of noise during waste collection. • Eliminating the need for collection vehicles to reverse. • Chutes, if installed, should be well insulated to avoid noise disturbing neighbouring units. • Select appropriate surfacing materials that will assist in minimising noise for pathways and driveways that bins will need to be wheeled over. Provide detail on how material will be transferred into bins at storage points to reduce noise impacts.

C15.	Chute Acoustic Requirements For all buildings with waste and recycling chutes, where possible chutes should not be situated adjacent to habitable rooms due to the noise from hopper use and waste falling down the shaft. Chutes must be designed to meet the minimum acoustic requirements for both airborne and impact noise protection. Note that a condition of consent will require a report from a specialist acoustic consultant demonstrating compliance with acoustic performance requirements. Performance requirements are given for both airborne and impact noise protection respectively in terms of a Weighted Sound Reduction Index with Spectrum Adaption Term ($R_W + C_{tr}$) and a Normalised Impact Sound Pressure level with Spectrum Adaption Term ($L_{n,W}$ + CI) as follows for waste chutes in residential premises. Any chute, duct or service carrying only residential waste and located in a building to serve, pass through or near a separate habitable area (non-residential or residential), is to be designed and built to be separated by a construction methodology that achieves the following minimum performance requirements: • Be of a discontinuous/vibration isolated construction methodology. • Be certified in design by an appropriately qualified acoustic consultant to the satisfaction of a lawful certifying authority to achieve an $R_W + C_{tr}$ of not less than 55 if the adjacent rooms are habitable rooms (includes a kitchen, laundry and hallway) and achieve a $D_{nT,w} + C_{tr}$ of not less than 50 in verification prior to occupation. • Be certified in design by an appropriately qualified acoustic consultant to the satisfaction of a lawful certifying authority to achieve an $L_{n,W}$ + CI of not more than 55 if the adjacent rooms are habitable rooms (includes a kitchen, laundry and hallway) and achieve a $Ln_{T,w}$ + CI of not more than 55 in verification prior to occupation.

C16.	Odour • For enclosed storage and service areas, the air flowing from interim storage areas and central residual waste rooms should not exit close to units. • Ventilation openings should be protected against flies and vermin and located as near the ceiling and floor as possible, but away from the windows of dwellings. • If a forced ventilation or air conditioning system is used for enclosed storage areas, it should: - be in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard 1668.2 The use of Ventilation and Air Conditioning in Buildings; and - not be connected to the same ventilation system supplying air to the units.
C17.	Visual All waste management facilities and storage areas should be adequately screened, not readily visible from any public place and should blend in with the development. A poorly designed and located storage area can detract from the overall development, encourage misuse of the facilities provided and affect recycling outcomes.

Waste Management

Controls	
C18.	For all multi-unit dwellings, the developer must provide an Operational Waste Management Plan that establishes responsibility for the tasks involved in ongoing waste management, including: • Moving bins to and from the bin storage areas to the bin presentation area (if required) on collection day. • Moving recycling bins to bin storage areas as required. • Washing bins and maintaining storage areas to be kept in a serviceable condition that maximises amenity. • Managing communal composting/food recycling areas (if applicable). • Ensuring all residents are informed of the residual waste, recycling, organics and bulky waste arrangements. • Displaying and maintaining consistent signs on all bins and in all communal storage areas. • Keeping waste collection and storage areas free of clutter and dumped waste to minimise odour and vermin issues. It is required that body corporate or a facilities caretaker is responsible for the movement of bins to their collection point and their subsequent return, particularly if on-site collection is occurring.
C19.	Signage in waste storage compartments must encourage residents to wrap waste prior to placement in chutes, specify that no dangerous or bulky items be placed in chutes and provide information about what is acceptable in the recycling system.
C20.	Note that design of waste management systems must be in accordance with The Disability Discrimination Act (1992). Consider people with special needs when designing waste facilities, particularly for height and design of waste chutes inlets.

B4.4 Controls for Mixed Use Developments

Controls	
C1.	Where a development mixes residential with commercial uses, the waste handling, storage and collection system for residential waste (from the residential area) and commercial waste (from the commercial area) are to be completely separate and self-contained. They must have separate keys and locking systems.
C2.	The Waste Management Plan prepared for a mixed use development must identify the collection points and management systems for both residential and commercial waste streams.
C3.	The waste handling and management system for each component of the mixed development must comply with the relevant provisions of this DCP (eg. Separate residential and commercial collection areas).
C4.	Sufficient space must be allocated in each waste and recycling storage room to store the amount of waste likely to be generated in each respective part of the development.
C5.	Each waste and recycling room must be located in an area that is easily accessible for waste services collection vehicles and convenient to the users.
C6.	Measures must be taken to ensure that noise and odour from the commercial waste facilities does not impact on residents.
C7.	Commercial tenants in a mixed development must be actively discouraged from using the residential waste facilities.

C8.	The waste storage and recycling area shall be designed to enable each separately tenanted or occupied area within the building or complex to be provided with a designated and clearly identified space for the housing of sufficient commercial bins to accommodate the quantity of waste and recycling material likely to be generated.

Commercial/Industrial Premises

Controls	
C9.	A waste and recycling room must be provided on each floor level within a retail development. The waste and recycling area must have the capacity to store at least one (1) day's volume of waste and recycling likely to be generated on that floor level. Refer to Table B-O for waste generation rates.
C10.	Material from the waste and recycling room must be transferred to the centralised waste and recycling room or holding area daily or more frequently, as required.
C11.	If more than 10m³ of non-compacted waste and recycling is calculated to be generated per day (as described in the Waste Management Plan), the central waste and recycling room must be separate from the goods receivable dock or service vehicle bay area.

Controls	
C12.	The waste and recycling area should be flexible in design so as to allow for a variety of bin sizes and types and future changes in the use of the commercial/ industrial units.
C13.	The waste collection area shall be covered, drained to the sewer as per a Sydney Water Trade Waste Agreement and may need bunding depending on the material to be stored within the area.
C14.	All development applications involving demolition or construction are to be accompanied by a completed Waste Management Plan. A Waste Management Plan form may be obtained from Council's website or Council's Customer Service Centre.
C15.	Sufficient space shall be provided on-site for waste separation.
C16.	A well designed and located waste storage and recycling area and/or garbage and recycling room shall be provided on-site.
C17.	Clear access for staff and collection services is to be provided.
C18.	Facilities are to be carefully sited and well designed to not have an adverse impact on adjoining premises or amenity.
C19.	Where multiple occupancy (such as a suite of shops or an office complex) is proposed, communal facilities may be appropriate, particularly where: a) The design makes it difficult for all units to have access to a collection point; or b) Site characteristics restrict entry of vehicles.

C20.	The waste storage and recycling area shall have a concrete floor, suitably graded to allow drainage and be designed to enable each separately tenanted or separately occupied area within the building or complex to be provided with a designated and clearly identified space for commercial waste containers.
C21.	The waste storage and recycling area should be sited to allow easy vehicular access (preferably from the rear of the property) and opportunities for screen landscaping.
C22.	A building containing more than three storeys shall be provided with an acceptable method for transporting waste from each level to a garbage and recycling room. Space must be provided on each floor for temporary storage of waste material and recyclables. Ongoing management should be detailed in the Waste Management Plan.
C23.	For offices and commercial premises, particular attention should be paid to paper, cardboard, glass, aluminium, steel and plastic (1-7) recycling, with source separation at the waste storage and recycling area or garbage and recycling room.
C24.	For restaurants and other premises which deal with perishable food stuffs, special attention should be paid to food scrap generation. Specialised containment should be provided and a regular/daily collection service arranged.
C25.	Refrigerated garbage rooms should be provided when large volumes, perishables (such as seafood) and infrequent collection is proposed.
C26.	Grease traps must be provided, where appropriate. Contact should be made with Sydney Water to obtain their trade waste requirements.
C27.	Where special waste material is to be generated by professional services such as but not limited to medical centres, dentists and aged care facilities, special arrangements will be required which should be detailed in the Waste Management Plan.
C28.	Commercial developments are to provide storage space for garbage and recyclables in accordance with Table B-O below.

Table B-O Waste generation rates for Mixed Use Areas and Neighbourhood Centres

Type of premises	Waste generation	Recycling generation
Backpackers accomodation	40L/occupant/week	40L/occupant/week
Boarding house, guest house	60L/occupant/week	60L/occupant/week
Childcare	50L/100m²/day; plus Per 10 children aged 0 to 2: 75L waste per day; plus Per 10 children aged 2 to 3: 35L waste per day	50L/100m²/day
Food Premises		
Butcher	150L/100m² floor area/day	120L/100m² floor area/day
Delicatessen	150L/100m² floor area/day	120L/100m² floor area/day
Fish shop	150L/100m² floor area/day	120L/100m² floor area/day
Greengrocer	240L/100m² floor area/day	120L/100m² floor area/day
Restaurants	10L/1.5m² floor area/day	2L/1.5m² floor area/day dining
Supermarket	240L/100m² floor area/day	240L/100m² floor area/day
Takeaway	150L/100m² floor area/day	120L/100m² floor area/day
Hotel	5L/bed/day; plus 50L/100m²/bar area/day; plus 10L/1.5m² of dining area/day	120L/100m²/of bar and dining areas/day
Licensed club	50L/100m² of bar area/day; plus 10L/1.5m² of dining area/day	120L/100m² of bar and dining areas/day
Motel (without public restaurant)	5L/bed/day; plus 10L/1.5m² of dining area/day	1L/bed/day
Offices	10L/100m² floor area/day	40L/100m² floor area/day
Retail (other than food sales)		
Shop less than 100m² floor area	50L/100m² floor area/day	25L/100m² floor area/day
Shop over 100m² floor area	50L/100m² floor area/day	50L/100m² floor area/day
Showrooms	40L/100m² floor area/day	10L/100m² floor area/day

B5 Water conservation

Water conservation is an important element of an integrated ESD strategy. Measures can be implemented to match water quality with its intended use, to reduce water demand and use water more efficiently.

Applicants are required to satisfy the requirements of SEPP (BASIX) and Water Sensitive Urban Design Strategies.

Controls	
C1.	Water saving devices such as dual flush toilets, tap aerators, low water use dishwashers and washing machines must be provided to all new developments.
C2.	Spring return taps must be used for all public amenities.
C3.	Appliances and plumbing hardware should have a “AAA” Australian Standards Conservation Rating.
C4.	Implement fit for purpose substitution by matching water quality with its intended use. Roofwater should be retained on site for use externally, such as garden watering, cleaning and irrigation. The collection and storage of rainwater for toilet flushing should be considered. The recycling of grey water for toilet flushing or external use should also be considered.
C5.	The installation of insinkerators is not permitted.
C6.	Water conserving landscape practices, such as use of mulch, irrigation zoning, limited turf areas and flow regulators on hoses should be incorporated into design and management arrangements.
C7.	Minimum water requirements, include: • Drip irrigation to all planters/ on slab landscaping, except turf areas • Water efficient taps • Non-potable (recycle) water reticulation to all apartment WC’s and laundries (washing machine supply), the irrigation of gardens and the supply of carwash bays • Recycling of water from the fire pump testing system

B6 Urban Forest

Objectives

O1. To conserve and enhance the tree canopy and greenscape and to enhance visual amenity in the public domain

O2. To protect all protected and heritage trees.

B6.1 Tree maintenance

Objectives

O1. To conserve urban canopy and enhance visual amenity in the public domain

O2. To retain healthy trees of environmental and aesthetic value;

O3. To retain viable representative samples of native vegetation and biodiversity values wherever practicable;

O4. To facilitate the removal of undesirable exotics, noxious weeds, dangerous trees and any other inappropriate plantings, and to replace these with suitable species.

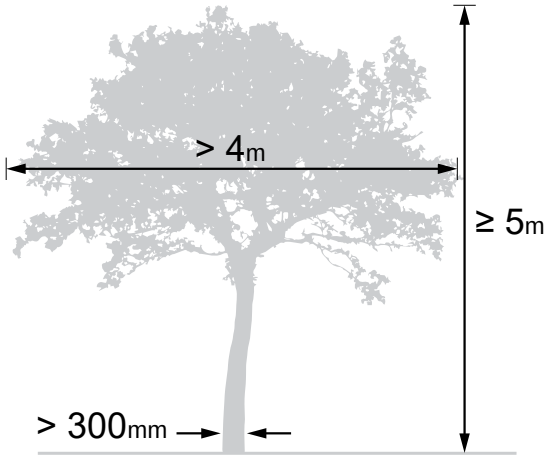


Figure B6.1 Diagram of a 'Protected Tree'. See Part L for definition

General Requirements

Controls	
C1.	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any protected or heritage tree, or other vegetation to which this development control plan applies without a permit granted by the Council. See also Figure B6.1.

Note: A protected tree is:

a) any tree with a height equal to or greater than 5 metres above ground level (existing); or

b) any tree that is under 5 metres in height that has a trunk diameter of more than 300mm at ground level (existing); or

c) has a canopy spread of over 4m; or

d) a native palm, cycad or mangrove, irrespective of its dimensions.

Note: A heritage tree is:

a) any tree that is identified individually or contained within a property identified in the Canada Bay Local Environmental Plan in Schedule 5 or shown on a Heritage Map.

Tree pruning and removal permit

Controls	
C2.	A permit is required for the pruning and/or removal of a Protected Tree. Note: Refer to controls below for circumstances where development consent is required for the pruning and/or removal of a tree.
C3.	Replacement planting must be provided in accordance with this DCP.

Note: Permits are issued in accordance with SEPP (Vegetation in Non-Rural Areas) 2017, Part 3, Section 9.

Development Consent

Development consent will be required from Council if the following controls apply:

Controls	
C4.	The tree is a: a) Protected Tree; or b) Heritage Tree. Note: Refer to Definitions contained within this DCP.
C5.	The tree is on land identified within the Canada Bay Local Environmental Plan as: a) A Heritage Item b) Within a Conservation Area c) Within zone E2 Environmental Conservation d) Environmentally Sensitive Land
C6.	The tree is on land identified within this DCP as: a) Containing Biodiversity b) Within a Biodiversity Corridor
C7.	Replacement planting must be provided in accordance with this DCP. Note: Refer to Definitions contained within this DCP.

Exemptions

A person will be exempt from requiring a permit or development consent with respect to particular tree works if Council establishes that:

a) The tree was dead or that the works were limited to the removal of dead branches;

b) The tree was one of the following exempt species (provided the tree is not listed as a Heritage Item in an environmental planning instrument – in which case the prohibition applies):

Alnus jorullensis	Evergreen Alder
Bambusa spp	Bamboo
Celtris occidentalis	Sugarberry
Erythrina x sykesii	Indian Coral
Erythrina crista-galli	Coral Tree
Ficus elastica	Rubber Tree
Ligustrum spp	Privet
Nerium oleander	Oleander
Olea Africana	African olive
Populus spp	Poplar
Salix spp	Willow
Schefflera spp	Umbrella Tree
Syagrus romanzoffianum	Queen/Cocos Palm
Toxicodendron spp	Rhus Tree
Cinnamomum camphora (Camphor Laurel) or Liquidamber spp (Liquidamber) where the outside edge of the trunk of such tree is located within 3 metres of any single storey dwelling (not being an out building eg. Garage, carport, shed, etc).	Camphor Laurel or Liquidamber
A fruit tree grown for the purposes of fruit or fodder production except Acmena spp (Lilly Pilly), Syzygium spp (Lilly Pilly) or Elaeocarpus spp (Blueberry Ash).	Lilly Pilly or Blueberry Ash

c) The tree is a declared noxious weed in the local government area of the City of Canada Bay under the Noxious Weed Act 1993; and

d) The tree works were limited to the maintenance of a minimum clearance of five hundred (500) millimetres from domestic service leads as specified by Energy Australia, provided that the works were carried out by a qualified or experienced Arborist or Tree surgeon, in accordance with the Australian Standards for the Pruning of Amenity Trees AS 4373-1996.

B6.2 Assessment of trees

Objectives

O1. Providing a guide to the regulatory framework for the preservation of trees;

O2. Helping in establishing a coordinated approach to the assessment and management of trees.

Controls	
C1.	Council may issue a permit or development consent for the removal of a tree(s) if one of the following criteria are met: a) The tree is a poor specimen and is in decline and/or inappropriate for the location as deemed by Council; or b) The tree has caused significant structural damage and supporting documentation is provided to demonstrate there is an on-going problem with the tree and no other course of action will rectify the problem. Evidence will be required to demonstrate that the tree to be removed meets the above criteria. This evidence is to be in the form of an arborists' report or a structural engineers' report, or both.
C2.	Council may issue a permit or development consent for the pruning of tree(s) if the following criteria are met: a) The tree(s) have structural defects and or disease and remedial pruning (to AS 4373-1996), will improve the health of the tree; and b) The tree(s) require crown thinning (no reduction in height permitted) to reduce weight within the tree if the tree is overhanging property or for other areas deemed appropriate i.e. access issues etc. A percentage no greater than 15% is generally issued. In some circumstances it may be necessary for you to supply, at your cost, an independent arborist's, structural, plumber's and or pest report. A comprehensive report must meet the criteria as outlined in Council's Guidelines for the Preparation of Reports available from Council. The Tree Management Officer will determine if such reports are necessary and such circumstances may include those where there is the possibility that the tree has been deliberately tampered with or extra supporting information is needed.

Emergency Procedures

Controls	
C3.	a) Where a tree(s) pose a potential hazard to property, the applicant should identify this on the application form. Council may expedite the assessment. No responsibility shall be taken by Council should a tree fail and cause damage or injury prior to inspection and the issue of the Tree Preservation Permit; b) Emergency Permits may be issued to applicants if deemed necessary by Council's Tree Management Officer(s); and c) In respect of potential hazard situations, tree problems do not usually occur in the short term, (except in the event of physical/mechanical damage i.e. storm activity etc)

B6.3 City of Canada Bay tree species

O1. To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

Indigenous species

Controls	
C1.	Trees selected for inclusion in landscaping should comprise native vegetation indigenous to Canada Bay and should be chosen from Table B-P in the first instance.

Native and exotic species

Controls	
C2.	Trees selected for inclusion in landscaping may comprise alternative native or exotic species from Table B-Q.

Table B-P Indigenous trees

Botanical Name	Common Name	Evergreen (E) Deciduous (D)	Indigenous (i) Native (n) Exotic (ex)	Mature height in urban tree conditions	Features
Large indigenous trees					
Angophora costata	Sydney Red Gum	E	i	8-20m	Open canopy, broad form, colourful bark, flowers on outer canopy, bird attracting
Angophora floribunda	Rough Bark Apple	E	i	10-20m	Graceful upright form, medium canopy, showy flowers, bird and pollinator attracting
Eucalyptus botryoides	Bangalay	E	i	12-20m	Medium to open canopy, bird attracting
Eucalyptus globoidea	White Stringybark	E	i	10-15m	Deep green foliage, bird attracting
Eucalyptus paniculata	Grey Ironbark	E	i	18-25m	Feature tree, bird attracting
Eucalyptus punctata	Grey Gum	E	i	18-25m	Textured and smooth salmon bark, bird attracting
Eucalyptus resinifera	Red Mahogany	E	i	18-25m	Feature tree, bird attracting
Ficus rubiginosa	Port Jackson Fig	E	i	8m x 12m	Often wider than height, interesting spreading buttress root system, long lived shade tree ideal for parks and open spaces
Livistona australis	Cabbage Palm	E	i	20-30m	Solitary stem with shiny palm leaves
Syncarpia glomulifera	Turpentine	E	i	12-20m	Feature tree - predominately upright form, interesting leaves and fruit, bird attracting
Medium indigenous trees					
Acmena smithii	Lilly Pilly	E	i	8-12m	Dense green canopy with vibrant red fruit, bush tucker
Allocasuarina littoralis	Black She-Oak	E	i	6-8m	Soft fine needles that sing in the wind
Banksia integrifolia	Coastal Banksia	E	i	5-12m	Tall open canopy tree with silver leaves, showy flowers and interesting fruit, bird attracting, bush tucker
Banksia serrata	Old Man Banksia	E	i	7m	Feature plant, showy flowers, bush tucker, bird attracting
Corymbia gummifera	Red Bloodwood	E	i	8-15m	Small Eucalypt in urban situations, decorative bark and fruit, creamy white flowers on outer canopy, bird attracting
Elaeocarpus reticulatus	Blueberry Ash	E	i	8m	Upright tree with dense green foliage, white pink flowers and blue drupes, shade tolerant, bird attracting

Eucalyptus robusta	Swamp Mahogany	E	i	10-15m	Interesting fruit, showy flowers, deep textured red and brown bark, wet areas, bird attracting
Glochidion ferdinandi	Cheese Tree	E	i	6m	Feature tree, interesting fruit, shade tolerant, wet areas
Melaleuca styphelioides	Prickly Paperbark	E	i	8-12m	Decorative bark, showy flowers, wet areas, bush tucker
Melaleuca linariifolia	Snow in Summer	E	i	6m	Feature plant, showy flowers, bush tucker, wet areas
Small indigenous trees					
Acacia binervia	Coastal Wattle	E	i	5m	Long lived wattle, small tree, beautiful silvery grey green foliage, fluffy spikes of golden flowers, fragrant wood
Acacia floribunda	Sally Wattle	E	i	4m	Interesting seed pod, abundant flowers, bird and pollinator attracting
Acacia linearifolia	Wattle	E	i	5m	Interesting seed pod, abundant flowers, bird and pollinator attracting
Acacia parramattensis	Sydney Green Wattle	E	i	6m	Long lived wattle, interesting seed pod, abundant flowers, bird and pollinator attracting
Angophora bakeri	Narrow Leaf Apple	E	i	4m	Prolific white flowers on outer canopy, small dense green leaves
Angophora hispida	Dwarf Apple	E	i	4m	Interesting rusty foliage and fruit, bird attracting
Backhousia myrtifolia	Grey Myrtle	E	i	3m	Dense foliage tree, cream flowers, cinnamon scented leaves, shade tolerant
Ceratopetalum gummiferum	NSW Christmas Bush	E	i	4m	Feature plant, showy flower bracts
Leptospermum laevigatum	Coastal Tea Tree	E	i	3m	Prominent and abundant white flowers, bird and pollinator attracting
Leptospemum trinervium	Paperbark Tea-tree	E	i	3m	Long lived white flowers, bird and pollinator attracting
Melaleuca nodosa	Ball Honeymyrtle	E	i	3m	Small paperbark tree, abundant flowers, bird and pollinator attracting
Omalanthus populifolius	Bleeding Heart	E	i	5m	Attractive foliage
Syzygium oleosum	Blue Cherry Lilly Pilly	E	i	4m	Showy flowers and fruit, bird attracting, shade tolerant, bush tucker, rare tree
Syzygium paniculatum	Magenta Lilli Pilly	E	i	3-6m	Showy flowers and fruit, bird attracting, shade tolerant, bush tucker

Table B-Q Native and exotic trees

Botanical Name	Common Name	Evergreen (E) Deciduous (D)	Indigenous (i) Native (n) Exotic (ex)	Mature height in urban tree conditions	Features
Large native or exotic trees					
Corymbia maculata	Spotted Gum	E	n	20-30m	Smooth long trunk with a high leafy crown
Corymbia exima	Yellow Bloodwood	E	n	10-12m	Interesting bark, bird and pollinator attracting
Flindersia australis	Australian Teak	E	n	15-25m	Dense canopy, interesting fruit
Small to medium native or exotic trees					
Acmena smithii (minor)	Dwarf Lilly Pilly	E	i	3m	Dense green canopy with vibrant red fruit, bush tucker
Acer buergerianum	Trident Maple	D	e	8-12m	Very attractive small maple, tolerates most soils
Alectryon subcinereus	Native Quince	E	n	4-6m	Attractive dense form, small pale pink flowers, coppery new growth, bird attracting
Alphitonia excelsa	Red Ash	E	n	6m	Small tree with silvery underside to leaves
Backhousia citriodora	Lemon-scented Myrtle	E	n	8m	Lemon scented dense glossy foliage, shade tolerant, bird attracting
Brachychiton acerifolium	Illawarra Flame Tree	D	n	15m	Flame red flowers on leafless branches in spring
Callistemon viminalis	Weeping bottlebrush	E	n	6m	Vibrant red flowers, bird and pollinator attracting
Cercis siliquastrum	Judas Tree	D	e	7m	Prolific display of pink flowers in spring.
Corymbia ficifolia	Western Australian Red Flowering Gum	E	n	6m	Colourful flowers in summer, foliage is dark, glossy green
Ehreta acuminata	Koda	D	n	10m	Rainforest tree, often deciduous
Prunus calleryana	Callery Pear	D	e	10m	Ornamental tree only
Fraxinus oxycarpa 'Raywood'	Claret Ash	D	d	10-15m	Deep red leaf colour, drought tolerant
Fraxinus pennsylvanica -'Urbdell'	Urban Ash	D	d	11m	Lustrous foliage, drought tolerant
Geijera parviflora	Wilga - Australian Willow	E	n	5-10m	Attractive drooping scented foliage, drought tolerant
Ginkgo biloba	Maidenhair Tree	D	e	12m	Graceful leaves

Hibiscus tiliaceus var rubra	Purple Leaf Hibiscus	E	n	5m	Hardy tropical tree with large maroon heart shaped leaves and sunny yellow flowers
Hymenosporum flavum	Native Frangipani	E	n	5m	Showy fragrant flowers, shade tolerant
Lagerstroemia indica	Crepe Myrtle	D	e	4m	Colourful flowers, drought tolerant
Tristaniopsis laurina 'Luscious'	Water Gum - Luscious	E	n	6m	Deep green dense glossy foliage
Waterhousia floribunda	Weeping Lilly Pilly	E	n	6-10m	Deep green, dense weeping glossy foliage, good shade tree

B6.4 Biodiversity

Objectives

O1. Maintain and enhance terrestrial biodiversity by protecting native fauna and flora.

Controls	
C1.	Development on land in Zone E2 Environmental Conservation, land identified as Environmentally Sensitive Land on the Environmentally Sensitive Land Map, or within a biodiversity corridor on the Biodiversity Corridor Map must not have a negative impact upon vegetation identified on the Biodiversity Map.

Note: Refer to Clause 6.3 of the Canada Bay LEP.

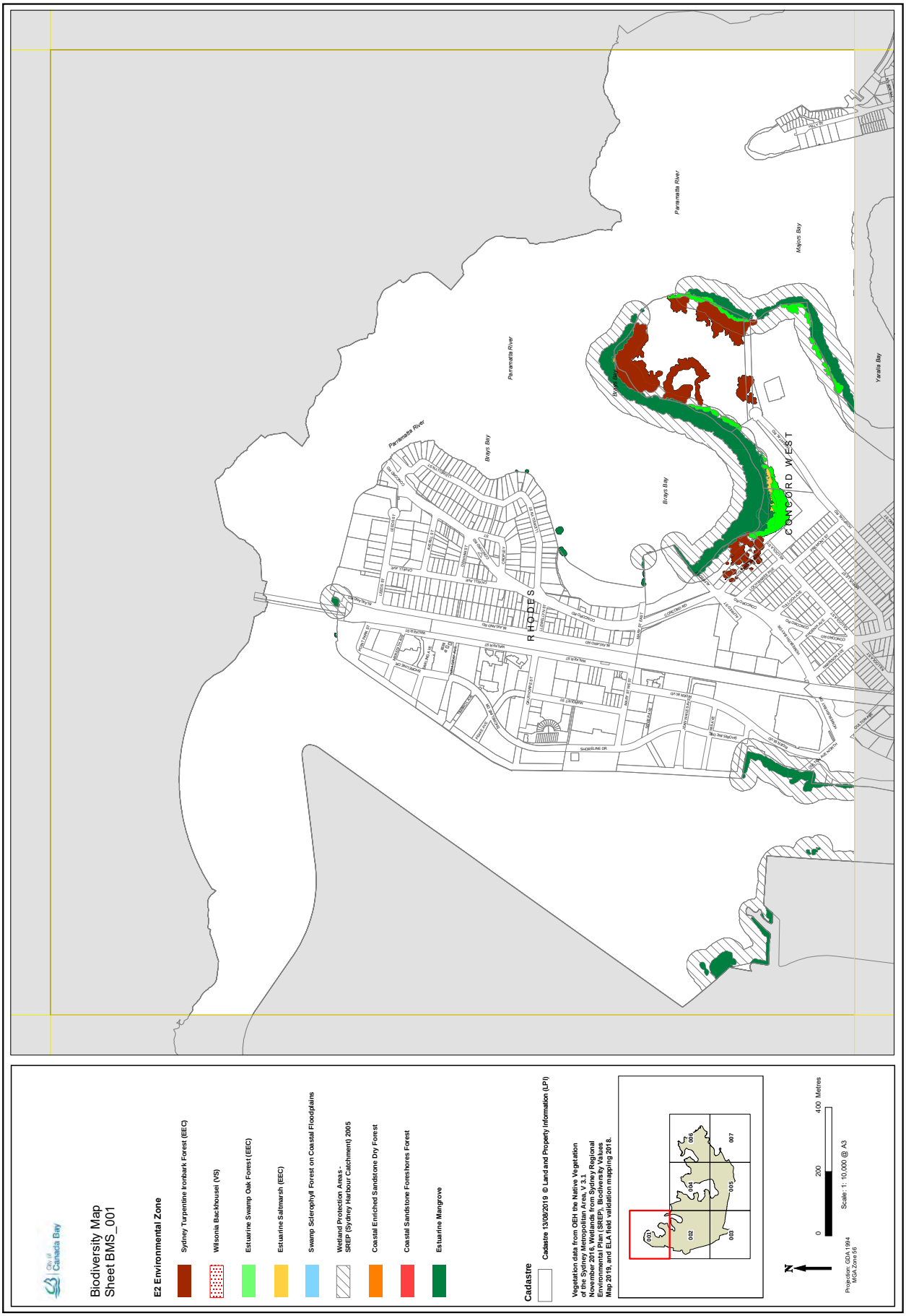


Figure B6.2 Biodiversity map - Sheet 1

Figure B6.3 Biodiversity map - Sheet 2

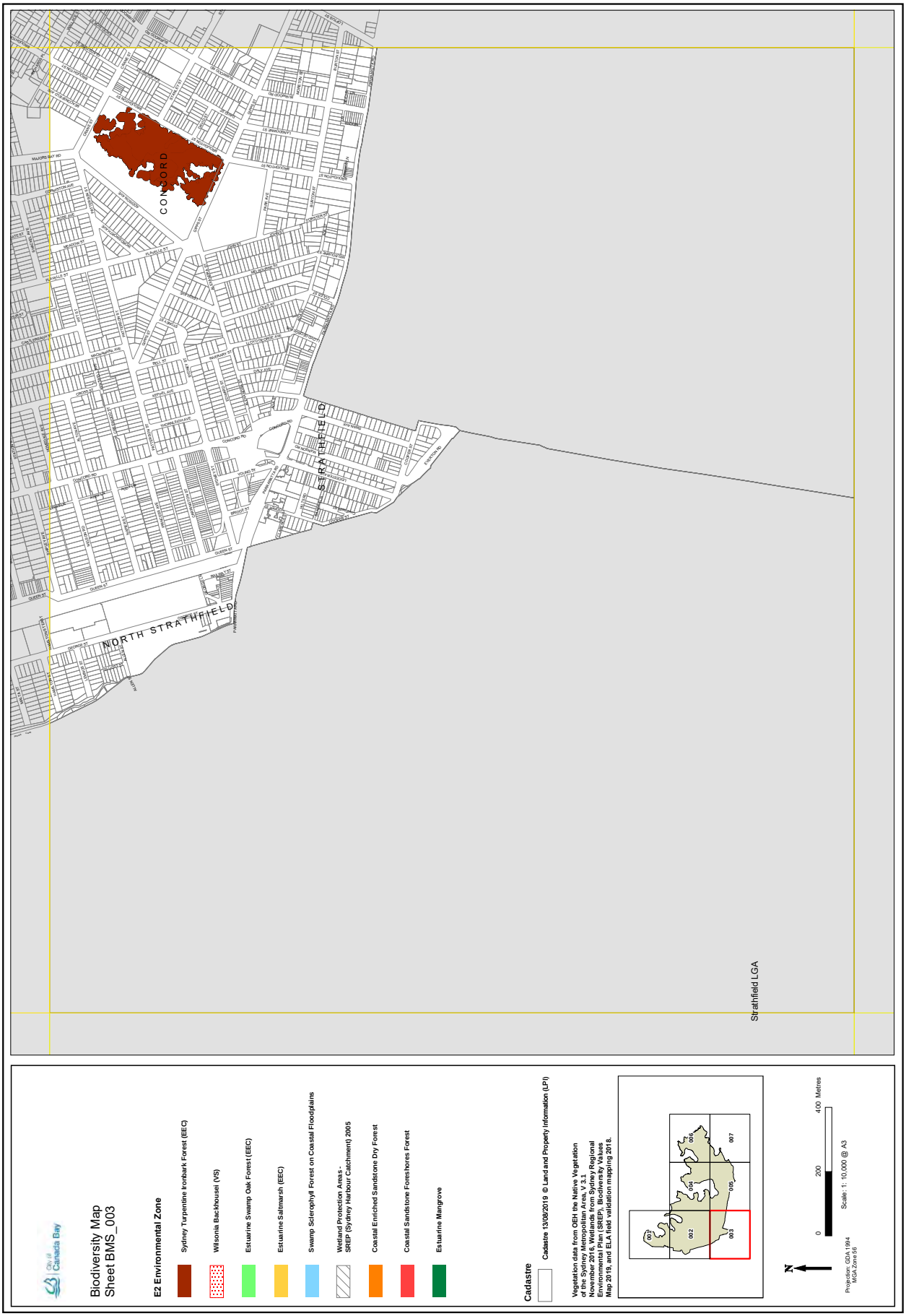


Figure B6.4 Biodiversity map - Sheet 3

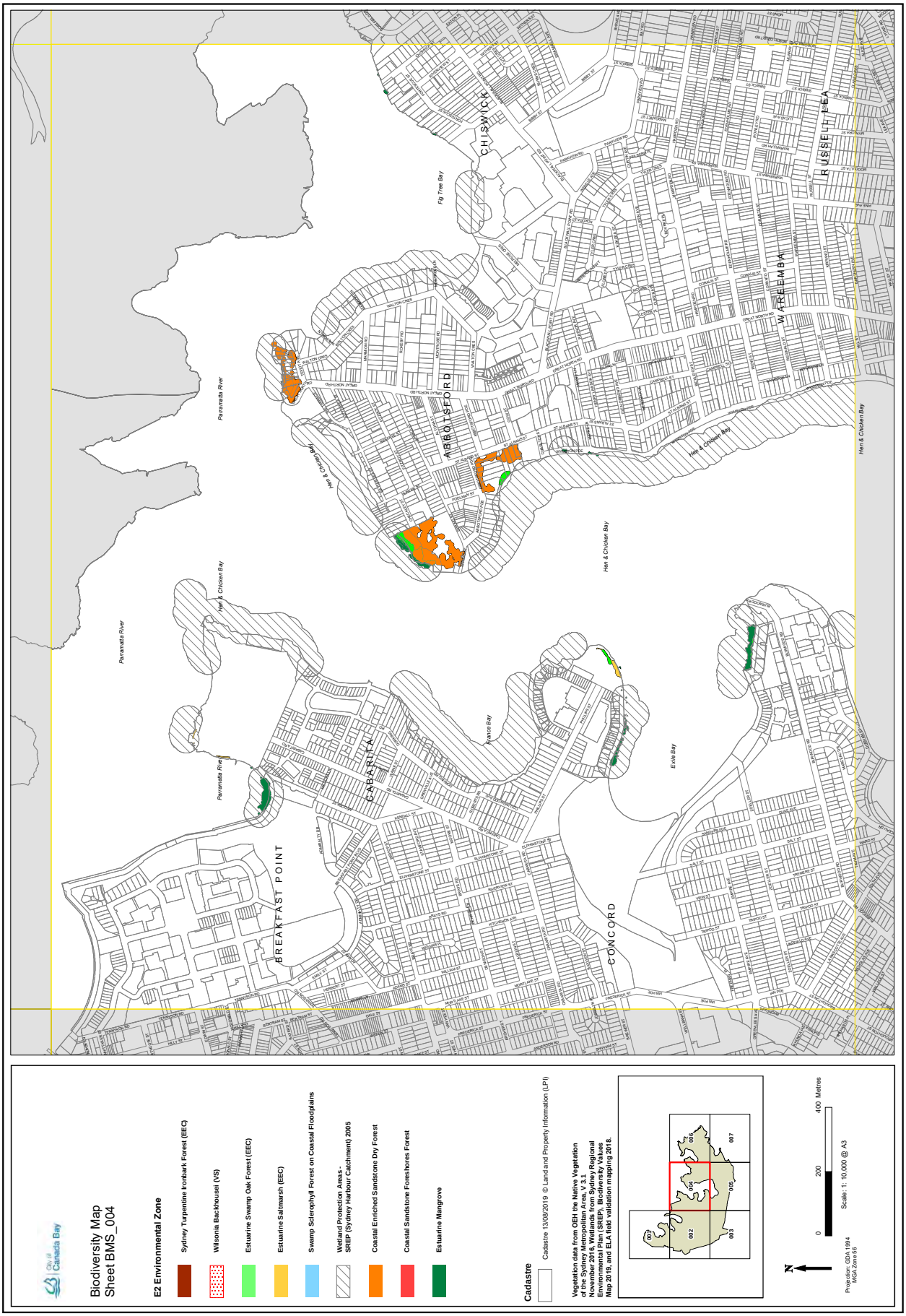


Figure B6.5 Biodiversity map - Sheet 4

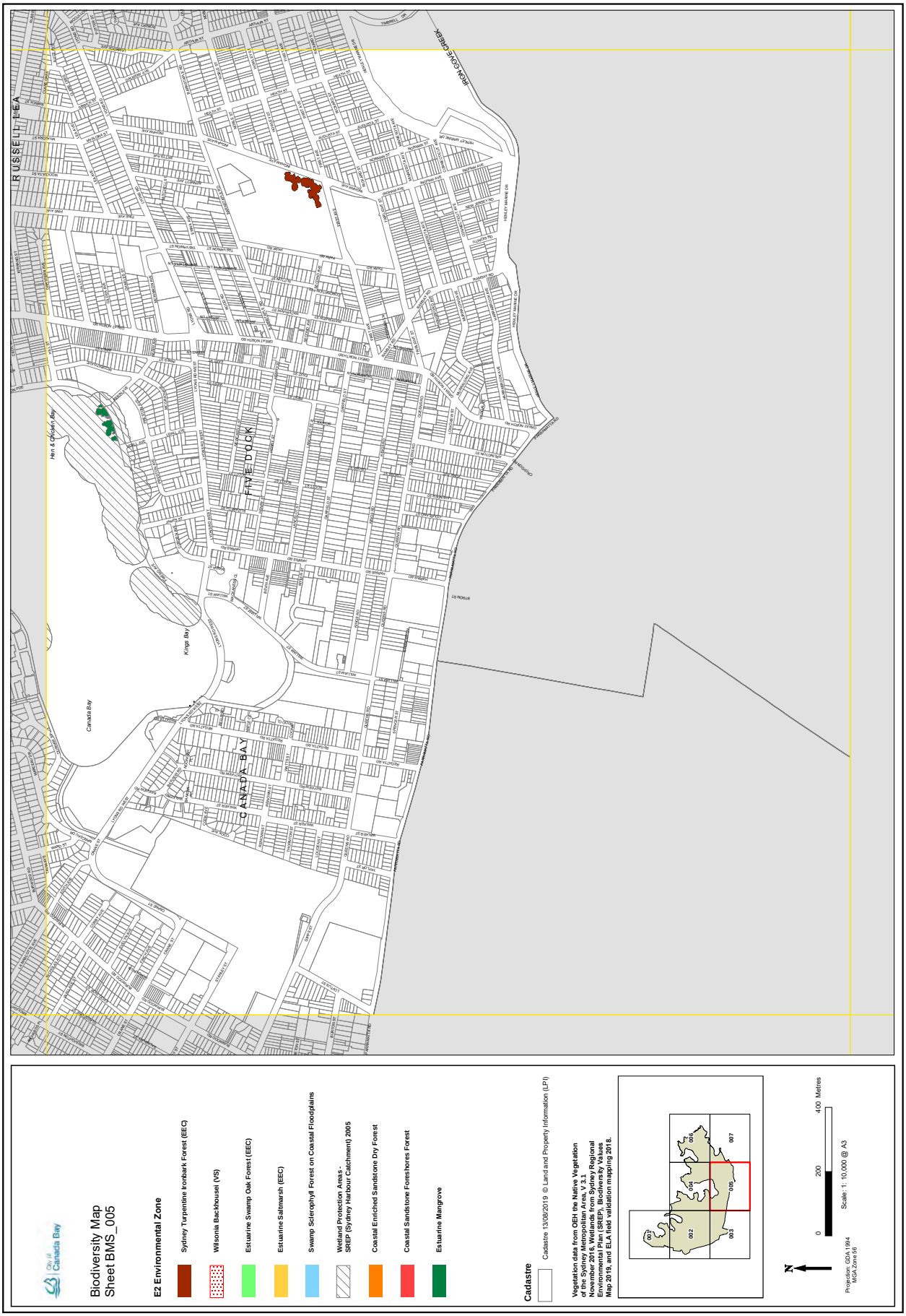


Figure B6.6 Biodiversity map - Sheet 5

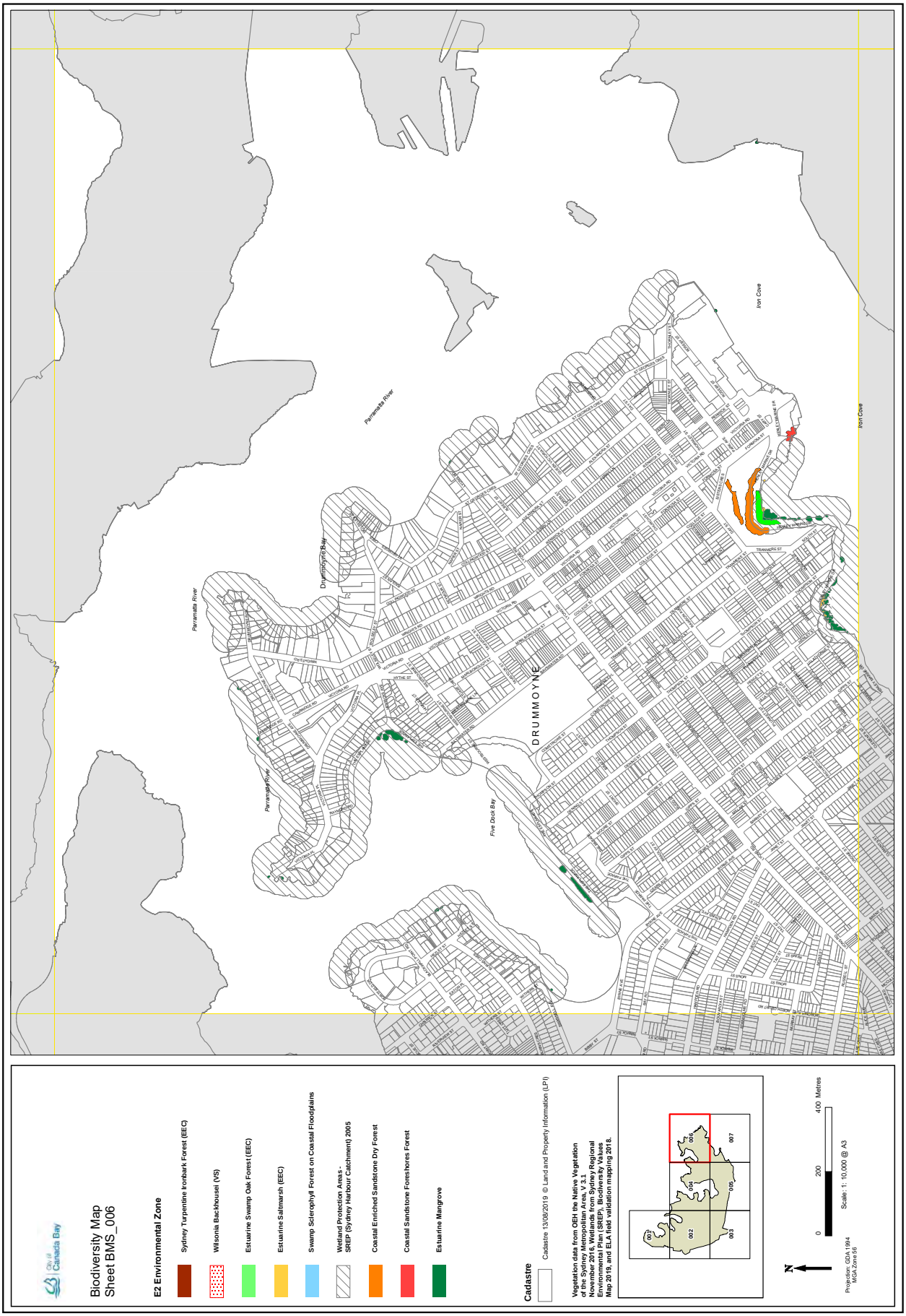


Figure B6.7 Biodiversity map - Sheet 6

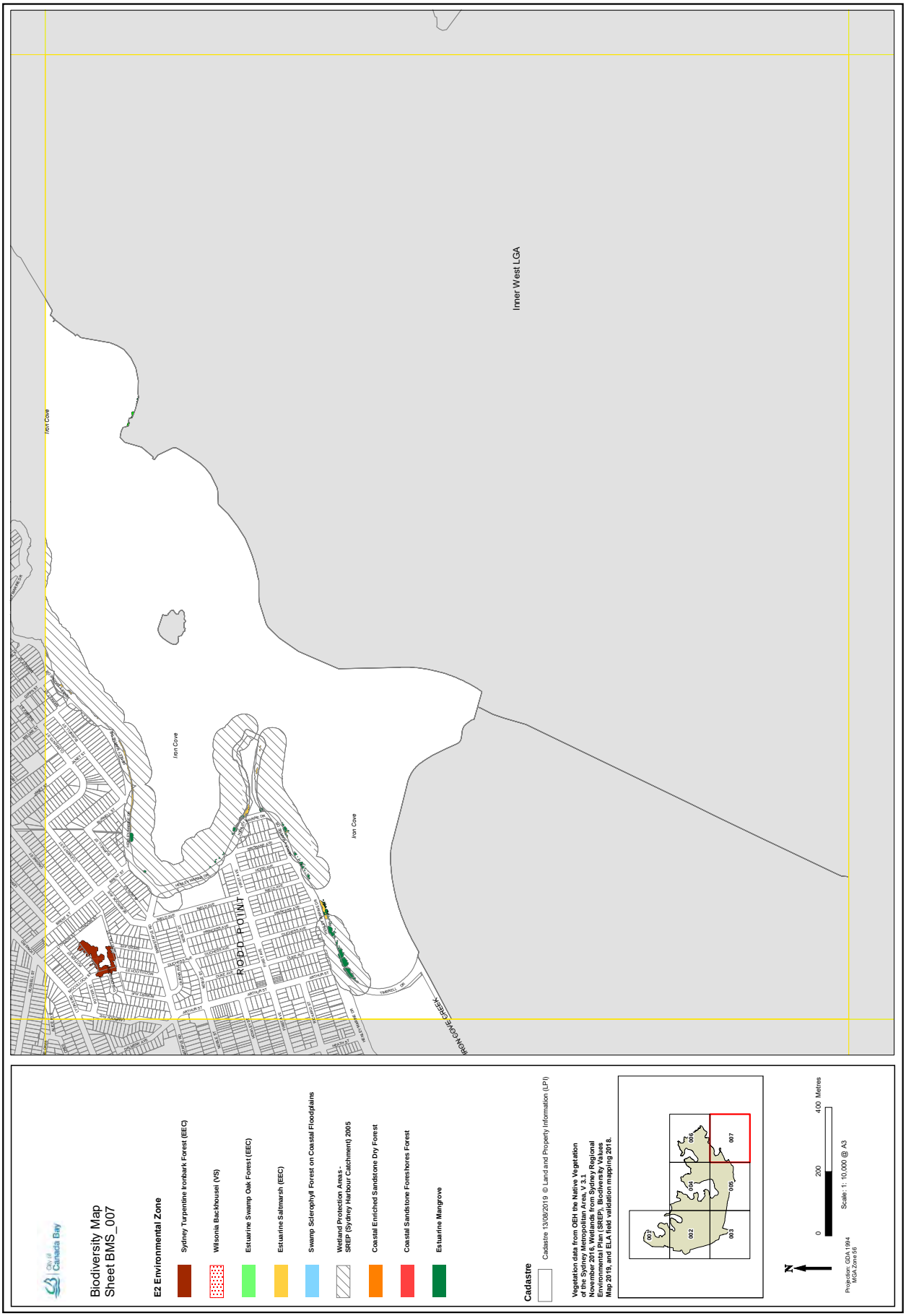


Figure B6.8 Biodiversity map - Sheet 7

B6.5 Habitat Connectivity

Biodiversity corridors provide linkages through urban areas to connect significant plant and animal communities remaining as endangered ecological communities, endangered populations, threatened or migratory species and their habitats. It is recognised that linkages to critical habitats may require reconstruction to play a significant role as part of a wildlife corridor or stepping stone for native flora and fauna.

Objectives

O1. Enhance and connect remnant and fragmented habitat on public and private land.

O2. Encourage plantings which increase habitat connectivity and tree canopy.

O3. Improve habitat, biodiversity and environmental performance of developments through landscaping.

Controls	
C1.	Where land is located within a Biodiversity Corridor (refer to Figure B6.9 to Figure B6.15), local indigenous species (including canopy trees, shrubs and groundcovers) are required (refer to separate part of DCP for list of Plants suitable for corridors and restoration planting).
C2.	Existing habitat features including rocky outcrops, waterbodies, trees, shrubs, ridgelines and ground cover vegetation are to be retained.
C3.	Trees, shrubs, ground cover vegetation, waterbodies, rockeries and green roofs and walls are to be included wherever possible, particularly in high density urban environments where opportunities for deep soil landscaping are limited and/ or where large walls face active areas of private and public use.

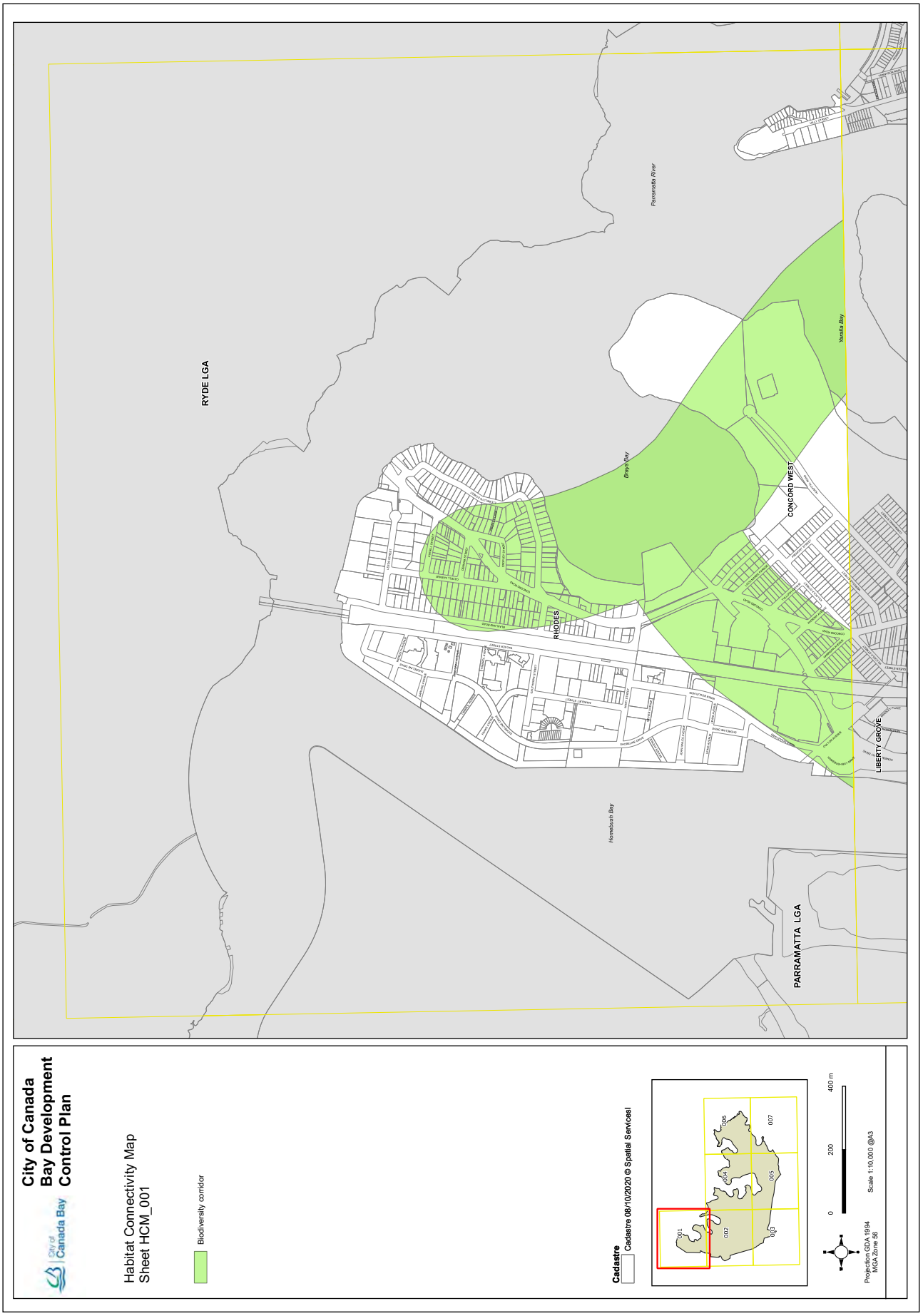


Figure B6.9 Habitat connectivity map - Sheet 1

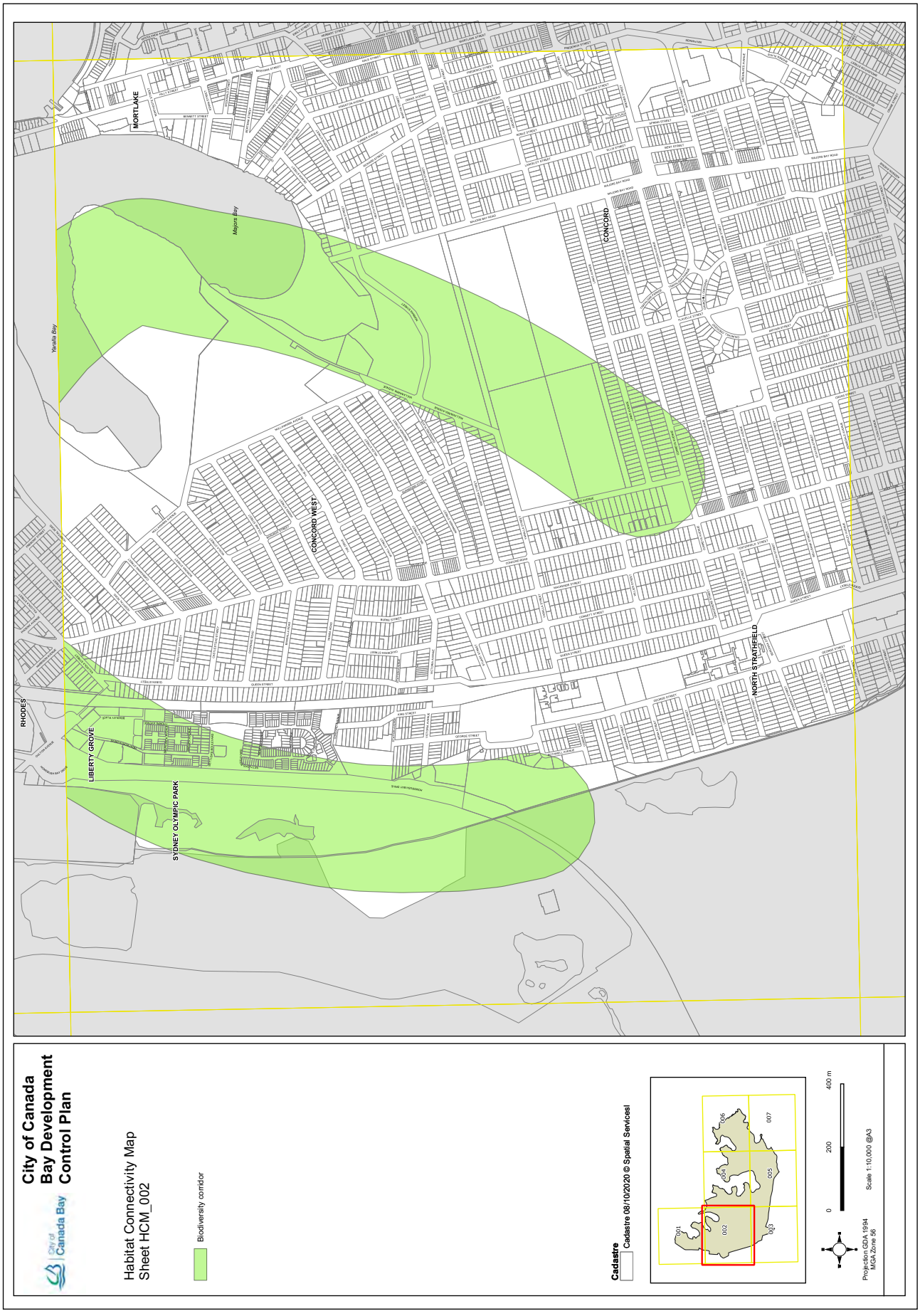


Figure B6.10 Habitat connectivity map - Sheet 2

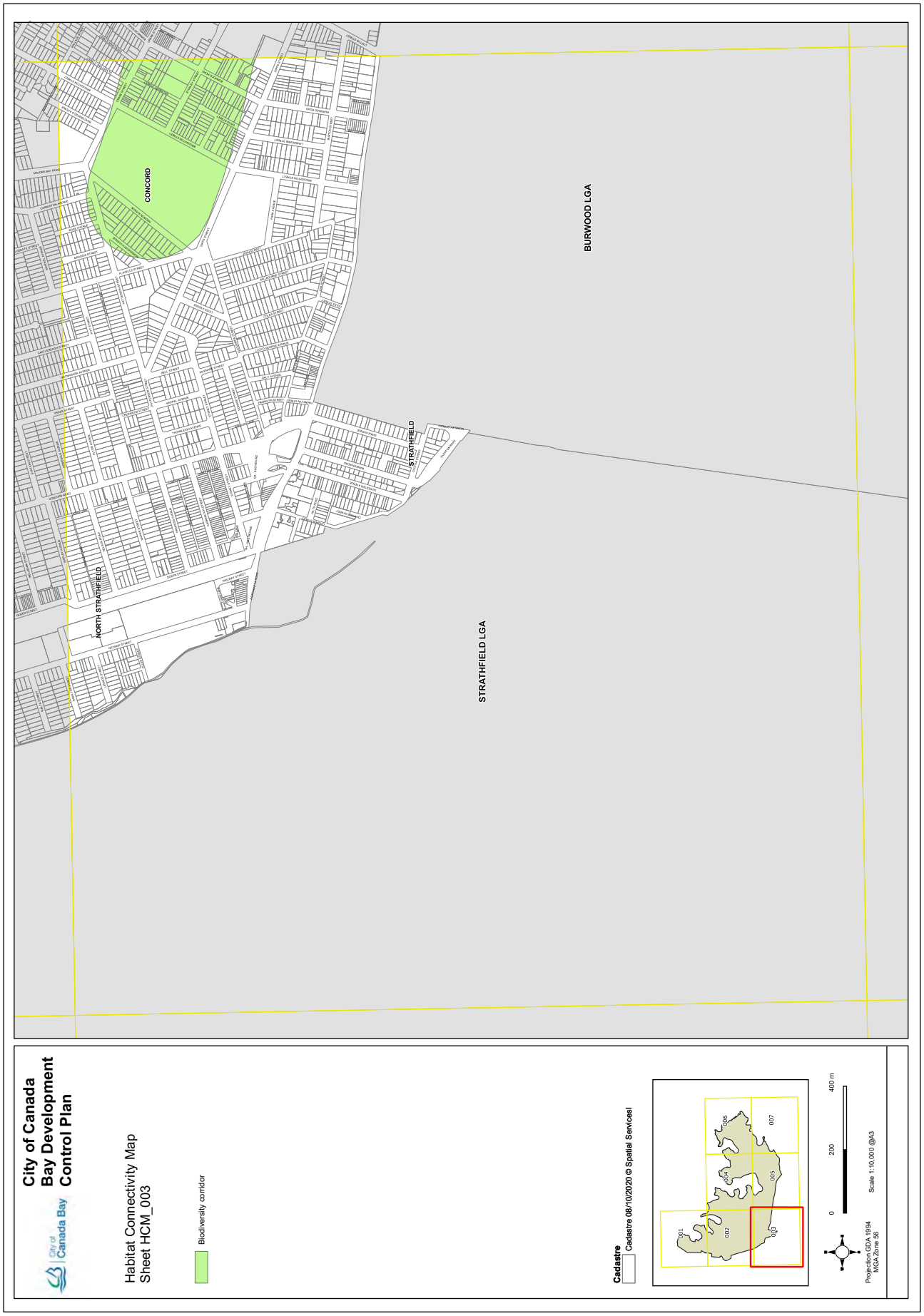


Figure B6.11 Habitat connectivity map - Sheet 3

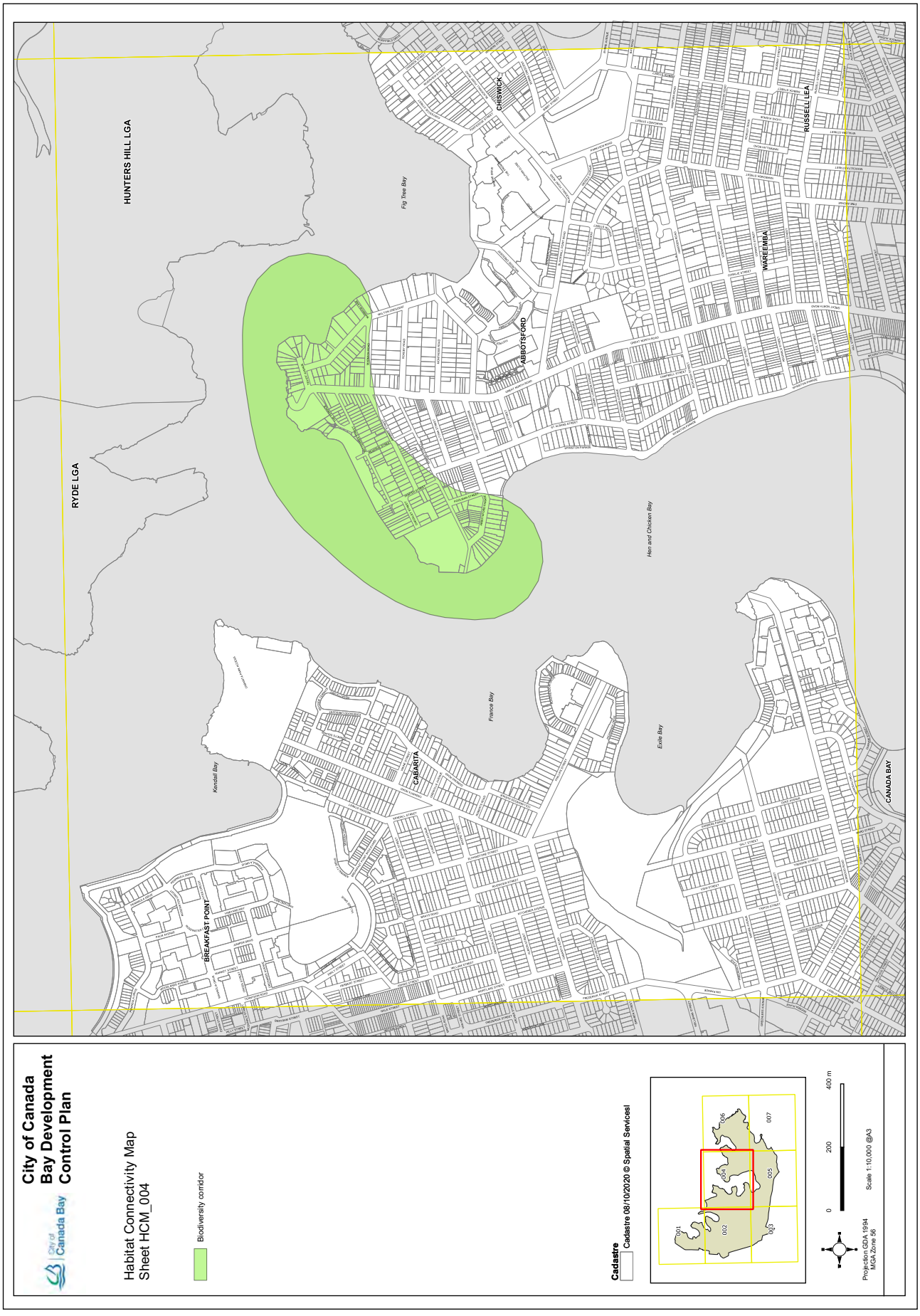


Figure B6.12 Habitat connectivity map - Sheet 4

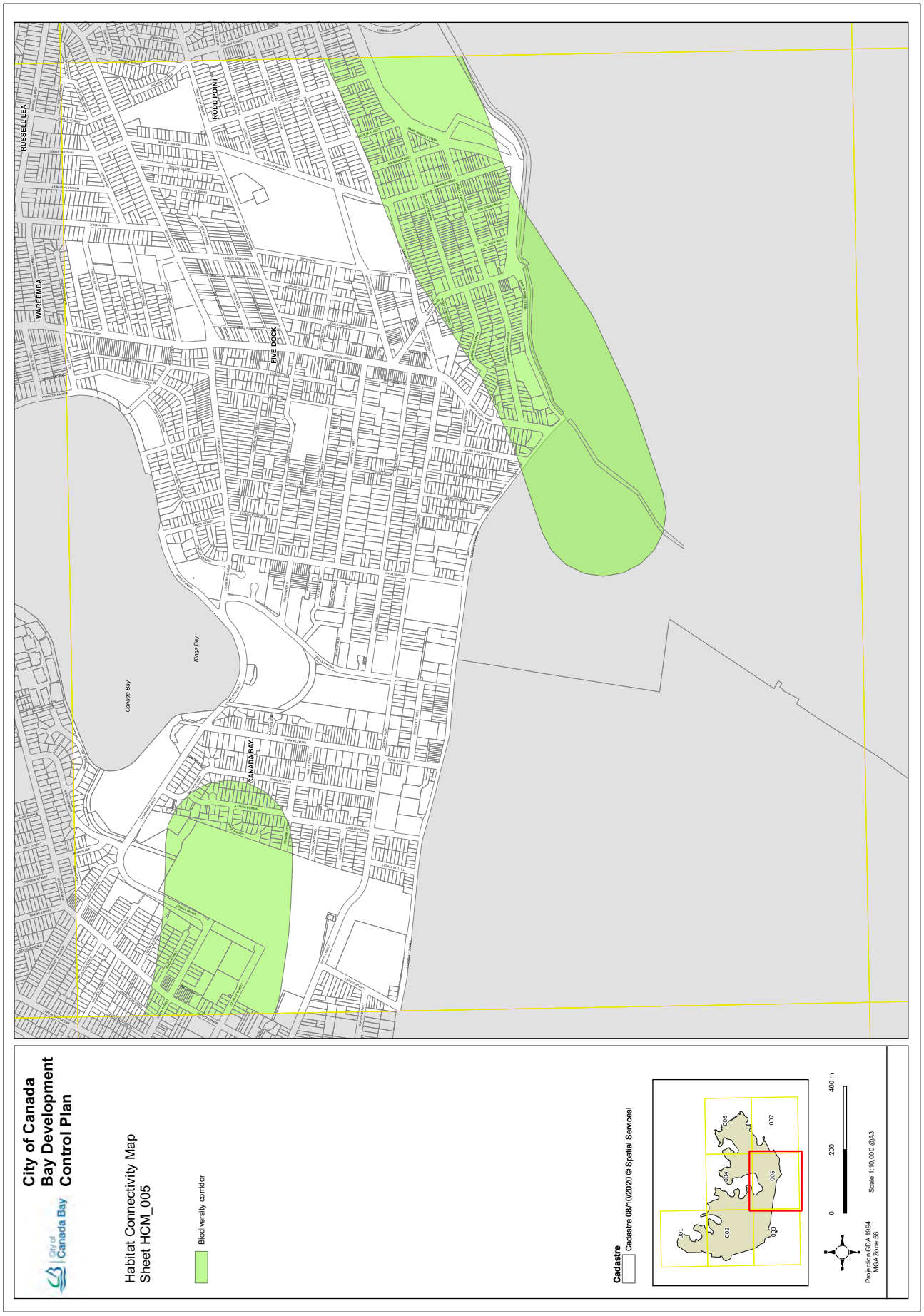


Figure B6.13 Habitat connectivity map - Sheet 5

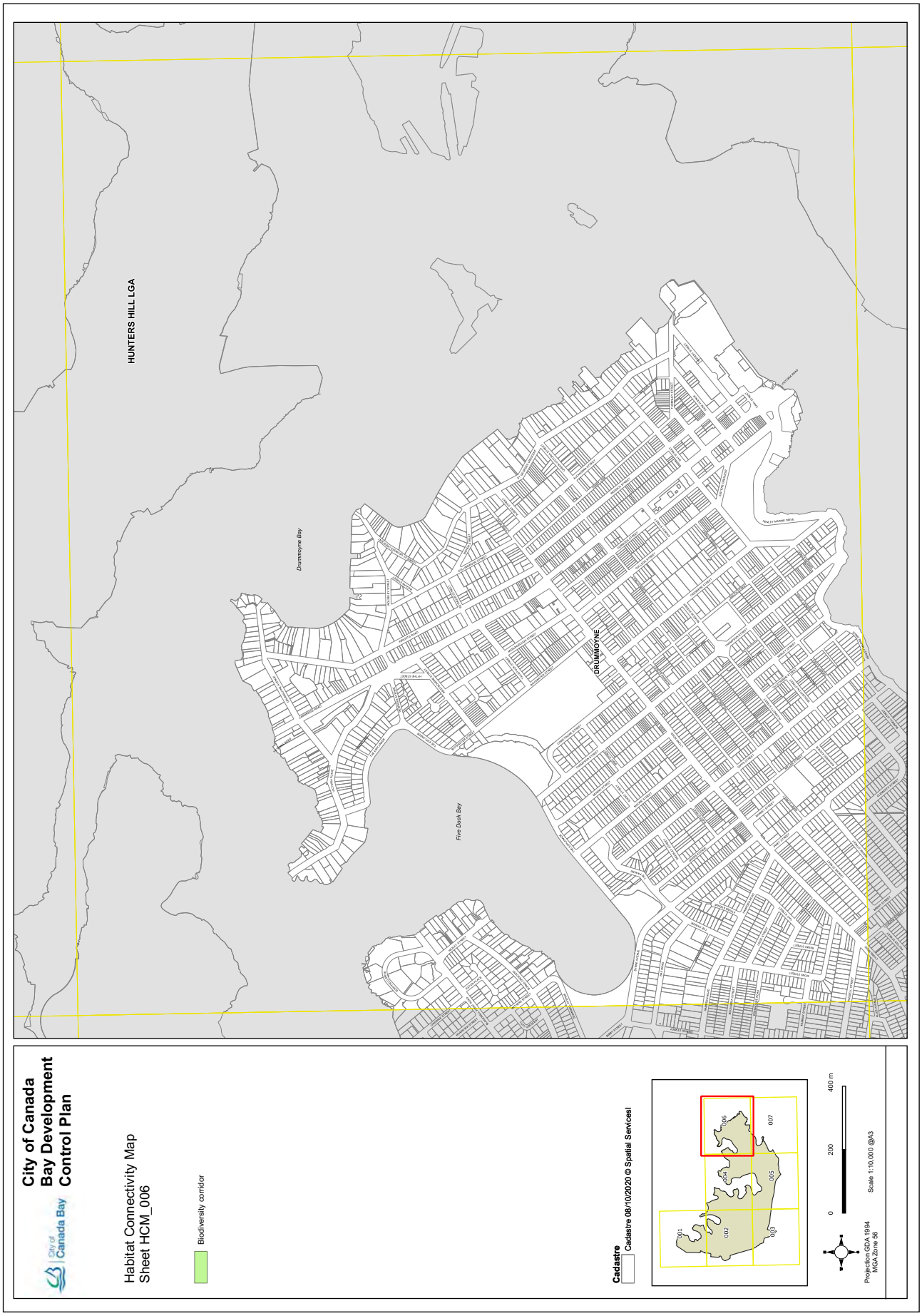


Figure B6.14 Habitat connectivity map - Sheet 6

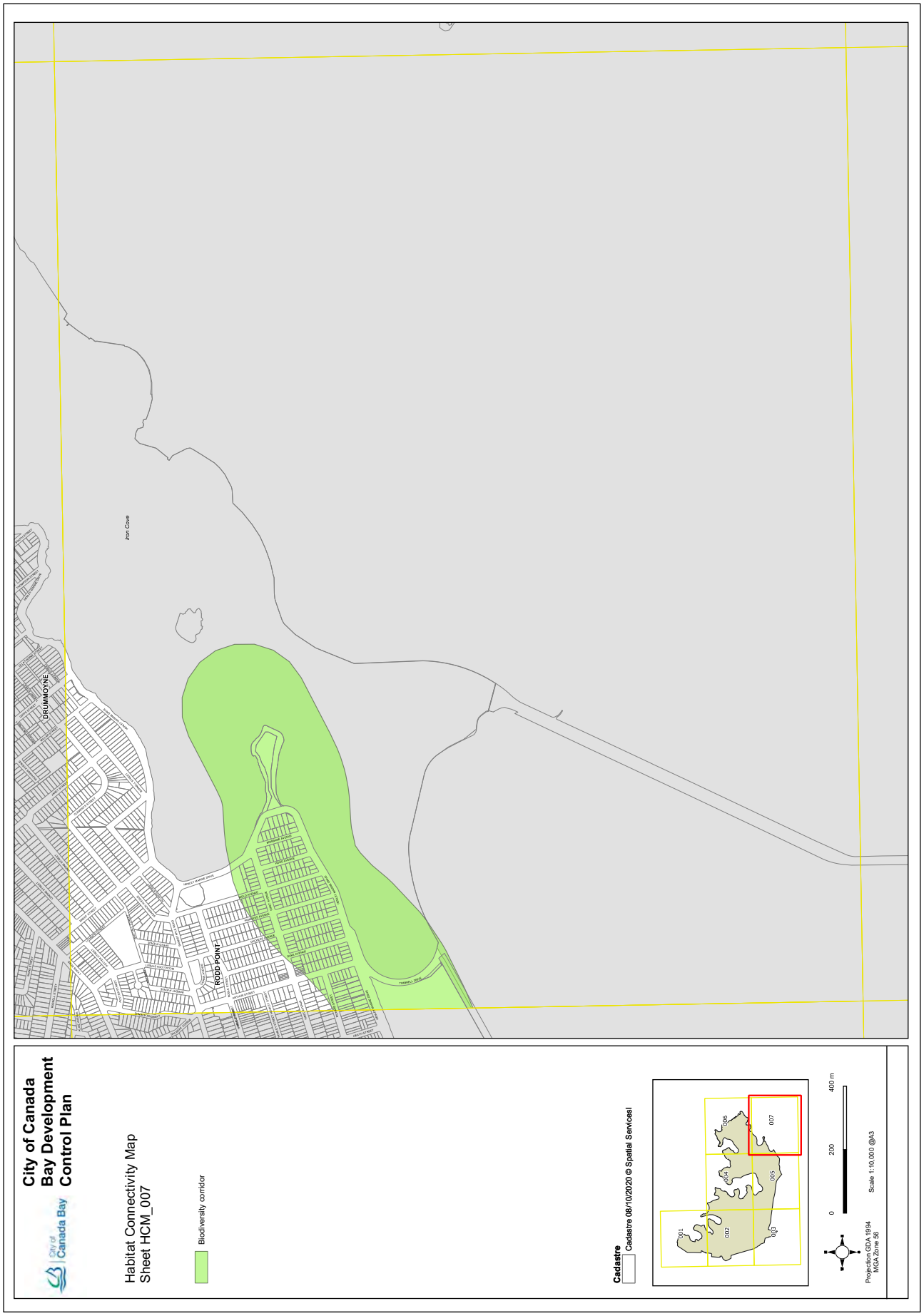


Figure B6.15 Habitat connectivity map - Sheet 7

B6.6 Plants suitable for corridors and restoration planting

Objectives

O1. Protect endangered flora and fauna through correct flora planting selection.

Controls	
C1.	When land is zoned E2 Environmental Conservation, or identified as Environmentally Sensitive Land, or located within a Biodiversity Corridor, plants must be selected from Table B-R where possible.

Table B-R Plants Suitable for Corridors and Restoration Planting

Strata	Scientific Name	Common Name	Notes
Turpentine Ironbark Forest			
Trees	*Acacia parramattensis*	Parramatta Green Wattle	Grows in forest on shale derived soils (clay) but occasionally on sandstone. Attracts a wide variety of fauna.
	Allocasuarina torulosa	Forest Oak	As understorey in open forest to tall open forest. Usually on higher-nutrient soils and in moister situations than A. littoralis. Very long-lived.
	Angophora. costata	Sydney Red Gum	Locally abundant large tree, on deep sandy soils or shallow soils on sandstone or heavy clay soils.
	A. floribunda	Rough Barked Apple	Medium tree, usually on deep alluvial sandy soils or on clay. Common along river edges.
	Elaeocarpus reticulatus	Blueberry Ash	Small narrow tree, mostly in gullies or along watercourses, common in forest or near rainforest.
	Eucalyptus acmenoides	White Mahogany	Medium Eucalypt occurring on heavy soils.
	E. globoidea	White Stringybark	Medium Eucalypt in dry sclerophyll forest or woodland on well-watered sandy or alluvial soils of moderate fertility.
	E. paniculata	Grey Ironbark	Tall straight tree of forested areas on heavier soils
	E. resinifera	Red Mahogany	Medium to large Eucalypt; locally abundant in forest on deeper soils of medium to high fertility.
	Syncarpia glomulifera	Turpentine	Widespread medium to large long-lived tree in forests on heavier fertile soils. Reliable nectar producer every October.
Shrubs	*Acacia. implexa*	Hickory Wattle	Very common tall wattle on clay soils. Forms small suckering stands if disturbed.
	Ac. longifolia	Sydney Golden Wattle	Short lived fast growing large wattle. Common in either sandy or clay soils post fire.
	Ac. myrtifolia	Myrtle Wattle	Small rounded shrub common on sandstone ridgetops also occasionally on clay soils in forest
	Breynia oblongifolia	Coffee Bush	Common regrowth shrub in forest. Soft red or black oily berries.
	Bursaria spinosa	Blackthorn	Common spiky tall shrub which prefers clay soils.
	Daviesia ulicifolia	Native Gorse Pea	Small prickly foliaged shrub. Adapted to clay soils.

	Indigofera australis	Native Indigo	Common pea. Flowers abundantly in spring.
	Kunzea ambigua	Tick Bush	Very common regrowth shrub in sandy soils or margins of forests on clay soils. Forms dense thickets. Good nectar production for fauna in summer. Perfumed.
	Leucopogon juniperinus	Bearded Heath	Spiky small understorey shrub in forest on clay or enriched sandy soil.
	Myrsine variabilis	Muttonwood	Small tree from coastal areas and forest on sandy soils. Black fruit.
	Ozothamnus diosmifolium	White Everlasting	Fast growing daisy with abundant heads of small clustered white daisy flowers. Clay or sandstone. A common pioneer species.
	Pittosporum revolutum	Rough Fruited Pittosporum	Small shrub on clay or sandstone. Tolerates shade. May form suckering clumps.
Ground Layer	*Austrostipa pubescens*	Spear Grass	Tuff rigid grass with heavy open seed head. Very long lived. Common in clay and sandstone soils.
	Commelina cyanea	Scurvy Weed	Grows in moist forest or woodland; sometimes weedy.
	Dianella caerulea	Blue Flax Lily	Forests or woodland, all soil types heavy shade to full sun. Very tough.
	Dichondra repens	Kidney Weed	Grows in forest, woodland and grassland, and weed of lawns; widespread.
	Dodonaea triquetra	Large-leaf Hop-bush	Abundant medium shrub post fire disturbance. Short lived heavy seeder.
	Echinopogon caespitosus	Tufted Hedgehog Grass	Tall tufted grass. Winter growing.
	Entolasia marginata	Right Angle Grass	Sheltered forests on either clay or sandstone soils with moisture. All year growing.
	Ent. stricta	Wiry Panic	Narrow slender upright long-lived grass on either clay or sandstone soils. All year growing.
	Imperata cylindrica	Blady Grass	Competitive spreading grass which forms dense colonies in all soil types. Thicker growth in full sun. Summer growing.
	Lepidosperma laterale	Variable Swordsedge	Tufted plant with stiff upright seed heads. Forest and woodlands on sandy soils.
	Lomandra longifolia	Common Mat Rush	Grows in a variety of habitats; very tough and long lived.
	Microlaena stipoides	Weeping Grass	Spreading tufted grass. Number of specific forms Common in many environments. All year growing.
	Oplismenus aemulus	Basket Grass	Prostrate spreading grass very common in many situations. Grows quickly in warmer months.
	Poa affinis	Tussock Grass	Soft tufted grass which forms meadows. Shady sheltered conditions on clay or moist sandy soils. Winter growing.
	Pratia purpurascens	White Root	Spreading small groundcover with white flowers. Abundant underground spreading roots and shoots.
	Pseuderanthemum variabile	Pastel Flower	Tiny hardy plant with pretty lilac coloured flowers. Deep rooted.

	Themeda australis	Kangaroo Grass	Tufted grass, very common in clay soils. Seeds reliably early summer. Long lived. Summer growing.
	Zieria smithii	Sandfly Zieria	Small aromatic shrub preferring sheltered site on either clay derived soils or enriched sandstone soils.
Vines	*Billardiera scandens*	Apple Berry	Common in forest or woodland on either clay or sandstone soils
	Clematis glycinoides	Headache Vine	Common in forest on either clay or sandstone soils
	Hardenbergia violacea	Sarsparilla	Very common post fire disturbance on either clay or sandstone soils.
	Kennedia rubicunda	Dusky Coral Pea	Scrambling fast growing vine on either clay or sandstone soils
	Pandorea pandorana	Wonga Wonga Vine	Widespread in moist soils. White tubular flowers.
	Tylophora barbata	Bearded Tylophora	Sheltered Forests on clay soils. Small plant.
Coastal Saltmarsh, Mangrove Forest and Swamp Oak Woodland			
Trees	*Casuarina glauca*	Swamp Oak	Tall narrow tree, in brackish situations along coastal waterways. Often forming pure stands.
Shrubs	*Aegiceras corniculatum*	River Mangrove	Shrub or tree mangrove in coastal and estuarine areas
	Avicennia marina	Grey Mangrove	Intertidal zones of estuarine areas
	Goodenia ovata	Hop Goodenia	Common pioneer plant in both forest of saltwater margins and Turpentine Ironbark Forest.
Ground Layer	*Baumea rubiginosa*	Bare Twig Rush	Evergreen with strappy green-yellow leaves grows upright with rigid stems which produce red-brown spiklets of flowers. Ideal for planting around ponds and in coastal landscapes and in mass planting. Full sun.
	Ficinia nodosa	Knobby Club Rush	Tufted dark green rush which grows near salt water. Formerly known as Isolepis nodosa.
	Juncus kraussii	Sea Rush	Large upright tufted rush common near saltwater in salt marsh environments.
	Sporobolus virginicus	Marine Couch	Tufted or creeping perennial pioneer grass. Good for stabilizing sand. Salt resistant. Will grow on brackish flats
	Suaeda australis	Seablite	Edible plant with pale green leaves and pink clusters of flowers in summer. Full sun to partly shaded in moist soils.
	Triglochin striata	Streaked Arrowgrass	Tufted or creeping perennial pioneer grass. Good for stabilizing shifting sand or dunes. Salt resistant. Will grow on brackish flats
	Suaeda australis	Native Couch	Low growing perennial grass. Good for lawns, all soil types, sun or shade, can be mown to promote growth.

Coastal Enriched Sandstone Dry Forest			
Trees	*Allocasuarina littoralis*	Black Oak	In woodland or occasionally tall heath, on sandy or otherwise poor soils. Rarely on clay soils in forest.
	Angophora costata	Sydney Red Gum	Locally abundant large tree, on deep sandy soils or shallow soils on sandstone or heavy clay soils.
	Banksia serrata	Old Man Banksia	Common large Banksia which flowers heavily in summer. Long lived tree in sandstone soil.
	Ceratopetalum gummiferum	NSW Christmas Bush	Tall shrub or small tree which grows in moist sheltered positions in deeper sandy soils. Very long lived. Abundant red fruit in summer.
	Elaeocarpus reticulatus	Blueberry Ash	Small narrow tree, mostly in gullies or along watercourses, common in forest or near rainforest.
	Eucalyptus pilularis	Blackbutt	Very tall Eucalypt common on fertile moist sandy soils and clay soils. Suits deeper gullies.
	E. piperita	Sydney Peppermint	Medium tree in forest along sandstone water courses and drier woodland hillsides on sandstone derived soils.
	Syncarpia glomulifera	Turpentine	Widespread medium to large long-lived tree in forests on heavier fertile soils. Reliable nectar producer every October.
Shrubs	*Acacia ulicifolia*	Prickly Moses	Sharp prickly small wattle common in forest or woodland chiefly on sandstone but also on clay soils.
	Ac. suaveolens	Sweet Wattle	Abundant wattle in woodland following fire disturbance. Slender short-lived fast-growing plant. Perfumed.
	Ac. terminalis	Sunshine Wattle	Uncommon ferny leafed wattle growing in forest on sandstone soils.
	Dillwynia retorta	Parrot Pea	Common small shrub of sandstone areas. Flowers profusely in early spring.
	Dodonaea triquetra	Large-leaf Hop-bush	Abundant medium shrub post fire disturbance. Short lived heavy seeder.
	Grevillea buxifolia	Grey Spider Flower	Very common Grevillea in sandstone country- both heath and woodland.
	G. linearifolia	White Spider Flower	Common understorey plant in forest on sandstone soils. Mature plants develop a weeping habit.
	G. sericea	Pink Spider Flower	Common Grevillea in woodland and heath.
	Hakea sericea	Needle Bush	Densely spiky upright shrub with abundant white flowers in winter or early spring. Sandstone soils or transition areas into clay soils.
	Kunzea ambigua	Tick Bush	Very common regrowth shrub in sandy soils or margins of forests on clay soils. Forms dense thickets. Good nectar production for fauna in summer. Perfumed.
	Leptospermum trinervium	Flaky Barked Tea tree	Tall shrub with distinctive flaky trunk and sparse foliage. Long lived heavy flowerer in spring.
	Lomatia silaifolia	Crinkle Bush	Small low shrub which grows on sandstone soils. Deeply divided foliage.
	Pultenaea daphnoides	Daphne Leaved Bush Pea	Grows in heath to wet sclerophyll forest on sandy soils.

Ground Layer	*Dianella caerulea*	Blue Flax Lily	Forests or woodland, all soil types heavy shade to full sun. Very tough.
	Entolasia marginata	Right Angle Grass	Sheltered forests on either clay or sandstone soils with moisture. All year growing.
	Entolasia stricta	Wiry Panic	Narrow slender upright long-lived grass on either clay or sandstone soils. All year growing.
	Lomandra longifolia	Common Mat Rush	Grows in a variety of habitats; very tough and long lived.
Vines	*Billardiera scandens*	Apple Berry	Common in forest or woodland on either clay or sandstone soils
	Hardenbergia violacea	Sarsparilla	Very common post fire disturbance on either clay or sandstone soils.
	Kennedia rubicunda	Dusky Coral Pea	Scrambling fast growing vine on either clay or sandstone soils
	Pandorea pandorana	Wonga Wonga Vine	Widespread in moist soils. Big plant.

B6.7 Replacement planting

Replanting requirements for trees removed from private land.

Objectives

O1. To enhance and expand the tree canopy when a tree is removed.

Controls	
C1.	If a tree (regardless of health or species) is proposed to be removed, a replanting ratio of 2:1 will apply, requiring the planting of two trees for every tree removed. Trees from the list of Canada Bay tree species provided in this DCP are to be given preference.
C2.	A 4:1 replanting ratio will apply where the tree to be removed is on land that is: a) In an E2 Environmental Conservation zone; or b) Environmentally Sensitive Land; or c) Identified as containing Biodiversity; or d) Within a Biodiversity Corridor. Locally indigenous species (including canopy trees, shrubs and groundcovers) must be given preference (refer to list of Plants suitable for corridors and restoration planting).
C3.	Approval of a tree permit will require compliance with this Part unless it can be demonstrated that there is insufficient available area for additional tree planting. All development proposed via a development application is to be designed to enable planting to Part 6.7 and 6.10 requirements.

B6.8 Wetlands and waterways

Wetlands and waterways play a critical function in ecological processes. Wetlands and waterways are valuable breeding sites for a large range of species and help sustain the food chain for wildlife. Wetlands also help purify water thereby improving the quality of the larger water bodies. Waterways also act as valuable corridors for wildlife.

It is essential that the connectivity between wetlands and waterways is recognised and equal attention is given to preserving and enhancing the quality of all elements.

Objectives

O1. Protect, restore and maintain ecological processes, natural systems and biodiversity within wetlands and waterways.

O2. Minimise sedimentation and pollution of wetlands and waterways.

O3. Restore degraded wetlands, wetland buffer areas, waterways and riparian zones.

O4. Ensure appropriate fire management regimes and hazard reduction techniques for wetlands, wetland buffer areas, waterways and riparian zones.

O5. Encourage best practice environmental design measures so that the sustainability of wetlands and waterways is maintained or improved.

Controls	
C1.	Development shall minimise changes to the local surface runoff and groundwater flows to ensure that appropriate water flow regimes are maintained to wetlands and waterways.
C2.	Stormwater flow is to mimic natural conditions and ensure a dispersed pattern of flow, avoiding newly created centralised or concentrated discharge points into the wetland or waterway.
C3.	Disturbance to stream and wetland sediments is to be minimised by regulated discharge of stormwater and dissipation of flows at discharge locations.
C4.	Development shall not result in detrimental changes to temperature, salinity, chemical makeup and sediment loads of water entering the wetland or waterway.
C5.	Where stormwater is proposed to be discharged to a wetland or waterway, pollution is to be reduced by installation of pollution and sediment control devices. Access to and cleaning of devices shall not compromise the wetland area's function or natural attributes. The following standards are to be met: a) Pollutant levels shall be below those outlined in the ANZECC (2001) Guidelines for the Protection of Aquatic Ecosystems. b) Pollution control devices shall be located so that they are not within a wetland or watercourse itself.
C6.	There shall be no clearing of indigenous vegetation within wetlands or riparian zones. Note: Any harm to or removal of marine vegetation including seagrass, macro algae and mangroves will require approval of NSW Fisheries.
C7.	There shall be no clearing of indigenous stream bank vegetation and aquatic habitat. Note: The progressive removal of exotic stream bank vegetation and the rehabilitation with locally native species is supported.
C8.	Removal of woody debris from wetlands and waterways should be minimised.
C9.	There shall be no in-stream blockages to fish passage. Note: Any blockage to fish passage (temporary or permanent) will require approval by NSW Fisheries.
C10.	Lateral connectivity between waterways and riparian vegetation must be maintained. Proposed landscaping will have to in part, reflect a natural environment in terms of finished levels and the distribution of vegetation.

B6.9 Threatened and migratory species

Threatened species are particular plants and animals that are at risk of extinction. Threatened species also include threatened populations and endangered ecological communities. Unless the processes that are threatening these species are controlled (habitat loss, pollution, competition from introduced plants or animals), they are at risk of disappearing.

In order to assist landowners in identifying where threatened species, populations and ecological communities are known to exist, all known sites in the City of Canada Bay have been mapped by Council (current at the time of publishing). These appear on the maps entitled “Threatened and Migratory Species” which form part of this DCP (see Figure B6.16 to Figure B6.22). For additional information refer to Council’s website.

Objectives

O1. To consider the impact of development on threatened species and ecological communities

O2. To protect threatened and migratory species.

O3. To protect and enhance biodiversity

Controls	
C1.	Development on land in Zone E2 Environmental Conservation and land identified as Environmentally Sensitive Land on the Environmentally Sensitive Land Map or within a biodiversity corridor on the Biodiversity Corridor Map must not have a negative impact upon vegetation identified on the Biodiversity Map.
C2.	Development must not have a negative impact upon individual species or biodiversity of locations of threatened and migratory species identified in the following maps.

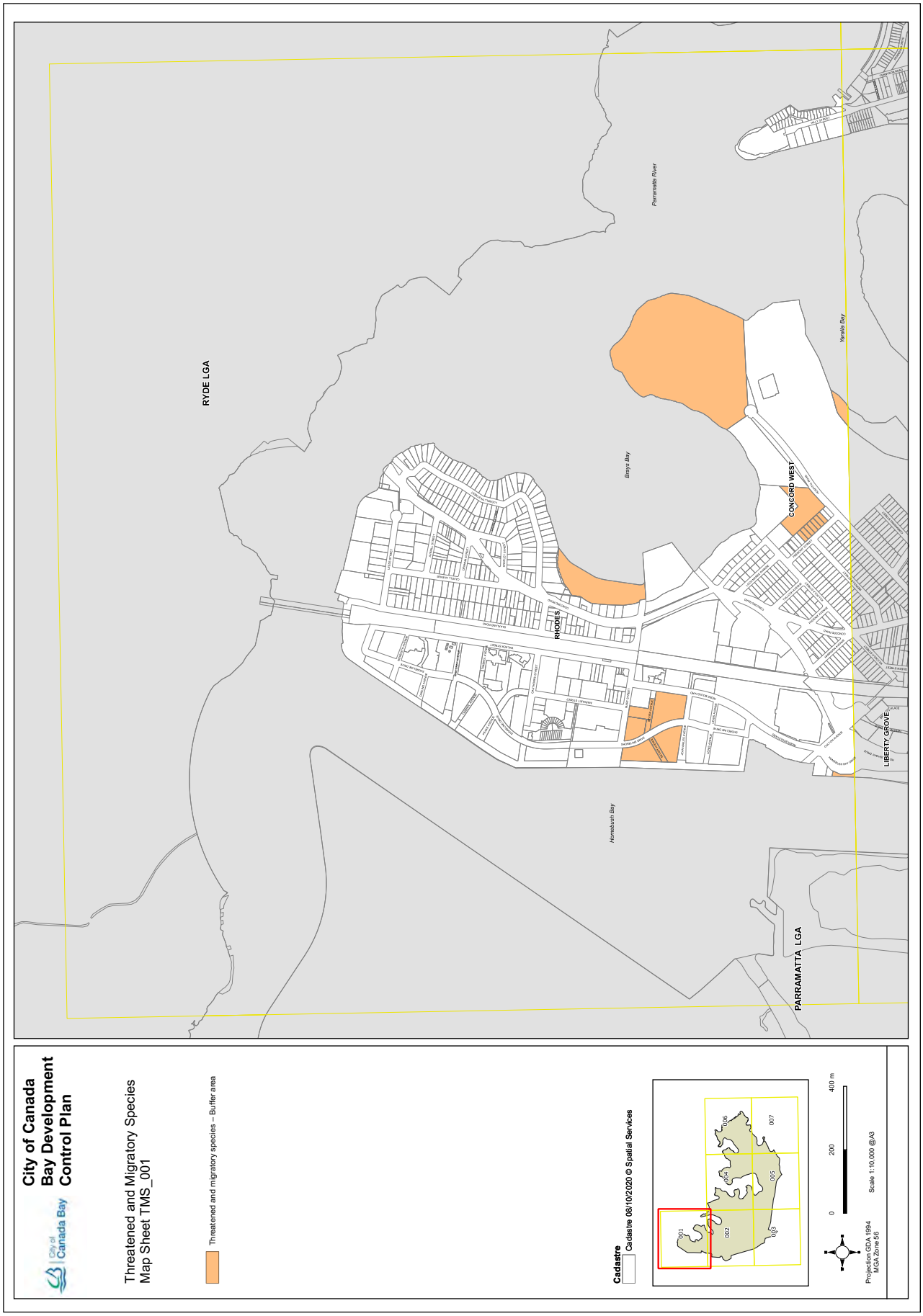


Figure B6.16 Threatened and migratory species map - Sheet 1

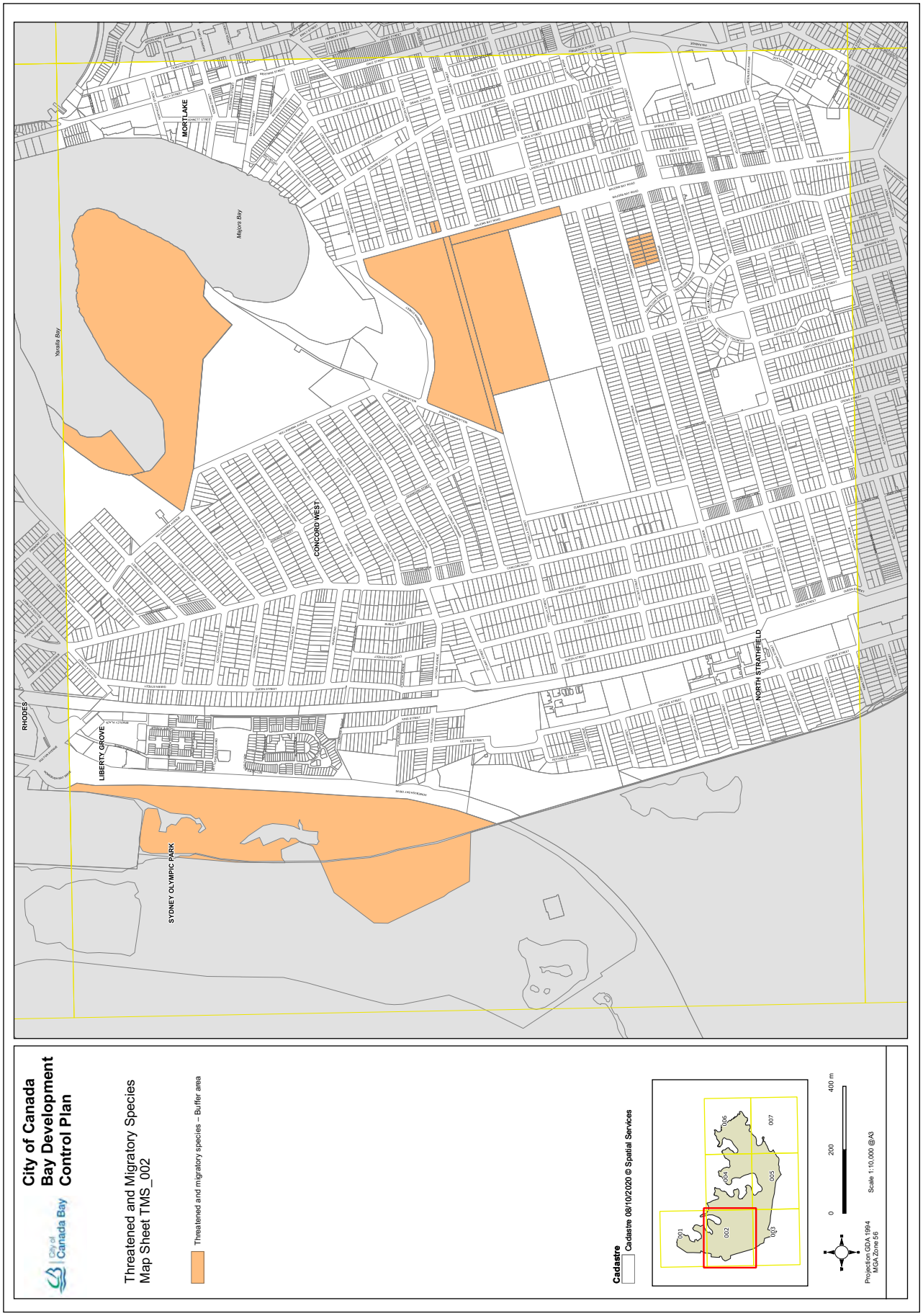


Figure B6.17 Threatened and migratory species map - Sheet 2

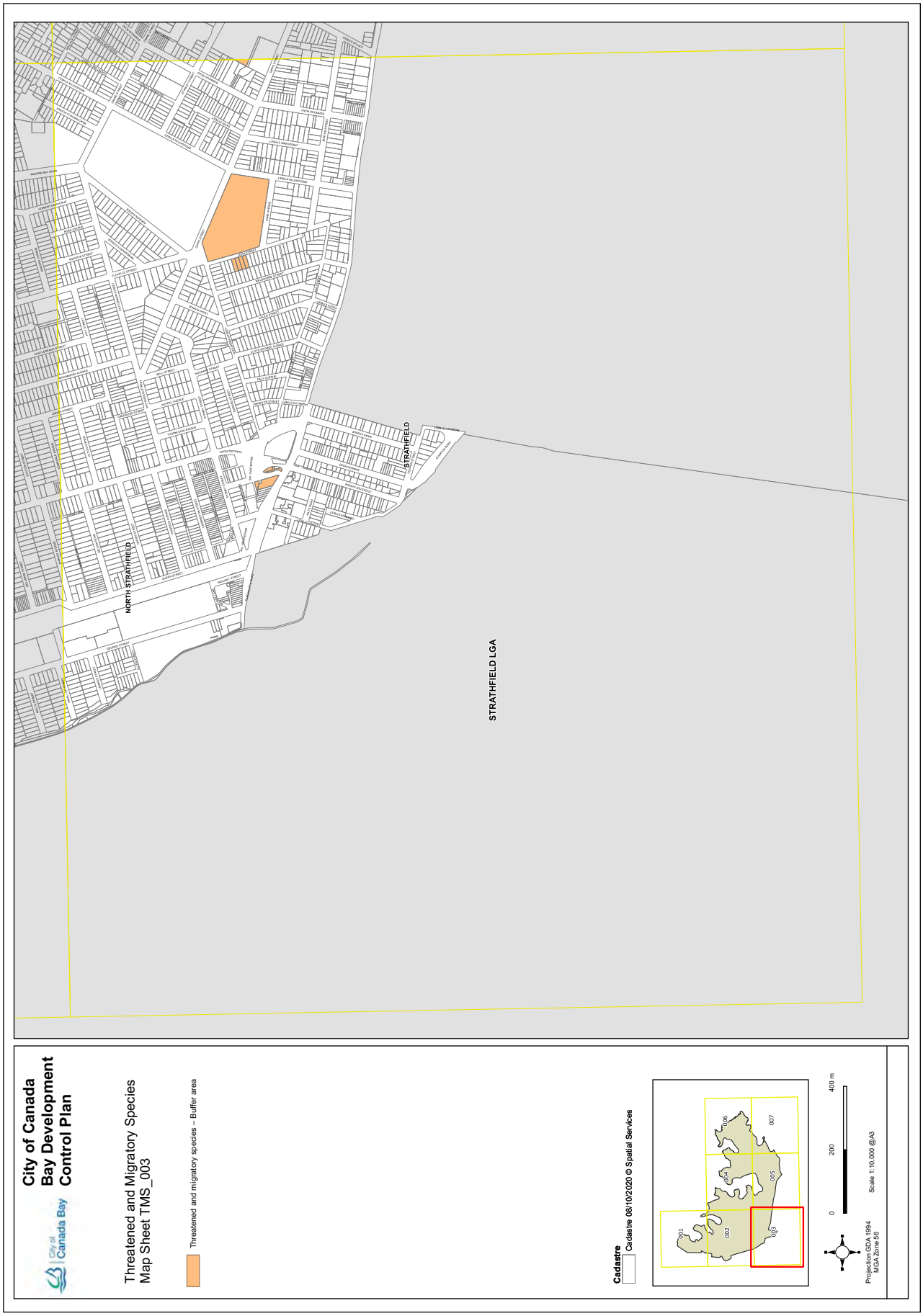


Figure B6.18 Threatened and migratory species map - Sheet 3

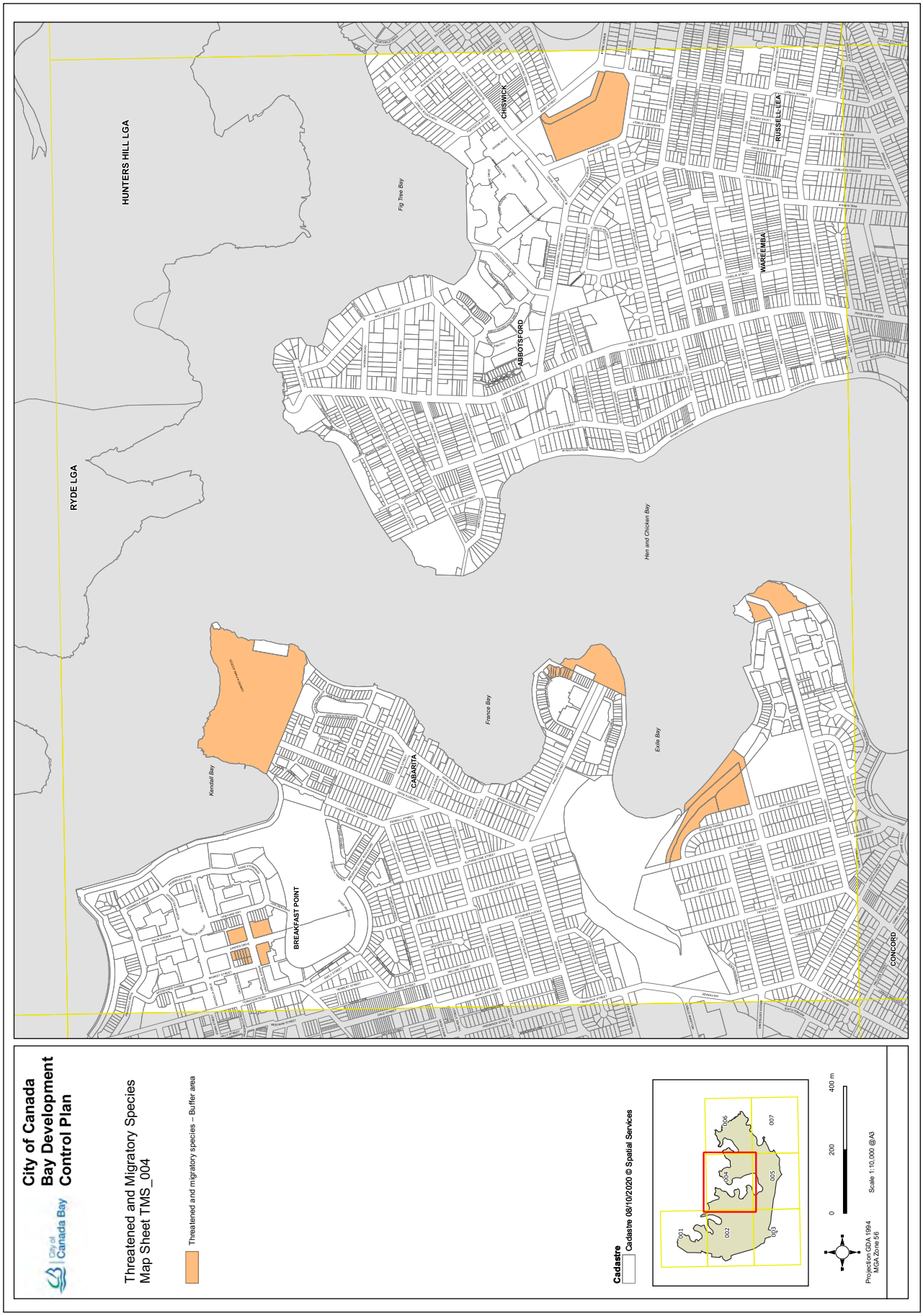


Figure B6.19 Threatened and migratory species map - Sheet 4

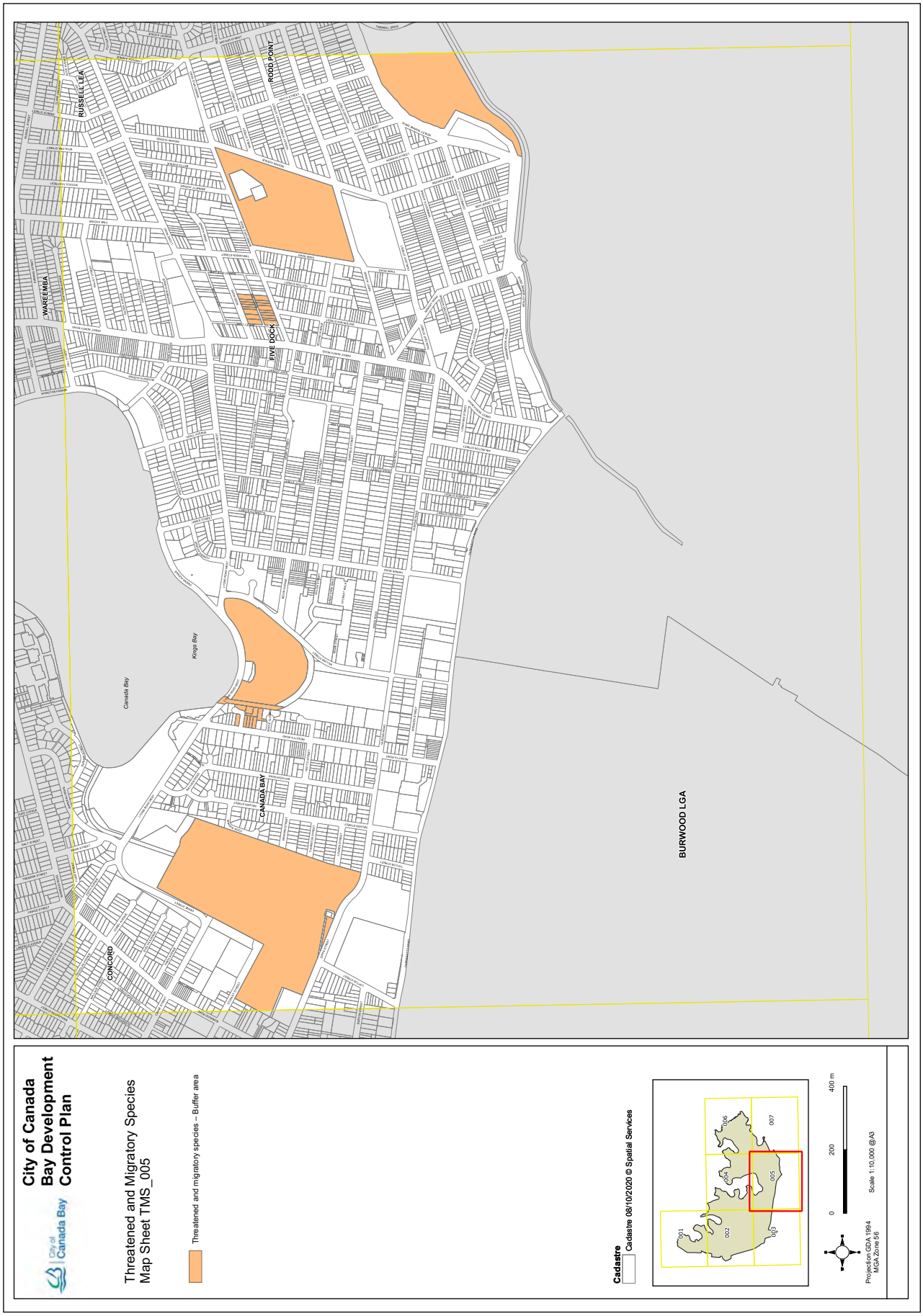


Figure B6.20 Threatened and migratory species map - Sheet 5

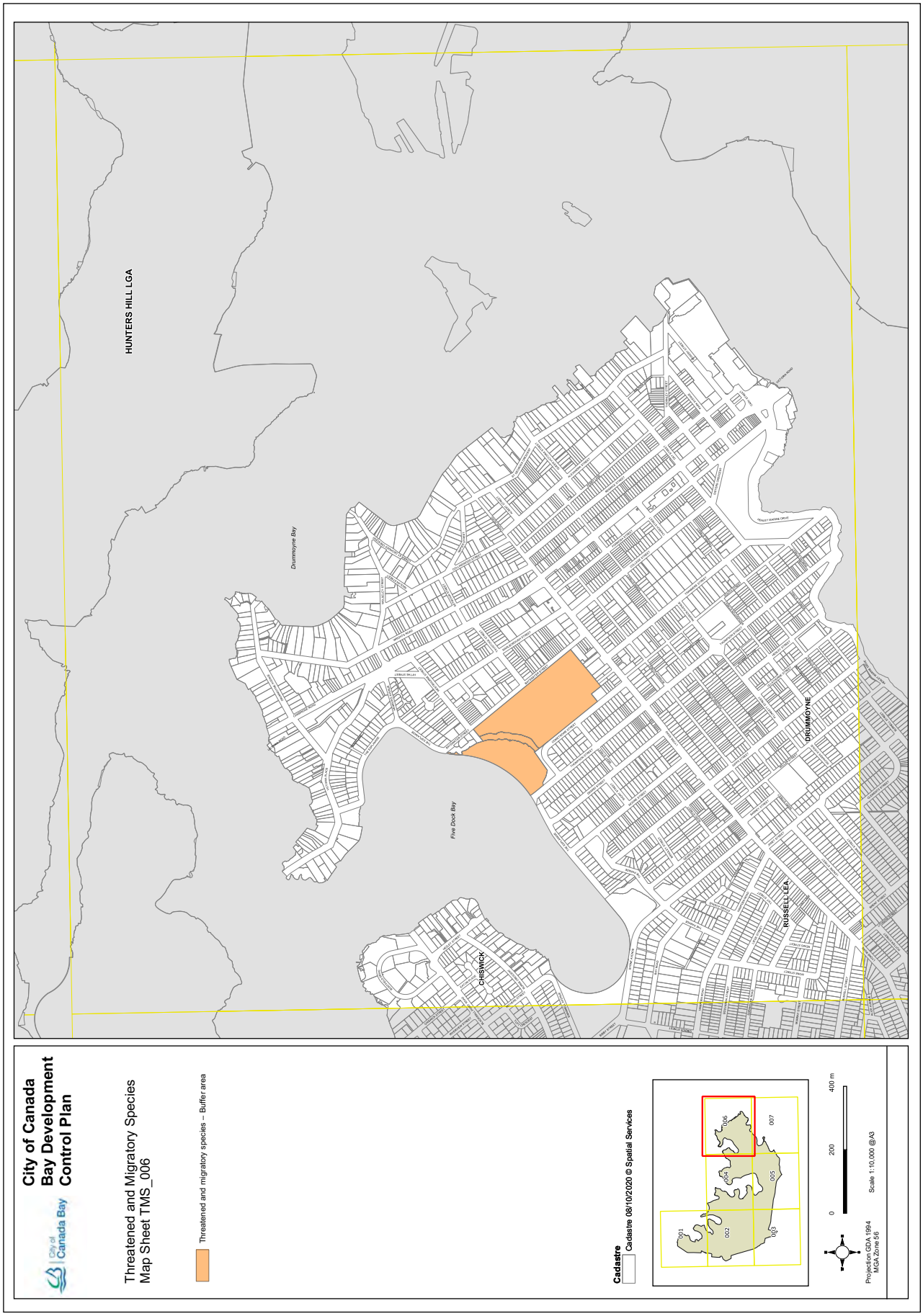


Figure B6.21 Threatened and migratory species map - Sheet 6

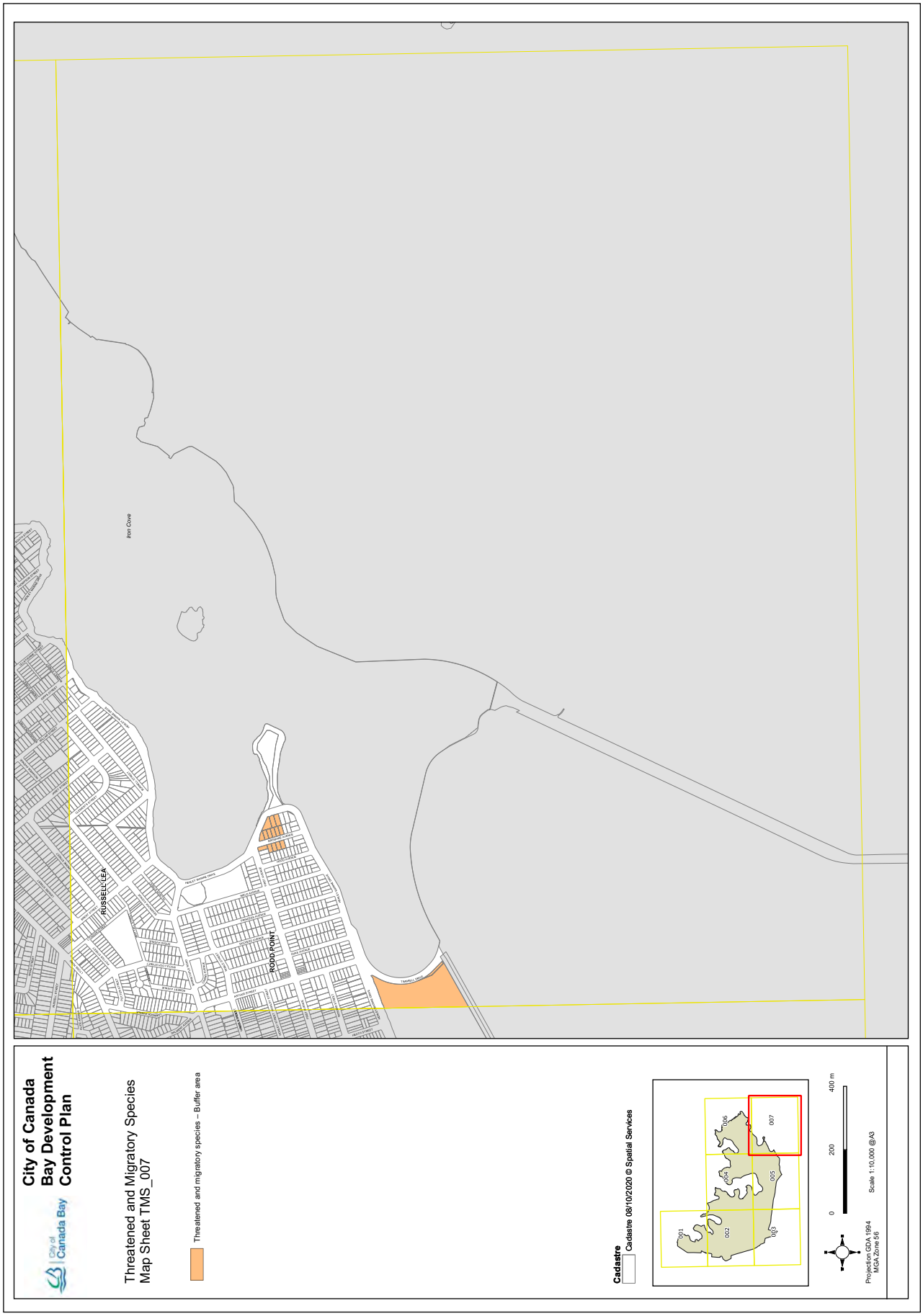


Figure B6.22 Threatened and migratory species map - Sheet 7

B6.10 Urban Tree Canopy

Urban trees play a critical role in creating healthy cities; they provide shelter, improve air quality, absorb carbon and rainfall, cool local environments, and support wildlife. Trees create attractive urban places, providing seasonal variation and creating memorable landmarks.

Collectively, urban trees make up an urban forest. A healthy and well-managed urban forest provides multiple environmental, social, and economic benefits.

Objectives

O1. To protect the urban forest by increasing the retention of existing trees on public and private land

O2. To increase total canopy cover

O3. To enhance the urban forest for amenity, liveability, and biodiversity benefits

O4. Minimise conflicts between people, infrastructure and trees

O5. To grow and protect a resilient and diverse urban forest

Controls

C1. The following minimum number of canopy trees are to be accommodated on site for all development and development types, whether new or involving alterations and additions:

Lot/ dwelling	Minimum number of canopy trees
Less than 400sqm	2
Greater than 400 but less than 600	3
Greater than 600 but less than 800	4
Every additional 200sqm	1 additional tree

C2. If replacement planting is required in accordance with Part B6.7, the minimum number of canopy trees required on site in accordance with the above control shall be increased to accommodate the replacement planting in accordance with Part B6.7.

All proposed developments are to be designed to enable planting to these additional requirements unless, regardless of the design, it can be demonstrated that there is insufficient available area for additional tree planting.

C3. Trees are to be evenly distributed between the front and rear yard wherever possible.

C4. Trees that are to be accommodated within the front setback are to be provided in accordance with the table below:

Lot/ dwelling	Minimum number of canopy trees	Minimum height at maturity (m)	Minimum canopy spread at maturity (m)	Minimum permeable area (sqm)
Front setback <4.5m	1	6-8	5	10sqm 4.5m wide
Front setback >=4.5m	1	8-15	7	4.5 x 4.5

Controls

C5. Trees that are to be accommodated within the rear yard/private open space/ common open space are to be provided in accordance with the table below:

Lot/ dwelling	Minimum number of canopy trees	Minimum height at maturity (m)	Minimum canopy spread at maturity (m)	Minimum permeable area (sqm)
All	1	6-8	5	4.5 x 4.5

C6.	If a tree is proposed to be removed a replanting ratio of 2:1 or 4:1 will apply, up to the maximum prescribed for the site.
C7.	Trees are to be chosen from the list of Canada Bay tree species provided in this DCP, unless otherwise required by this DCP eg in areas designated to enhance biodiversity and habitat connectivity.
C8.	Advanced trees are to be used in all new or replacement planting.
C9.	Trees should be positioned to shade the large areas of hard surfacing exposed to the northern and western sun within the urban environment, such as the walls of buildings, roofing, driveways, roads and footpaths.
C10.	Where a common access way or driveway is provided, the canopy tree(s) should be located to provide shading to the access way or driveway, if practical. Additional planting should be provided along any driveway.
C11.	Structures on the site should be positioned to maximise the retention of existing trees, planting of new trees and establishment of a substantial tree canopy.
C12.	Structures (including services) must be located outside the canopy spread of trees to be retained. This applies to street trees, trees on site and on adjoining sites.
C13.	Trees are to be planted a minimum of 2m from a building, wall, fence or property boundary (including the front boundary).
C14.	Trees are to be planted a minimum distance of 5m from any other tree to prevent a conflict between the canopies.
C15.	Where land in the immediate vicinity has access to views (as considered in Access to views section of this DCP), the proposed trees will consist of open form species to allow views to be gained through the canopy. Note: It may not always be possible to protect a view.
C16.	Where there is no opportunity for deep soil planting of canopy trees there may be an opportunity for planting on a structure. In such circumstances the following minimum soil depths specified in the Apartment Design Guide (NSW Department of Planning and Environment, 2015) shall be applied:

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m^3	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m^3	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m^3	800mm	3.5m x 3.5m or equivalent

Note 1: Trees are to be cared for by the land owner until established to a size consistent with the definition of a Protected tree.

Note 2: The above table containing minimum soil depths for planting on a structure has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths.

B7 Engineering Requirements for Development

B7.1 Engineering works

Council has adopted a separate Civil Infrastructure Works Policy and Engineering Technical Specification which aims to provide engineering requirements for the following:

- Road and Footpath Works
- Vehicular Access
- Stormwater Management

Council requires that all future public infrastructure, development and building works within the Canada Bay Local Government Area comply with the Engineering Technical Specification to ensure that developments and construction of public domain areas are undertaken to aceptable standards.

A full copy of the Engineering Technical Specifications is provided as Appendix 2.

B7.2 Objectives

Road and Footpath Works

Objectives

O1. To provide adequate engineering standards for public domain areas, public road reserves and private access roads.

O2. To ensure that there is a benefit to the public resulting from development and the result is that the public is catered for by uniform infrastructure. Such infrastructure includes the road carriageway, footway, footpath, pavement, kerb and gutter, street trees, utility services, ancillaries and the like.

Vehicular Access

Objectives

O3. To ensure uniformity in the design and construction of vehicular crossings in the City of Canada Bay Local Government Area.

O4. To ensure that safe and convenient vehicular access can be provided to and from parking spaces for all properties.

Stormwater Management

Objectives

O5. To provide uniform guidelines and apply control systems to achieve consistency, in the assessment and conditioning of development applications, in relation to stormwater runoff from all development types.

O6. To minimise any adverse impact on properties caused by stormwater runoff from all development types.

O7. To ensure that the water quality of receiving waterways is not adversely affected by the discharge of pollutants such as nutrients and pathogens, from stormwater runoff as a result of development.

O8. To ensure that uniform stormwater controls are applied throughout the whole of the City of Canada Bay Council Local Government Area.

B8 Flooding Control

B8.1 Introduction

Flooding can be a significant issue that affects people and development in some areas of the City of Canada Bay. The hazard can vary through a wide range over short distances and should be assessed on a location by location basis.

This Section establishes Council's approach to flood related development control for the whole LGA. Council's approach to flooding is based on the requirements of the New South Wales Government's Flood Prone Land Policy and Floodplain Development Manual as amended (FDM 2005).

Different controls are applicable depending on the land use, level of potential flood inundation and flood hazard category.

B8.2 Relationship to other documents

In areas where Council has adopted a Flood Study or Floodplain Risk Management Study or Floodplain Risk Management Plan that sets a flood planning area and freeboards, these will take precedence over the following DCP controls where there is any inconsistency.

Reference should also be made to the Canada Bay Local Environmental Plan for requirements in relation to flood planning and considerations.

B8.3 Land to which this Flood Control clause applies

This section applies to:

- Land which is shown as 'Flood Planning Area' in a Flood Planning Map. Refer to Figure B8.1 to Figure B8.5.
- Land which is recommended to be shown as a Flood Planning Area by a publicly exhibited and/or adopted Flood Study prepared in accordance with the Floodplain Development Manual (FDM) (2005).
- Other land at or below the flood planning level.

Where Council is of the understanding that land subject of an application is or may potentially be affected by flooding, Council may require the applicant to prepare a flood study.

Abbreviations:

AEP: Annual Exceedance Probability

FDM 2005: Floodplain Development Manual

FRMP: Flood Risk Management Plan

FRMS: Flood Risk Management Study

Objectives

O1. To ensure the proponents of development and the community in general are aware of the potential flood hazard over the whole range of AEP and of the consequent risk and liability associated with the development and use of flood liable land.

O2. To manage flood liable land in manner that is economically and environmentally sustainable and socially responsible.

O3. To establish whether or not a proposed development or activity is appropriate to be carried out having regard to the economic, property, environmental and human impacts of flooding.

O4. To protect community by ensuring that developments with high sensitivity to flood risk (eg. critical public utilities) are sited and designed to provide reliable access, continued operability during emergencies, quick recovery and to generally minimise risk from flooding.

O5. To allow development with a lower sensitivity to the flood hazard to be located within the floodplain, subject to appropriate design and siting controls and provided that the potential consequences that could still arise from flooding remain acceptable.

O6. To prevent intensification of inappropriate development.

O7. To control the use of 'High Hazard' areas and Floodways, and wherever appropriate and feasible, allow for their conversion to natural waterway corridors.

O8. To ensure that proposed development does not expose existing development to increased risks associated with flooding.

O9. To ensure building design and location address flood hazard.

O10. To ensure that development does not result in unreasonable flood impacts upon the amenity or ecology of an area.

O11. To incorporate the principles of Ecologically Sustainable Development (ESD).

O12. To minimise the risk to life and property arising from flooding.

O13. To ensure the provision of appropriate access to and egress from areas affected by flooding including for extreme events.

O14. To provide controls to ensure that development is carried out in accordance with this Policy.

O15. To implement the principles of floodplain risk management as defined by the NSW Government's Flood Prone Land Policy and the FDM 2005.

Design Principles

D1. Development should not result in any increased risk to human life.

D2. The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner, property occupants and general community.

D3. Development should only be permitted where effective warning time is available for the evacuation of an area potentially affected by floods to an area free of risk from flooding.

D4. Development should only be permitted where reliable egress is available for the evacuation of an area potentially affected by floods to an area free of risk from flooding.

D5. Evacuation should be consistent with any relevant flood evacuation strategy or flood risk management plan where in existence.

D6. Development should not adversely increase the potential flood affectation on other development or properties, either individually or in combination with similar developments(s) that are likely to occur within the same catchment.

D7. Developments must make allowances for motor vehicles to be relocated to an area with substantially less risk from flooding within an effective warning time.

D8. Developments must provide an evacuation plan detailing procedures that would be in place for an emergency (such as warning systems, signage or evacuation drills).

D9. Flood mitigation measures associated with new developments should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (eg. by unsympathetic house raising), alienation of otherwise usable open space or by being incompatible with the streetscape or character of the locality (including heritage).

D10. Raised structures shall be designed to cater for the forces of floodwaters. An Engineer's Certificate will be required for the structural design.

D11. Development is to be compatible with any relevant Floodplain Risk Management Study, Floodplain Risk Management Plan, Flood Studies, or Sub-Catchment Management Plan.

D12. Development must not divert flood waters, nor interfere with floodwater storage or the natural function of waterways.

D13. Filling of land up to the Probable Maximum Flood (PMF) must not adversely impact upon flood behaviour. This must be demonstrated by appropriate modelling.

D14. Development must consider the impact of flooding resulting from local overland flooding whether it is a result of Local Drainage or Major Drainage.

D15. Where hydraulic flood modelling is required, flow hazard categories should be identified and adequately addressed in the design of the development.

D16. Council strongly discourages basement car parks on properties within the floodplain. Where site conditions require a basement car park on a property within the floodplain, development applications must provide a detailed hydraulic flood study and design demonstrating that the proposed basement car park has been protected from all flooding up to and including the PMF event. An adequate emergency response and evacuation plan must also be provided where basement car parks are proposed in the floodplain.

B8.4 Flood planning maps

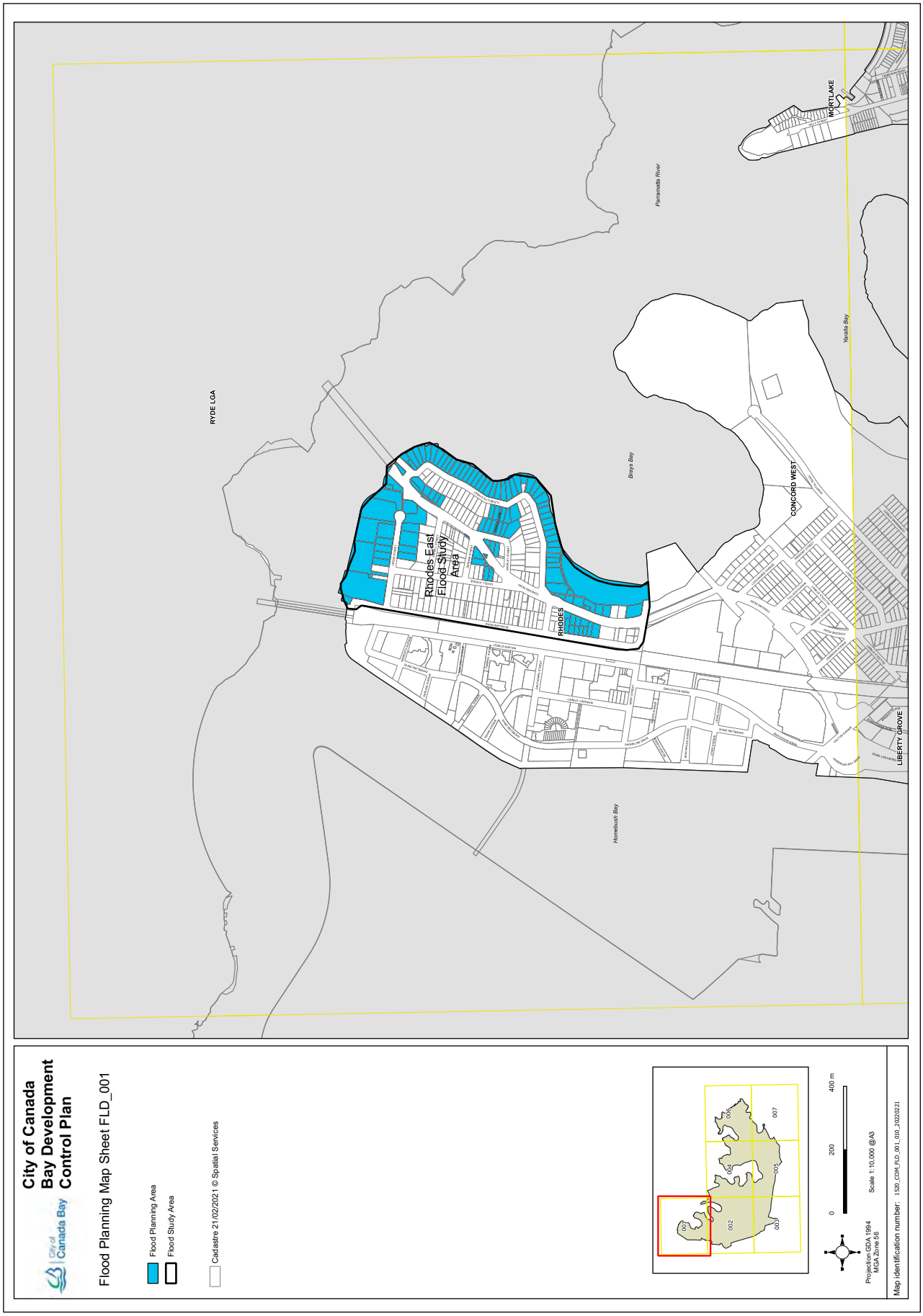


Figure B8.1 Flood Planning Map - Sheet 1

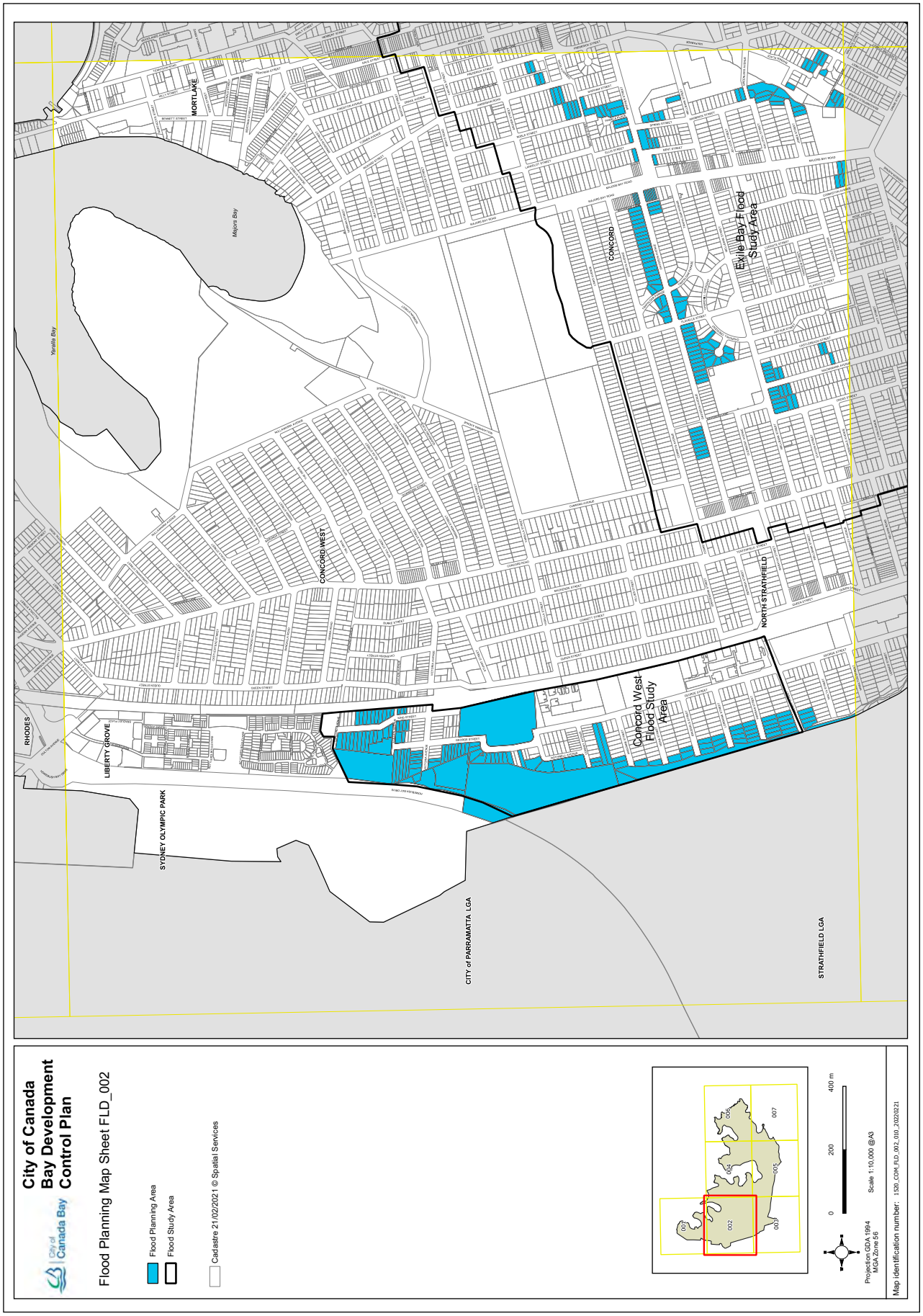


Figure B8.2 Flood Planning Map - Sheet 2

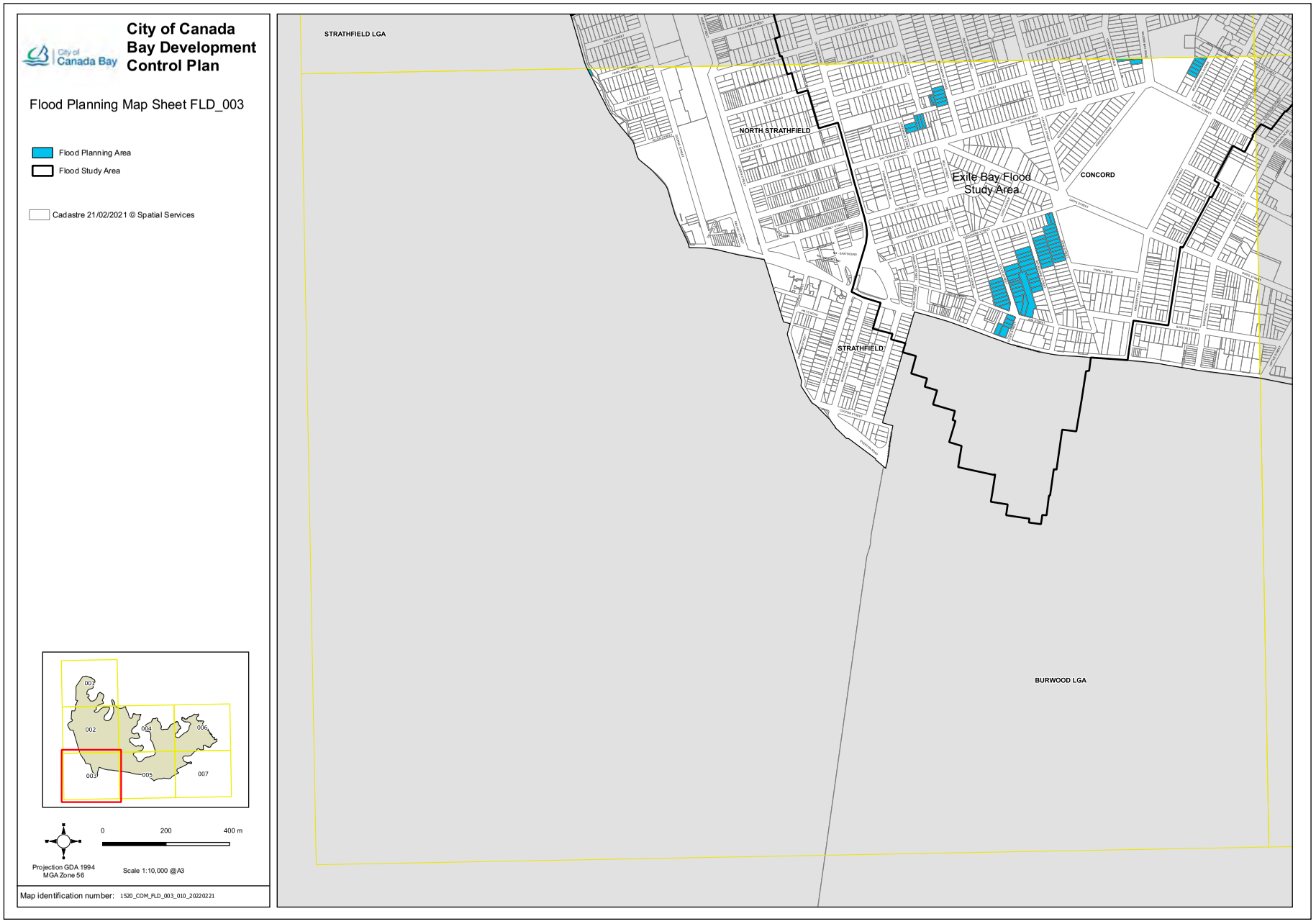


Figure B8.3 Flood Planning Map - Sheet 3

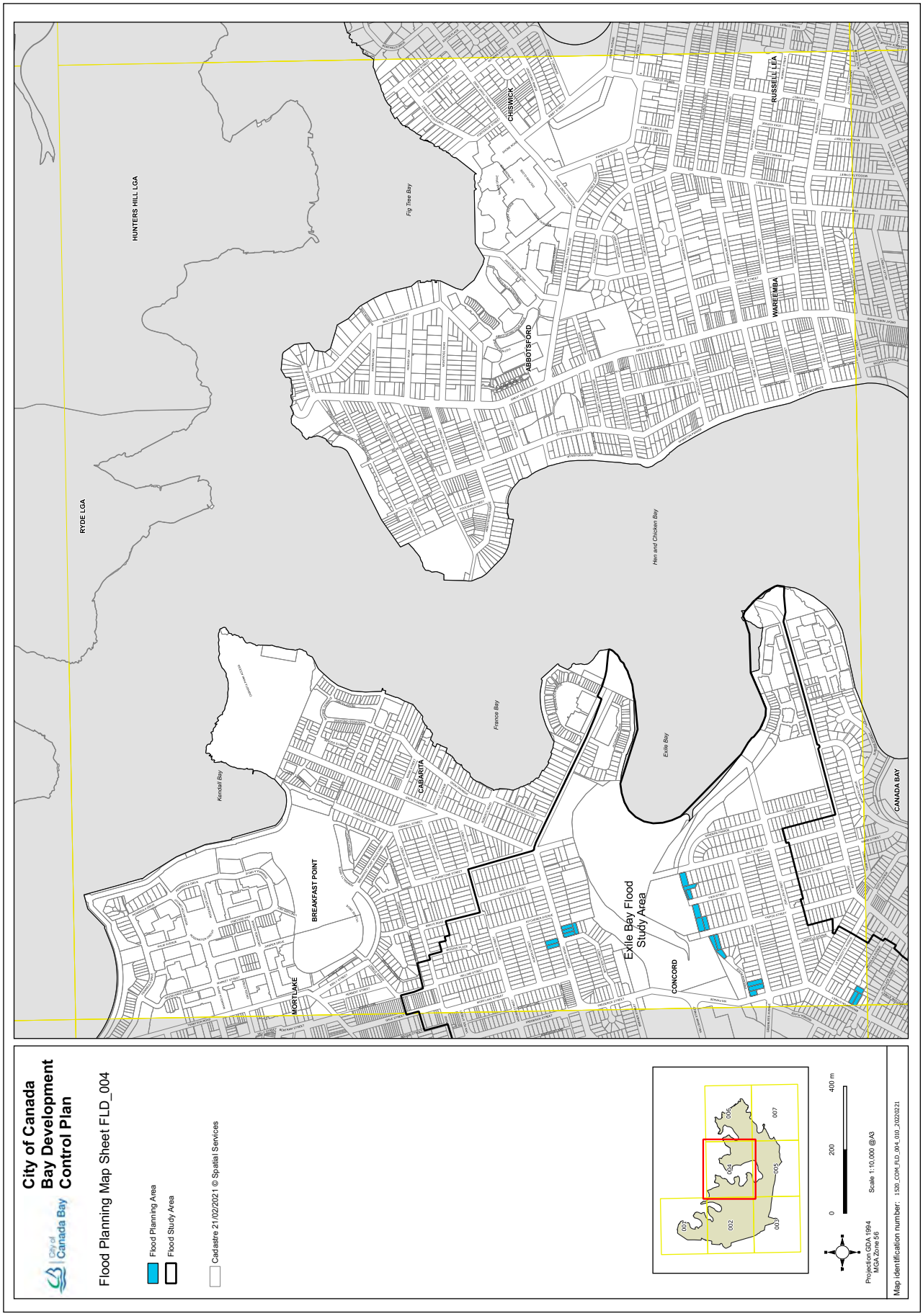


Figure B8.4 Flood Planning Map - Sheet 4

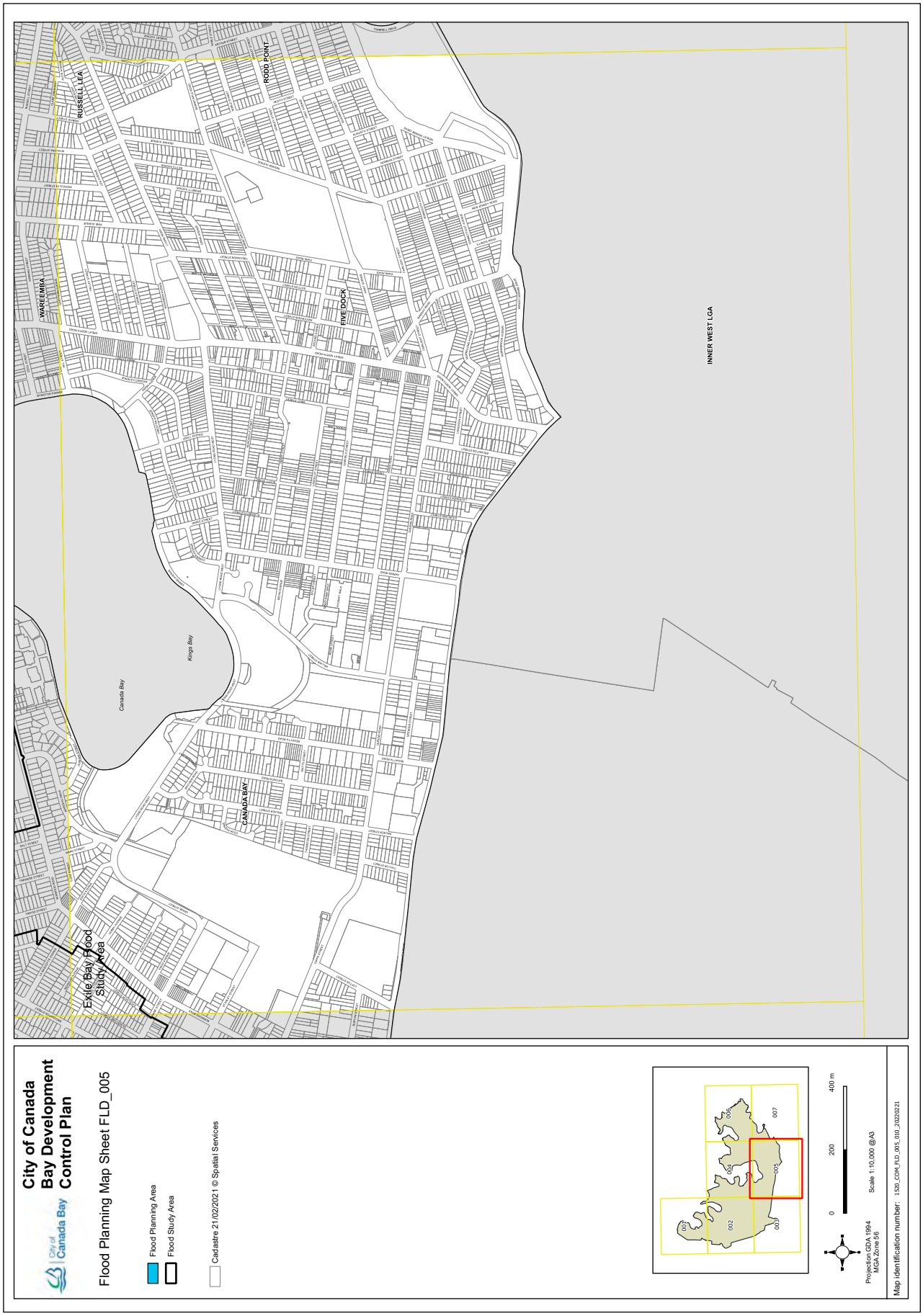


Figure B8.5 Flood Planning Map - Sheet 5

B8.5 Development Controls

All proposals are to have regard to the planning matrix at Table B-T. The procedure to determine which design standards apply to proposed development involves:

Step 1: identify the land use category of the development from Table B-T; and

Step 2: determine which flood risk category applies to the land (in some areas Council may have undertaken a formal flood study and published flood risk mapping or made the data available on application. Where Council is of the understanding that land subject of an application is or may potentially be affected by flooding, Council may require the applicant to prepare a flood study.); and

Step 3: apply the objectives and design principles as outlined in this section and then the design standards in the planning matrix at Table B-T as applicable to the floodplain and land use category, the numbers in Table B-T identify the controls which are applicable as detailed in B7.5 Details of Flood Controls (Flood Planning Matrix).

NOTE: An evacuation plan does not negate requirements for compliance with planning and building regulations.

Table B-S Land Use and Development Category Definitions

Sensitive Uses and Facilities	Community facilities or public administration buildings which may provide an important contribution to the notification and evacuation of the community during flood events(eg community buildings that may serve as evacuation centres); Facilities which involve concentrations of more vulnerable people; Child care centres; Hospitals; Residential care facilities; Seniors housing; Educational establishments. (See also “Concessional Development”)
Critical Uses and Utilities	Public utilities, community facilities or public administration buildings which provide direct emergency response. (Eg Police Stations, Ambulance Stations, SES Headquarters, Council Works Depots, Telecommunication facilities.) Hazardous industries; Hazardous storage establishments; Offensive industries; Offensive storage establishments; Liquid fuel depots; Undertakings which may cause pollution during flooding, are essential to evacuation during periods of flood or if affected during flood events would unreasonably affect the ability of the community to return to normal activities after flood events; Waste management facilities. (See also “Concessional Development”)
Subdivisions	Subdivision of land which involves the creation of additional allotments.
Filling	The net importation of fill material onto a site, except where: 1. final surface levels are raised by no more than 100mm over no more than 50% of the site; or 2. filling is no more than 800mm thick beneath a concrete building slab only. Earthworks involving both cut and fill shall not be considered to be filling provided that: 1. there is no net importation of fill material onto the site; and 2. there is no net loss of flood storage.
Residential	Residential accommodation unless more specifically included in the Sensitive Uses and Facilities category above or Commercial Industrial category below. (See also “Concessional Development”)

Commercial or Industrial	Bulky goods premises; Business Premises; Car parks; Depots; Entertainment facilities; Food and drink premises; Freight transport facilities; Funeral chapels; Funeral homes; Function centres; Hardware and building supplies; Heavy industries; Hotel accommodation; Industries; Landscape and garden supplies; Light industries; Materials recycling or recovery centres; Medical centres; Mixed use development; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings (other than an essential community facility); Pubs; Recreation facilities (indoor); Registered clubs; Restricted premises; Retail Premises; Service stations; Sex services premises; Shop top housing; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Vehicle showrooms; Veterinary hospitals; Warehouse or distribution centres. (See also "Concessional Development")
Tourism Related Development	Advertising structures; Kiosks; Markets; Information and education facilities; Signage.
Open Space or Non-urban Uses	Recreation facilities (outdoor); Recreation areas and minor ancillary structures (e.g. Amenities blocks or kiosks) Boat launching ramps; Boat repair facilities; Boat sheds; Jetty; Animal boarding and training establishments; Environmental facilities; Helipad.
Concessional Development	Concessional development is any development or redevelopment that would normally not be permitted under this Plan, but may be permitted as a concession provided it:- 1. is kept clear of any floodway; and 2. involves an acceptably small (see below for limits) addition or alteration to an existing development that will not cause a significant increase in potential flood losses or risks or have an adverse impact on adjoining properties; or 3. redevelopment that achieves a substantial reduction of the extent of flood affectation relative to the existing situation provided that such redevelopments incorporate, to the fullest extent practical, design features and measures to reduce the existing potential for flood losses and personal risks and avoid any adverse impacts on adjoining properties – especially obstruction or diversion of floodwaters and loss of flood storage. **Limits for residential development. The maximum size of a concessional development is:** 1. a once-only addition or alteration to an existing dwelling of no more than 10% or 30m^2 (whichever is the lesser) of the habitable floor area which existed at the date of commencement of this Policy or Plan; or 2. the construction of an outbuilding with a maximum floor area of 20m^2. **Limits for other (non-residential) development** In the case of other development categories, the maximum size of a concessional development is a once-only addition to existing premises of no more than 10% of the floor area which existed at the date of commencement of this Policy or Plan.

Table B-T Flood Planning Matrix

Planning & Development Controls																												
Planning Consideration (the numbers below identify the controls which are applicable, as contained in section C7.5)	Flood Risk Precincts																											
	Low Flood Risk									Medium Flood Risk									High Flood Risk									
	Sensitive Uses & Facilities	Critical Uses & Facilities	Subdivision	Filling	Residential*	Commercial & Industrial	Tourist Related Development	Open Space & Non-Urban	Concessional Development	Sensitive Uses & Facilities	Critical Uses & Facilities	Subdivision	Filling	Residential*	Commercial & Industrial	Tourist Related Development	Open Space & Non-Urban	Concessional Development	Sensitive Uses & Facilities	Critical Uses & Facilities	Subdivision	Filling	Residential*	Commercial & Industrial	Tourist Related Development	Open Space & Non-Urban	Concessional Development
Floor Level	3	3			2, 5	2, 5	2, 5							2, 5	2, 5	2, 5	2, 5	2, 5								1, 5	4, 5
Building Component	2	2												1	1	1	1	1								1	1
Structural Soundness	2	2												1	1	1	1	1								1	1
Flood Affection	2	2	2	1	2	2	2					1		1	1	1	2	1								1	1
Car Parking & Driveway Access	1, 3 5, 6, 8	1, 3 5, 6, 8			1, 3 5, 6, 8	1, 3 5, 6	1, 3 5, 6	2, 4 6, 7						1, 3 5, 6 7,8	1, 3 5, 6 7	1, 3 5, 6 7	2, 4 6,7	1, 5								2, 4 6, 7	1, 5
Evacuation	2, 4	2, 4 6	5		3, 4	4	4					5, 3, 4		3, 4, 6	3, 4, 6	3, 4, 6	1, 4	3, 6								1.4	3, 4 6
Management & Design	2, 3	2, 3 4	1									1		2, 3, 4	2, 3, 4	2, 3, 4	2, 3, 4	2, 3, 4								2, 3, 4	2, 3, 4

Colour Key Not Relevant Unsuitable Land Use * For redevelopment refer also to 'Concessional Development' provisions

Notes

i Canada Bay Local Environmental Plan 2013 identifies development permissible with consent in various zones. Notwithstanding, constraints to individual sites may preclude the granting of consent for certain forms of development on all or part of a site. The above matrix identifies where flood risks are likely to determine where certain development types will be considered "unsuitable" due to flood related risks.

ii Filling of site, where acceptable to Council, may change the FRP used to determine the controls applied in the circumstances of individual applications.

iii Any fencing that forms a part of a proposed development is subject to the relevant Flood Effects and Structural Soundness planning considerations of the applicable land use category. Fences may need to be of open design to address this cause.

iv Development within the floodplain may be subject to Clause 6.4 Limited Development On Foreshore Area and Foreshore building line provisions in the Canada Bay Local Environmental Plan 2013.

Note that the land above the PMF level is not captured by the above matrix.

B8.6 Details of the Flood Controls

(Flood Planning Matrix see Table B-T)

Floor Level

Controls	
C1.	Floor levels to be equal to or greater than the 20 year Average Recurrence Interval (ARI) flood level plus freeboard.
C2.	Habitable floor levels to be equal to or greater than the 100 year ARI flood level plus freeboard.
C3.	All floor levels to be equal to or greater than the Probable Maximum Flood (PMF) level.
C4.	Floor levels to be equal to or greater than the 100 year ARI flood level plus freeboard. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical, and, when undertaking alternations or additions, no lower than the existing floor level.
C5.	A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the subfloor space is not to be enclosed.
C6.	Because of the particular catchment characteristics of the Concord West Precinct, additional requirement is for habitable floor levels to be at a minimum of RL 3.0m AHD. Refer to sections 9.3.3, 9.3.6, and 10.2.3 of the CWFS.

Building Components and Method

Controls	
C7.	All structures to have flood compatible building components below the 100 year ARI flood level plus freeboard.
C8.	All structures to have flood compatible building components below the PMF.

Structural Soundness

Controls	
C9.	An Engineer's report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year ARI flood level plus freeboard.
C10.	An Engineer's report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a PMF level.

Flood Affectation

Controls	
C11.	An Engineer's report is required to demonstrate how and certify that the development will not increase flood affectation elsewhere, having regard to: a) loss of flood storage; b) changes in flood levels, flows and velocities caused by alterations to flood flows; and c) the cumulate impact of multiple potential developments in the vicinity.
C12.	The impact of the development on flooding elsewhere to be considered having regard to the three factors listed in C1 above.

Car Parking and Driveway Access

Controls	
C13.	The minimum surface level of open parking spaces or carports shall be as high as practical, but no lower than 0.1m below the 100 year ARI flood level. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 100 year ARI flood level.
C14.	The minimum surface level of open parking spaces or carports shall be as high as practical, but no lower than 0.3m above the 20 year ARI flood level.

C15.	Garages capable of accommodating more than 3 motor vehicles on land zoned for urban purposes, or enclosed car parking, must be protected from inundation by floods equal to or greater than the 100 year ARI flood. Ramp levels to be no lower than 0.5m above the 100 year ARI flood level.
C16.	The driveway providing access between the road and parking spaces shall be as high as practical and generally rising in the egress direction.
C17.	The level of the driveway providing access between the road and parking spaces shall be no lower than 0.2m below the 100 year ARI flood level.
C18.	Enclosed car parking and car parking areas accommodating more than 3 vehicles, with a floor below the 100 year ARI flood level, shall have adequate warning systems, signage, exits and evacuation routes.
C19.	Restraints or vehicle barriers to be provided to prevent floating vehicles leaving a site during a 100 year ARI flood.
C20.	Enclosed underground car parks shall have all potential water entry points protected from the PMF. The intent of this requirement is to mitigate the creation of life threatening circumstances and very high economic loss such as may occur with the complete inundation of an underground car park. Council may consider relaxation of this requirement if it can be shown by modelling that the catchment characteristics are such that the maximum depth of inundation is less than 300mm. Because of the particular catchment characteristics of the Concord West Precinct, an additional requirement within that precinct is for habitable floor levels to be at a minimum of RL 3.0m AHD. Refer to sections 9.3.3, 9.3.6, and 10.2.3 of the CWFS.

Evacuation

Controls	
C21.	Reliable access for pedestrians required during a 20 year ARI peak flood.
C22.	Reliable access for pedestrians and vehicles required to a publicly accessible location during the PMF peak flood.
C23.	Reliable access for pedestrians and vehicles is required from the site to an area of refuge above the PMF level, either on site (eg. second storey) or off site.
C24.	Applicant is to demonstrate the development is consistent with any relevant flood evacuation strategy or similar plan.
C25.	Applicant is to demonstrate that evacuation in accordance with the requirements of this DCP is available for the potential development resulting from the subdivision.
C26.	Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon SES or other authorised emergency services personnel.

Management and Design

Controls	
C27.	Applicant is to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this clause, and any applicable flood study, FRMS and FRMP.
C28.	Site Emergency Response Flood Plan required where the site is affected by the 100 year ARI flood level (except for single dwelling-houses).
C29.	Applicant is to demonstrate that area is available to store goods above the 100 year flood level plus freeboard.
C30.	No storage of materials below the 100 year ARI flood level.

B9 Contaminated land

Objectives

O1. Minimise the risk to human and environmental health on land contaminated by past uses.

O2. To ensure each development application includes information sufficient to allow Council to meet its obligation to determine whether development should be restricted due to the presence of contamination.

O3. To facilitate appropriate site remediation to ensure the land is suitable for the intended use.

Note: These obligations are outlined in State Environmental Planning Policy No.55 at the time of adoption of this plan.

Controls	
C1.	All development must take precautionary steps to prevent the release of substances that cause contamination of soil, surface water, air or groundwater.
C2.	Proposals for the development of contaminated land or potentially contaminated land will need to determine: a) The extent to which land is contaminated (including both soil and groundwater contamination) and; b) Whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out, and; c) Whether the land requires remediation to make the land suitable for the intended use prior to that development being carried out, and; d) If the land has been previously investigated or remediated, development cannot be carried out until Council has considered the nature, distribution and levels of residues remaining on the land and Council has determined that the land is suitable for the intended use.
C3.	In accordance with Clause 9(f) of SEPP 55, Council specifies the following additional works as Category 1 remediation works: a) Remediation work within 40m of an open drainage channel, creek or water body. b) Remediation work involving treatment of groundwater. c) Remediation work involving on-site treatment of contaminated soil e.g., soil stabilisation, land-farming, soil washing or thermal desorption. d) Remediation work involving on-site capping or containment of contaminated soils. e) Remediation work on a site where off site migration of contaminants has occurred. f) Remediation work involving the removal of Petroleum and other Underground Storage Tanks.

B10 Crime prevention through environmental design

Objectives

O1. Provide a safe environment and minimise opportunities for criminal and anti-social behaviour.

Controls	
C1.	Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.
C2.	In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.
C3.	Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.
C4.	Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
C5.	Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.
C6.	Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.
C7.	Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.
C8.	Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

B11 Energy efficiency

Objectives

O1. To encourage designs that make provision for current or future installation of energy efficient technologies.

Controls	
C1.	Roof forms shall be designed to allow for current or future installation of solar panels without adverse impacts on the amenity of neighbours or the streetscape.
C2.	Space should be provided within the building for the current or future installation of battery storage.

B12 Subdivision and allotment size

Subdivision is the division of land into two or more parts for separate occupation, use or disposition.

Objectives

O1. To minimise any likely impact of subdivision and future development on the amenity of neighbouring properties.

O2. To ensure lot size and dimension are able to accommodate a dwelling and provide adequate open space and car parking consistent with the relevant requirements of this DCP.

O3. To ensure lot size and dimension take into account the slope of the land and existing vegetation identified in the site analysis.

O4. To ensure lot size and dimensions enable dwellings or future dwellings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.

Where relevant, Torrens Title subdivision standards are contained on the Lot Size Map to the Canada Bay Local Environment Plan.

Controls	
C1.	The minimum frontage to the street for normal allotments is:

Allotment type	Minimum frontage to street
Normal allotment	14.0m
Hatchet–shaped allotment	4.0m

Controls	
C2.	Where the subdivision of an allotment is creating: a) A single battle-axe allotment, the minimum width of an access handle is 4.0 metres; or b) Two or more battle-axe allotments, the minimum width of an access handle is 4.0 metres plus a passing bay at 30 metre intervals.

In each case, a 0.5 metre wide landscape strip is to be provided on the outer edge of the access handle.

Controls	
C3.	A secondary dwelling must not be subdivided. It is to be located on the same lot of land as the principal dwelling and not being an individual lot within a strata plan or a community title scheme.

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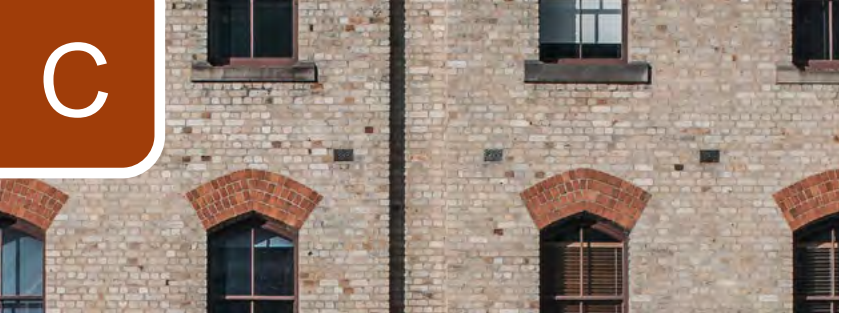
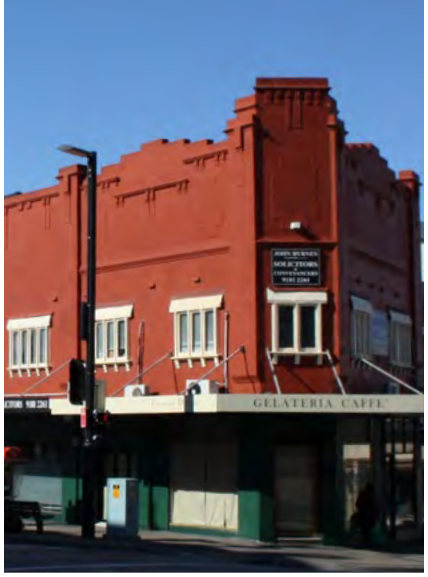




PART C - HERITAGE

C4 Development in Heritage Conservation Areas

C1 Heritage reports to accompany development applications

Decisions affecting a heritage items or place within a conservation area need to be based on a clear analysis of why a place is significant and how proposals affecting the place have been designed to minimise the impact on the significance of the place. Depending on the significance of the place, strategies or policies to ensure the retention of the significance of the place might need to be developed. For this reason, different types of reports may be required for development proposals affecting places in a conservation area and heritage items.

The following outlines the different types of reports and when they may be required.

Please confirm with Council's heritage advisor if heritage report is needed

C1.1 Statement of heritage impact

A statement of heritage impact analyses and justifies the impact or place in a conservation area, or development in the vicinity of a heritage item of conservation area. Ideally, the impact would be such that the significance of the heritage item is not compromised, but rather enhanced by, for example, its stabilisation or repair and, where appropriate, restoration, reconstruction, adaptive re-use or sympathetic new development.

A statement of heritage impact is required to accompany a building or development application. It should be succinct. Pertinent documents, such as physical condition reports, can be attached. Evidence may be included as to why alternative solutions are not viable.

A statement of heritage impact is to include the following:

- A brief history of the subject site
- A brief description of the subject site including comprehensive photographs
- For heritage items, a comprehensive assessment of heritage significance undertaken in accordance with the Heritage Council guideline Assessing Heritage Significance, including a grading of significance of the items built fabric and spaces, and garden elements.
- A description of the proposed works
- The impact of the proposal on heritage significance
- Any mitigation measures
- Why more sympathetic solutions were not viable
- Relevant heritage controls of this DCP
- Relevant policies in a conservation management document
- For conservation areas, reference could also be made to Design in Context Guidelines for Infill Development in the Historic Environment.

C1.2 Conservation policy

A conservation policy explains the principles to be followed to retain or reveal an item's significance. The aim is to show how the heritage significance of the item can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The policy should be a positive set of guidelines for enhancing a heritage asset and its significance — not a set of restrictive rules. Heritage items that are restrained by inappropriate policies are in danger of having no viable use and are therefore likely to be neglected, falling into disrepair. The policy should be closely-related and cross-referenced to the statement of significance and to the significance of various elements of the item. Some parts of a heritage item, for example, might be more adaptable to a new use; or it may be essential to retain and enhance some views to, and from, the heritage item.

A conservation policy should be concise, and acceptable to all the parties involved in managing the item's future.

C1.3 Conservation management plan

A conservation management plan states the conservation policy and the statement of significance and looks in more detail at achieving the future viability of the item and retaining the maximum heritage significance in future development proposals.

C1.4 Requirements for heritage reports

The following table outlines what type of Heritage Report is required for a development application.

Table C-A Requirements for heritage reports

Heritage listing	Type of development	Type of heritage report required
Site within a Conservation Area	Demolition – partial or complete	Statement of Heritage Impact
	Change of Use	Statement of Heritage Impact
	Additions and Alterations	Statement of Heritage Impact
	New Development	Statement of Heritage Impact
	Subdivision	Statement of Heritage Impact
	Change of external material (re–roofing, re–cladding, rendering, replacement of windows or joinery)	Statement of Heritage Impact
	Installation of new services	Statement of Heritage Impact
	Landscape work including new fences and driveways, tree removal	No report required
	Change of colour scheme	No report required
	New signage	No report required
	Major Works	Conservation Management Management Plan (or Conservation Management Strategy if agreed by Council)
Heritage item of local significance In some cases, such as where major work is proposed to a heritage item, or where there are compliance issues, a Conservation Management Plan maybe required.	Demolition – partial or complete	Statement of Heritage Impact
	Change of Use	Statement of Heritage Impact
	Additions and Alterations	Statement of Heritage Impact
	New Development	Statement of Heritage Impact
	Subdivision	Statement of Heritage Impact
	Change of external material (re–roofing, re–cladding, rendering, replacement of windows or joinery)	Statement of Heritage Impact
	Installation of new services	Statement of Heritage Impact
	Landscape work including new fences and driveways, tree removal	Statement of Heritage Impact
	New Signage	Statement of Heritage Impact
	Change of colour scheme	No report required
Heritage item of state significance	Demolition – complete or major partial	Conservation Management Plan
	Demolition – minor partial	Conservation Policy
	Change of Use	Conservation Management Plan
	Minor Additions and alterations	Conservation Policy
	Major Additions and alterations	Conservation Management Plan
	Subdivision	Conservation Management Plan
	Change of colour scheme	Conservation Policy
	New development adjacent to heritage item	Statement of Heritage Impact
	New development on the site of a heritage item	Conservation Management Plan
	Change to external material (re–roofing, re–cladding, replacement of windows or joinery)	Conservation Policy
	Installation of new services	Conservation Policy (a Conservation Management Plan might be required if the building is undergoing a major services upgrade)
	Fire Upgrade	Conservation Policy
	Landscape work – minor	Conservation Policy
	Landscape work including new fences and driveways, tree removal	Conservation Management Plan
	New Signage	Conservation Policy

C2 Development of heritage items

Heritage items have been identified as places that should be retained and conserved for future generations. The heritage significance of these places must be understood and respected when designing future development.

C2.1 Setting

Setting is the area around a heritage item that contributes to its heritage significance and may include the visual catchment of a heritage item. Topography, trees, gardens, outbuildings, fencing, and pavement can all contribute to the setting of a heritage item. Where a heritage item is a landmark, it is particularly important that new development does not obscure its visual presence in the streetscape and/or townscape. Secondary dwellings are generally not acceptable on the site of a heritage item due to the adverse impact on the visual curtilage and landscape setting of heritage items.

Objectives

O1. To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking.

O2. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape.

Controls	
C1.	Elements that contribute to the setting of a heritage item, including things such as landscaping, fences, driveways, seawalls etc must be retained.
C2.	Alterations and additions should be located at the rear.
C3.	Ancillary structures at places of heritage significance such as secondary dwellings, swimming pools and outbuildings should be located at the rear so that they do not impact on the setting of the heritage item.
C4.	Cut and fill or other work that changes the landform around a heritage item should generally be limited to 1m. Basements under heritage items are not acceptable
C5.	Secondary dwellings are only possible on sites that are large enough to retain a landscape setting around the house commiserate with the scale of the house, including a backyard with trees.
C6.	Secondary dwellings must not detract from the setting of a heritage item.

C2.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development at places of heritage significance respects the scale of the existing buildings and/or landscape elements that contribute to the significance of the place.

Objective

O1. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a scale consistent with the heritage item.

O2. To ensure that the heritage item remains the visually dominant element on the site.

Controls	
C1.	Alterations and additions to a heritage item should not be larger in scale than the heritage item and should preferably be single storey.
C2.	Development of a larger scale than the heritage item is allowable only if the new development is visually subservient, will not detract from the aesthetic qualities of the place, and important views of the heritage item.

C2.3 Form and detailing

The form of a building is its overall shape and volume and the arrangement of its parts. The rooflines of buildings, and elements such as chimneys, parapet walls, verandahs etc are often important elements of the form of a heritage item. It is also important that alterations and additions do not reduce the structural integrity of an existing building.

Objectives

O1. To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions.

O2. To ensure that the form of a heritage item retains its importance in the streetscape and/or townscape.

O3. To ensure that important interior spaces are retained.

O4. To ensure that alterations and additions do not have a detrimental impact on the structural integrity of a heritage item.

Controls	
C1.	Important elements of a heritage item, such as walls, roofs, windows, doors, chimneys, parapets, decorative elements, verandahs, joinery, gable ventilators, etc must not be demolished, must retain their integrity (including structural integrity), and must not be obscured by alterations and additions.
C2.	Verandahs on the front and sides of a heritage item must not be infilled.
C3.	Additions should be attached to the original part of the building as wings, linked pavilions or skillions at the back of the house. Additions should not be higher than the ridgeline of the existing building and the existing roof over the main body of the building must be retained. Pavilion additions must be set slightly apart from the original house and connected with a lower built element.
C4.	New development, and alterations and additions to heritage buildings, must not to detract from the visual importance of the heritage item.
C5.	Mock historical details should not be applied, as they will not be of any heritage value themselves and can confuse our understanding of what is ‘old’ and ‘new’.
C6.	“Pop top” additions (an additional form extruding above the roof rather than above the external walls below) are not acceptable.
C7.	Important interior spaces and elements must be retained.
C8.	Alterations and additions must result in a final building that is a visually cohesive whole.

C2.4 Materials and colours

The selection of materials and colours is very important to the aesthetic qualities of most built heritage items. Development that includes changing roof materials, re-skinnning of brickwork, rendering or painting of face brickwork and inappropriate textured finishes can degrade the character of a heritage item.

Additions and alterations on the site of a heritage item should take into consideration the original materials of the heritage item. While it is not always necessary to match the materials of the original building, new materials and colours should be carefully selected to ensure they complement the original building.

Objectives

O1. To ensure that original materials that contribute to the significance of heritage items are not obscured.

O2. To ensure that colours of paintwork on heritage items are consistent with the significance of the heritage item.

O3. To ensure that external materials and colours of new development relate well to the materials and colours of the heritage item.

Controls	
C1.	Original materials of heritage items must not be replaced with different materials or materials of different colour.

C2.	Non-original materials of heritage items that are being replaced shall be replaced with material that matches the original material as closely as possible.
C3.	Painting or rendering original face brick walls is not permitted, and re-skinning may exceptionally be considered where condition of fabric does not allow its further retention. Timber houses may be re-clad with timber weatherboards of a profile to match existing. Re-roofing should use materials matching the original.
C4.	The detail and texture of original rendered finishes should not be changed.
C5.	Materials for additions and alterations to heritage items should be harmonious with the original materials of the heritage item.
C6.	Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.
C7.	The use of fluorescent paint and primary colours on heritage items is not permitted.
C8.	The use of modern finishes including stencilled concrete for driveways is not permitted.
C9.	Where it is not possible to retain an original building or landscape component, the new component is to match the original.
C10.	Missing original components of the heritage item should be replaced.

C2.5 Doors and windows

The spacing, proportions and detailing of doors and windows of heritage items usually contributes greatly to their aesthetic appeal. Altering windows and doors or adding new openings can dramatically affect the character of a building.

Objectives

O1. To retain original windows and doors that contribute to the aesthetic quality and/or significance of a heritage item.

O2. To reinstate lost details that contributed to the aesthetic qualities and/or significance of a heritage item.

O3. To retain the proportions of walls and openings that contribute to the aesthetic quality of a heritage item.

O4. To ensure that original or significant doors and windows are not obscured or altered by fittings and additions.

Controls	
C1.	Original or significant windows and doors in important elevations of a heritage item must be conserved.
C2.	Where original or significant windows and doors in important elevations of a heritage item have been removed, and replacement of the new joinery is proposed, the original windows and/or doors must be reconstructed.
C3.	Roller shutters, security bars and grilles are not permitted on window and door openings that have a frontage to the street or that are adjacent to public open space.
C4.	Additions to external doors, including security screens and grilles, must not obscure or distort the original form of doors or the character and significance of the building.

C5.	New windows and doors in important elevations of a heritage item must be: a) carefully located to retain the original relationship of solids and voids; and b) of proportions, materials and details similar to existing windows and door openings in the building.
C6.	New dormer and roof windows of a house should be located on rear roof slopes in preference to roof slopes visible from the street.
C7.	New dormer windows visible from the street are only be possible on houses of style and period appropriate for dormer windows. These dormers must be: a) located to complement the original design of the building; and b) of proportions and details to complement the original character of the building.
C8.	Extensive areas of glazing are not permitted unless this feature was a feature of the original design of the building visible from the public realm.
C9.	New skylights are not permitted in roof slopes visible from the public realm.

C2.6 Car parking

Garages and carports can have the greatest detrimental impact on the aesthetic qualities of heritage items. Garages and carports in front of the building line obscure views of the buildings and break the rhythm and pattern of the streetscape. The proportions of garage doors do not relate to the smaller and more vertical proportions of windows and doors that are usually found on heritage items.

Objective

O1. To ensure that, where possible, garages and carports are designed to minimise the visual impact on views of heritage items.

Controls	
C1.	Original or significant garages should be retained and conserved.
C2.	Garages and carports must be detached and located as far behind the front building alignment as possible. The minimum setback is 3 metres from the main wall (not a verandah wall).
C3.	Garages must not be incorporated into the main body of the heritage item or the front façade of a heritage item.
C4.	Where a new garage or carport is on the same side of a building as a side verandah, the garage or carport must be detached and located entirely behind the end of the verandah by at least 1m.
C5.	Garages and carports must not be integrated with any auxiliary structure or secondary dwelling.
C6.	New car parking structures must be visually recessive. Garages and carports must be single storey.
C7.	Double garages, unless located in the backyard behind the main building, are not acceptable.
C8.	Basement parking is not permitted.

C2.7 Fencing

Fencing, particularly fencing facing the street, is of particular importance in establishing the setting of a heritage item. Fencing should complement the style and scale of the house.

Objectives

O1. To conserve gates and fences that are early or contemporary with heritage items.

O2. To ensure that new fences and gates are in keeping with the character of the heritage item.

O3. To ensure that the aesthetic quality of the heritage item is not diminished by inappropriate fencing.

Controls	
C1.	Fencing and gates that are original or early components of the heritage item must not be demolished.
C2.	Fences that return from the front fence to the front wall of the house must not be higher than the front fence.
C3.	New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.
C4.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of solid material such as masonry, should not be greater than 900mm in height above the adjacent public footpath level.
C5.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of (non-solid) material such as timber pickets, metal palisades or wrought metal should not be greater than 1.2m in height above the adjacent public footpath level.
C6.	Original face brick or sandstone fencing to a heritage item must not be painted.
C7.	Colorbond steel fences are not acceptable.
C8.	Side and rear boundary fences behind the building line must be traditional lapped timber paling fences.

C2.8 Landscape elements including paving and driveways

Landscape elements are of great importance in contributing to the aesthetic quality of heritage items. The design of front gardens usually provides a setting for the building and reinforces the character of the heritage item.

Objectives

O1. To retain important landscape elements that contribute to the significance of heritage items.

O2. To reinforce the qualities of the heritage item through appropriate landscaping.

Controls	
C1.	Original driveways and footpath crossings that relate to a heritage item must be retained. The design and materials of the original driveway should be retained, and if missing, replaced.
C2.	New driveways should be pairs of driveway strips of off-white or red oxide concrete, or brick on edge, with grass or ground cover between.
C3.	There must be only one driveway and the width of the driveway must be minimised. Double driveways and footpath crossings are not permitted.
C4.	Original or early garden layouts and plants that contribute to the significance of the heritage item must be retained.
C5.	New trees must be planted in the case where it is proposed to remove existing trees.
C6.	Established trees, shrubs, boundary planting and garden layouts that contribute to the significance of the heritage item must be retained. This includes trees in the public domain which may be affected by development.

C7.	When designing new gardens, surviving plants and garden elements which indicate the basic garden structure, must be incorporated into new appropriate designs that complement the style of the building.
C8.	Garden space must be sufficient to accommodate a large spreading tree, lawn, and shrubbery, in the backyard of a house.

C2.9 Outbuildings

Early or significant outbuildings, such as sleep-outs, shade-houses and pergolas, are important in contributing to the aesthetic quality, setting and story of use and development of a place.

New outbuildings such as garden sheds, outhouses, gazebos and pool pavilions can easily detract from the setting of heritage items. The location and setting of these must be carefully considered so that they have minimal impact on important views of heritage items.

Objective

O1. To minimise visual intrusion on views of heritage items due to outbuildings.

O2. To ensure original significant outbuildings are conserved.

Controls	
C1.	Original significant outbuildings, including sleep-outs, shade-houses and pergolas, must be retained and conserved.
C2.	New outbuildings and other auxiliary structures must be located in the rear yard of heritage items.
C3.	Outbuildings and other auxiliary structures must be single storey and designed so that they have no impact on important views of heritage items.
C4.	Outbuildings and other auxiliary structures must not be integrated with a garage or carport.
C5.	Double garages, unless located in the backyard behind the main building, are not acceptable.

C2.10 Services

Careful consideration must be given to the introduction of new services so that they do not adversely affect the positive aesthetic qualities of a place or important building fabric or landscaping. New services include things such as lifts, air-conditioning, telecommunications, water management, fire protection measures, solar panels etc.

Objective

O1. To ensure that new services are designed and located so they do not adversely affect the aesthetic values of the place.

O2. To ensure that new services do not require the removal or obstruction of built and landscape features that contribute to the heritage values of the place.

Controls	
C1.	New services must not damage built and landscape features that contribute to the heritage significance of a place.
C2.	New services must be located where they do not disrupt the aesthetic qualities of a place.
C3.	Air-conditioning units must not be located on roofs if this would result in the units being visible from the public domain.
C4.	Telecommunication elements such as conduits and junction boxes must not be located on front facades.
C5.	Storm water detention tanks, water storage tanks and the like must not be located within the front setback, except in the case that they are located below a driveway.
C6.	Kiosk substations and fire hydrant boosters must be located where they will have the least visual impact, and must be integrated into the landscape scheme.

C7.	Services such as solar panels, television aerials and satellite dishes are to be located on roof slopes facing the rear of heritage items.
C8.	Services should not be higher than the main ridge line of a building that is or is part of a heritage item and shall be located so that they are not visible from the public realm.
C9.	Lifts, if required, must be installed where existing building fabric and spaces have little or no significance.
C10.	Fire services must respect existing building fabric and details, including minimising changes and being appropriately located.
C11.	New service must not interrupt significant spaces and building fabric.

C2.11 Demolition

Full demolition of heritage items is generally not permissible. Partial demolition of heritage items is possible subject to the merits of the proposal.

Outbuildings that relate to heritage items can be demolished if the demolition does not impact on the significance of the heritage item.

Objective

O1. To retain buildings that are of heritage significance or components of the site that contributes to the significance of a heritage item.

Controls	
C1.	Buildings that are listed as heritage items or contribute to the significance of a heritage item should not be demolished.
C2.	Partial demolition of a heritage item or its significant components, should only be allowed when it can be established that the partial demolition will have acceptable impact on the significance of the heritage item, or when the condition of fabric is such that its failure is imminent. In the latter case, a reconstruction of demolished fabric may be required.

C2.12 Subdivision

The grounds associated with a building provide a setting for a heritage item. The grounds of a heritage item can also ensure that important views to or from a heritage item are available. Subdivision can result in the loss of the setting of a heritage item and should only be done if an adequate curtilage can be retained.

Objectives

O1. To ensure that subdivision of a heritage item does not result in a loss of appropriate curtilage for the heritage item.

O2. To ensure that subdivision of a heritage item does not potentially result in development that would obscure important views to or from the heritage item.

Controls	
C1.	Subdivision of an allotment that includes a heritage item should not be allowed unless an adequate curtilage of the heritage item is retained.
C2.	The relationship between key elements that are important to the heritage item must be maintained.
C3.	Subdivision of land that includes a heritage item is not allowed unless it can be established that proposed or future development on the created allotments will not adversely impact on the setting of a heritage item or important views to or from the heritage item.

C2.13 Signs

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained.

Residential heritage items can be obscured by inappropriate signage. For most late nineteenth century and early twentieth century buildings, house names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.

Objectives

O1. To allow for appropriate signage on heritage items.

O2. To ensure the original details of heritage items are not obscured by inappropriate signage.

Controls	
C1.	All commercial signs on a heritage item or a building in heritage conservation area are to be restrained in visual prominence, of design compatible with style of the building, of high standard of materials, construction and graphics, and carefully placed in an appropriate location avoiding damage to the significant fabric.
C2.	Any sign proposed for a heritage item is to be consistent with the recommendations of any approved Signs Strategy forming part of a development consent or the policies and recommendations of any Conservation Management Plan applying to the heritage item.
C3.	Signage should include clear business identification by name and type, and should not include contact details, products offered or promotional messages. Graphics may be assessed for potential impact on heritage values.
C4.	New signs should be located in areas or elements of buildings that have traditionally been used for signage. Signs between the awning level and the parapet of a heritage item or a building in heritage conservation area are not permissible.
C5.	Shops in heritage listed buildings or in conservation areas are limited two signs per frontage, and other commercial tenants one sign per frontage from these types: a) Awning fascia sign, b) Under-awning sign, and c) Above-entry (hamper) sign.
C6.	In addition to the above, commercial tenants including shops are permitted traditional gilded lettering to glass. Areas under lettering should be limited to 5% of the overall glass area.
C7.	In addition to the above, commercial tenants including shops are permitted intrinsic sign types, such as written in the pavement, in tile work, etc. Any new intrinsic signs are to be designed and installed sympathetically with regard to existing intrinsic signs. In cases this may result in the potential locations for new signs being restricted or unavailable. Significant intrinsic signs in lead lighting or windows, painted on walls or as raised lettering in render must be conserved in situ. Any other significant existing signs need to be retained.
C8.	Internally illuminated signs are not permitted on a heritage item or a building in heritage conservation area unless they are a reconstruction of an original significant sign.
C9.	Externally illuminated signs are permitted only where cabling and conduit supplying power to the sign is completely concealed and does not involve intervention in or damage to significant fabric.
C10.	The installation of any sign on a heritage item is to be carried out in a reversible manner without damage to the significant fabric. In the case of a sign affixed to any stone or brick wall of a heritage item the sign is to be fixed in such a way that stone is not damaged and any fixings are put only onto mortar joints.
C11.	The consent authority shall have regard to the name of a heritage item and whether or not the name is significant before allowing its building name sign to be changed. On some buildings this may mean that the building name may not be changed.

C2.14 Adaptive reuse

Adaptive reuse of buildings is a process that changes a place that is no longer suitable for its original purpose, to a place that can be used for a new purpose. It is desirable both for environmental sustainability and heritage conservation.

Reusing historic buildings has long term benefits for the community. Adaptive reuse allows buildings that are valued by the community to be retained for future generations. Sometimes it is the only way a place can be conserved for the future.

In many cases, adaptive reuse will involve few if any changes to a building. Where changes are needed to a building of heritage significance, it is important to first understand why the place is significant. Changes should then ensure that significant aspects of the place are conserved and that new development respects the significance of the place.

All buildings have “embodied energy”: the energy consumed by all the processes involved in producing materials, delivering them to site and constructing the building. New buildings have high energy costs. In 2001, new buildings accounted for about 40% of annual energy and raw materials consumption. According to the Australian Greenhouse Office, the reuse of building materials can save approximately 95% of embodied energy. Adaptive reuse of buildings is also an important part of sustainable development.

General

Objectives

O1. To encourage adaptive reuse of buildings which are no longer suitable for their original use.

O2. To ensure that adaptive reuse of heritage items respects the significance of the place.

O3. To ensure that the impacts of adaptive reuse on heritage items is minimised.

Controls	
C1.	Where original use is discontinued, adaptive reuse which requires minimal change to fabric may be considered.
C2.	Where adaptive reuse requires unacceptable degree of change due to legislative compliance, alternative solutions may be sought, or the proposed change of use may not be supported.

Building Design

Objectives

O4. To ensure that alterations and additions to a building as a result of adaptive reuse relate to the architectural qualities of the existing building.

O5. To ensure that changes to the building as a result of adaptive reuse can be interpreted in the future as belonging to its applicable historical period.

Controls	
C3.	Additions to a building as part of adaptive reuse should be designed to respect the original architectural qualities of the building such as building form, façade articulation, fenestration pattern, parapet profile and detail, materials and colours.
C4.	Retention of only the facades of the building is not acceptable.
C5.	New work necessary in the adaptive reuse of a heritage item should be distinguishable from original work on a close inspection.

Structure

Objective

O6. To retain original building structure and fabric.

Controls	
C6.	Fire engineered solutions should be sought to allow retention of original structural systems that would otherwise not meet “deemed to comply” provisions of the Building Code of Australia.

C2.15 Structural Integrity

Objectives

O1. To ensure alterations and additions do not have a detrimental impact on the structural integrity of the heritage item.

Controls	
C1.	Alterations and additions are to be supported by a report, prepared by a suitably qualified and practicing structural engineer, certifying that the works will not jeopardise the structural integrity of the building, and will not cause existing finishes and details to fail.

C2.16 Conservation Works

Conservation works to a heritage item help to ensure that the heritage values of a place will be retained and enhanced. They are particularly important in circumstances where original features are in poor conditions, have been unsympathetically altered, or are missing. Conservation works must be guided by advice from suitably qualified and experienced people

Objectives

O1. To retain and enhance the heritage values of heritage items.

O2. To ensure that heritage items are enhanced through replacement of irreparable or missing elements and the reinstatement of important original interior spaces.

O3. To ensure authentic restorations or reconstruction, based on documentary (research) or physical evidence.

Controls	
C1.	Comprehensive conservation works to the heritage item and, if appropriate, its grounds, must be undertaken in the case of subdivision.
C2.	Where a large addition or extensive alterations are proposed to a heritage item, conservation works are to be undertaken to the item.
C3.	Adaptive re-use proposals must include conservation works.
C4.	Conservation works must be undertaken to the heritage item when a secondary dwelling is proposed.
C5.	Conservation works must be described in a detailed schedule and using detail drawings and submitted with the development application.
C6.	Originally open verandahs that have been enclosed should be reinstated as open verandahs.
C7.	Important features, elements and spaces that have been lost should be reinstated.

C2.17 Secondary dwellings

Secondary dwellings are desired by many people for family members or to provide an additional source of income. However, they need to be carefully designed and sited in order to ensure that the setting of the heritage item is not adversely affected. The backyard, as well as the front garden, forms part of the setting of a heritage item, often containing elements that have an important relationship to the original house, such as original garages, as well as trees and other significant garden components. In most cases it is likely that a secondary dwelling on the site of a heritage item is not appropriate with regard to its heritage impacts. It is important that secondary dwellings do not constrain the ability of an existing residence to meet the needs of a contemporary family, for instance by such things as a large family/kitchen/dining area overlooking and opening to a good sized backyard.

Objectives

O1. To ensure that secondary dwellings do not detract from the heritage significance of the item.

O2. To ensure that the heritage items which were designed as single family homes are not constrained in their ability to be changed and added to in order to meet the needs of a contemporary family.

O3. To ensure that heritage items retain an appropriate visual curtilage.

O4. To ensure that elements on a site that contribute to the heritage values of the item are not lost as a result of a secondary dwelling.

Controls	
C1.	Secondary dwellings must be visually subservient to the heritage item by a considerable degree. They must be single storey unless incorporated into a two storey house.
C2.	Secondary dwellings, where appropriate, must be of minimal footprint and scale.
C3.	Secondary dwellings must not result in the loss of an appropriate setting for a heritage item, in particular, a good sized backyard able to be planted with tall trees which have a spreading canopy as these must be provided.
C4.	In the case of houses that are heritage items, secondary dwellings must not constrain the ability of a house to function well for a contemporary family, as this would place the heritage house at risk of potential future unsympathetic changes.
C5.	A secondary dwelling formed by adding a second storey to an existing garage is not permitted.
C6.	Secondary dwellings must not be integrated with a garage or carport.

C3 Development in the vicinity of a heritage item or a heritage conservation area

Development near heritage items and a heritage conservation areas can have adverse impacts on these places if they detract from their setting. This may be as a result of blocking views, introducing new constructions that are unsympathetic to the streetscape or area, and/or by removing trees or other landscape elements.

New development can also have an adverse impact by reducing the landmark qualities of a heritage item. New development in the vicinity of a heritage item should take into consideration the importance of that item in the local streetscape or townscape, and the impact of the proposed new development on the streetscape setting. Where a heritage item has importance as a landmark, it is particularly important that new development in the vicinity of the heritage item does not obscure its visual presence in the streetscape and/or townscape.

New development may also have an adverse impact on the setting of heritage conservation areas by introducing development that is sharply in contrast with the character of the existing setting or with the desired future character of a precinct.

Setting is the area around a heritage item or heritage conservation area that contributes to its heritage significance and may include the visual catchment of a heritage item. Topography, trees, gardens, fencing, and pavement can all contribute to the setting.

C3.1 General

Objectives

O1. To provide an appropriate visual setting for heritage items and heritage conservation areas, including through appropriate landscaping, fencing and car parking.

O2. To ensure the setting of heritage items and heritage conservation areas is not compromised by new development.

O3. To ensure that new development respects the contribution of heritage items and heritage conservation areas to the streetscape and/or townscape.

O4. To ensure that new development in the vicinity of a heritage item does not detract from the importance of the heritage item in the streetscape.

Controls	
C1.	Development in a streetscape of buildings of consistent style, form and materials, in the vicinity of a heritage item or a heritage conservation area must incorporate elements of the dominant style, form, massing, height, and materials in the streetscape, including the rhythm of buildings in the streetscape and the pattern of openings.
C2.	New development in the vicinity of a heritage item or a heritage conservation area must not visually dominate the setting of a heritage item or a heritage conservation area.
C3.	Development in the vicinity of heritage items and heritage conservation area must not adversely affect the setting by introducing an uncharacteristic building or element.
C4.	Important views to or from a heritage item must not be impacted or obscured by new development.
C5.	Car parking of new development must not be a visually prominent streetscape element or to markedly different from that of the heritage item or heritage conservation area in the vicinity.
C6.	Development adjacent to a heritage item or a heritage conservation area must not jeopardise the structural integrity of the heritage item and components of its site, nor the structural integrity of components (including buildings) of a heritage conservation area.

C3.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. Buildings of inappropriate scale, in the vicinity of a heritage item, can detract from its contribution to the streetscape and/or townscape.

Objective

O1. To ensure that new development in the vicinity of a heritage item is of a scale that does not undermine the significance of the heritage item.

Controls	
C1.	Development in the vicinity of a heritage item should not have a scale, bulk or height that is incongruous with the setting of the heritage item.
C2.	Development of a larger scale is allowable only if the new development will not be visible from the public realm.
C3.	The form of proposed new development of a larger scale must be modulated to reduce its apparent bulk.

C3.3 Siting

Siting relates to the position of the building on the site and includes the orientation of a building in relation to the street as well as the setbacks of the building from the boundaries.

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

Setbacks of buildings in the vicinity of heritage items can be of importance in ensuring the retention of important views to and from the heritage item. In some cases, it is also necessary to consider the potential impact of the building on important landscape elements associated with the heritage item.

Objectives

O1. To ensure new development in the vicinity of a heritage item is sited so that it does not obscure important views to or from the heritage item.

O2. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are, or are associated with, a heritage item.

Controls	
C1.	The setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted.
C2.	The setbacks of new development in the vicinity of a heritage item or heritage conservation area should ensure that landscape elements associated with the heritage item or heritage conservation area retain the important aspects of their relationship with the heritage item or heritage conservation area.
C3.	The setbacks of new development in the vicinity of a built heritage item should generally be equal to or greater than that of the heritage item.
C4.	The side and front setbacks of new development must be similar to the spacing of contributory buildings in the heritage conservation area in the vicinity.
C5.	New buildings must conform to the orientation pattern of the heritage item or heritage conservation area.

C3.4 Materials and Colours

New development should take into consideration the dominant original materials of heritage items in the vicinity of the development. Materials should be selected so that attention is not drawn away from the heritage item to the new development.

Objective

O1. To ensure that new development in the vicinity of a heritage item does not detract from the importance of the heritage item in the streetscape.

O2. To ensure that external materials and colours off new development in the vicinity of heritage conservation areas are compatible with those of the conservation area.

Controls	
C1.	Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast of the adjacent development where this would result in the visual importance of the heritage item being reduced.
C2.	Materials for new development in the vicinity of a conservation area must be compatible with the materials and colours of the dominant contributory buildings in the conservation area.

C3.5 Landscaping

Landscape elements make an important contribution to the setting of heritage items and heritage conservation areas.

Objective

O1. To ensure new development in the vicinity of a heritage item or heritage conservation area retains and enhances the landscape setting of heritage items and conservation areas.

O2. To ensure that landscape elements that contribute to the significance of a heritage item or heritage conservation area, but that may not be part of the heritage item or heritage conservation area, are retained.

Controls	
C1.	Established tree canopies must be retained. Development must not adversely affect the health and viability of a tree.
C2.	Established gardens that contribute to the setting of a heritage item or heritage conservation area must be retained.
C3.	New front fences must be visually compatible with the front fence of the heritage item in the vicinity or those of the heritage conservation area in the vicinity.
C4.	Landscape elements that have a significant historical or aesthetic relationship to the heritage item or heritage conservation area must be retained and protected.

C4 Development in Heritage Conservation Areas

Heritage Conservation Areas (Conservation Areas) usually have a strong streetscape or townscape character resulting from development of similar style, scale, form and materials during a relatively short period of time. However, a conservation area is more than a place that looks good because of its streetscape, design, neighbourhood amenity, or the individual buildings it contains. Conservation Areas have a sense of place which is hard to define and hard to replace. This is because their character reflects not just the buildings in the area, but also the reasons for the buildings, the changing social and economic conditions over time, and the physical responses to those changes.

For development within a conservation area, it is important to appreciate the character and significance of that area when designing additions, alterations or infill development. An analysis of key aspects of each Conservation Area is given in Appendix 1. Appendix 1 also provides maps indicating if a property is considered to be a contributory item to the conservation area (i.e. it is considered to contribute to the heritage value of the Conservation Area) or whether it is considered to be neutral in the conservation area or whether it is considered to be infill development (i.e. it does not contribute to the heritage value of the Conservation Area).

For work to buildings within a conservation area, the following guidelines should be read in conjunction with the description and analysis of the relevant conservation area found in Appendix 1.

The following outlines the criteria for determining whether a place is considered to be contributory, neutral or infill within the conservation area.

- Contributory: Built during a period directly relating to the significance of the conservation area as identified in the statement of significance for the conservation area. The original form of the building is substantially intact, or where they have been altered, are recognisable and unsympathetic changes are reversible.
- Neutral: Neutral buildings are those that neither contribute nor detract from the history and character of a conservation area.
- Detracting: Detracting buildings are buildings that are intrusive in a heritage conservation area. They do not represent a key period of significance and detract from the character of a heritage conservation area.

C4.1 General

Setting relates to the space and details around buildings in a conservation area that contribute to its heritage significance and may include the visual catchment of a conservation area. Street trees, gardens, fencing and pavement can all contribute to the setting of a conservation area. The setback of buildings from the street and the space between buildings also contribute to the setting of a place.

Objectives

O1. To maintain and enhance the existing character of the streetscape of a conservation area.

O2. To ensure that new development respects the established patterns in the streetscape of a conservation area, including setbacks, siting, landscaped settings, carparking and fencing.

O3. To ensure that the character of the conservation area is retained and enhanced.

O4. To ensure contributory buildings, places and components of conservation areas are to be retained and not demolished.

O5. To enhance the contribution of neutral and detracting buildings, places and components to the conservation area.

Controls	
C1.	Contributory buildings and components of a heritage conservation area must be retained, conserved, and enhanced.
C2.	Neutral buildings must be retained and their contribution to the conservation area greatly enhanced, unless it can be demonstrated that this is not feasible, and that the replacement building and the associated works, will make a greater contribution to the conservation area than the existing building and associated site elements eg gardens, trees and fences.

C3.	Detracting buildings and site elements are encouraged to be demolished or altered so long as the replacement building and associated site works will make a greater contribution to the conservation area than the existing building and its associated site elements eg gardens, trees and fences.
C4.	New work in a heritage conservation area is to respect the relevant contributory components of that conservation area.
C5.	New development must be consistent with the streetscape rhythm of contributory buildings in the conservation area.
C6.	New buildings must conform to the orientation pattern of existing contributory buildings in the conservation area.
C7.	No new structures can be built forward of the established street building line – on both primary and secondary street frontages.
C8.	The established landscape character of the locality, including the height of the tree canopy and density of boundary landscape plantings, must be retained in any new development.
C9.	Additions are to be set behind the main body of the existing house so that they have limited visibility.
C10.	The heritage item, where contributory, is to be the visually dominant element of a site.
C11.	Maintain the historical pattern of development of individual buildings on separate allotments of land separated by garden space.
C12.	Maintain front garden areas with lawns and associated pathways as traditional garden settings for houses.
C13.	Development must follow the natural slope of grounds. Cuts, excavation or infill of natural ground levels should be limited to 1 metre.
C14.	Conservation works to contributory buildings and elements of the conservation area must be undertaken if the following is proposed. • a large addition • adaptive re-use • a secondary dwelling
C15.	Conservation works must be described in a detailed schedule with accompanying detail drawings and must be lodged with the development application.

C4.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development in conservation areas respects the scale of the existing buildings and/or landscape elements that contribute to the significance of the conservation area.

Objectives

O1. To ensure that new development in or in the vicinity of a conservation area is of a scale consistent with the existing development in the vicinity of the site that contributes to the character of the heritage conservation area.

O2. To ensure that additions and alterations to a building within a conservation area are of a scale consistent with the contributory buildings in the conservation area.

O3. To ensure that landmark buildings which will generally be surrounded by buildings of lower scale are not diminished by large scale development in the vicinity.

Controls	
C1.	Development must keep and repeat the single storey scale of contributory buildings in the conservation area, and the maximum wall height must relate to nearby contributory buildings or heritage items (notwithstanding landmark mansions, public buildings, schools etc).
C2.	New buildings should utilise architectural language compatible to that of the area and the adjacent streetscape, including scale, roof form and slope, massing, proportions, fenestration patterns, materials, finishes, colours and other features.
C3.	First floor additions are not permitted if they require changes to the main roof of an existing house.
C4.	Rear additions are to be formed within existing side setbacks of the house.
C5.	The maximum wall height of a pavilion extension should not exceed the wall height of the existing house, as measured externally from the ground to under the eaves. Links to rear pavilion additions should be lower (set below the existing eaves) and the roof space above the original house should not be integrated with the addition.
C6.	The scale of proposed alterations and additions must not overwhelm that of the main body of the existing building. The main body of the existing building must remain the visually dominant built form in the streetscape. In the case of a house, the main part of the house is generally set under the main roof.
C7.	Side walls must not exceed 7 metres in length.
C8.	Council may consider an addition taller than the main body of a house provided: a) the addition has a pavilion form; b) the original roof design and features are retained and remain clearly apparent; c) the scale of the building does not disrupt the continuity of the scale and character of houses when viewed from the street; d) the roof space above the original house is not integrated with the addition; e) the addition is visually recessive; f) conservation works to the existing house are undertaken; and, g) other relevant development controls are satisfied.

C4.3 Form and detailing

The form of a building is its overall shape and volume and the arrangement of its parts. The rooflines of buildings, and elements such as chimneys, parapet walls, verandahs etc can contribute greatly to the character of an area.

Objectives

O1. To ensure that new development in a conservation area relates positively to the dominant forms of existing contributory buildings in the conservation area.

O2. To ensure that buildings that contribute to the character of a conservation area retain their importance in the streetscape and/or townscape.

O3. To encourage authentic restoration or reconstruction based on documentary (research) or physical evidence.

Controls	
C1.	Preferred forms of additions are linked pavilions or skillion extensions. Additions to front or side of an existing dwelling are not allowed. An alternative option, which will be considered on its merits, is to extend the existing roof over a single storey addition. In this case the new roof must match the form and slope of the existing roof and be set below the existing main ridge.
C2.	Important elements of the form of a contributory building, such as main roof forms, chimneys, parapet walls, verandahs etc, must be retained, must also retain their integrity (including structural integrity), and must not be obscured by alterations and additions.
C3.	The roof forms of new buildings must complement the original roof forms of nearby contributory buildings.
C4.	The roof forms of additions must complement that of the existing main roof of the house, if it is a contributory building.
C5.	Chimneys and roof features (eg ventilation gablets and louvres) must not be removed from contributory buildings.
C6.	Additions and alterations to existing buildings that contribute to the character of a conservation area should not detract from the original form of the existing building as viewed from the public realm.
C7.	Additions should utilise architectural language compatible to that of the original building. This includes scale, massing, roof form and slope, proportions, fenestration patterns, materials, finishes, colours and other externally visible features.
C8.	The treatment of the street façade of new development should relate to existing nearby buildings that contribute to the conservation area. This should include consideration of the massing and modifications of the building, proportions of verandahs, rhythm of openings, and height.
C9.	Keep existing roof forms on original houses visible in their original form. Additional rooms above the existing main body of the house should be within the existing roof space as seen from the street, ventilated by flat in-plane windows facing the rear. Alterations of roof form, dormer windows, or mansard roofs are not supported.
C10.	Open verandahs visible from the public domain are to be retained.
C11.	Inappropriate changes, such as the enclosure of front verandahs, are to be reversed.
C12.	“Pop top” style roof additions are not permitted.
C13.	Original features of contributory buildings in conservation areas are to be retained and repaired. If missing, they are to be replaced.
C14.	New work in heritage conservation areas comprised of shopping strips must: • relate to the established forms, massing, proportions, and details of the conservation area; • ensure the street wall height reflects the established wall height (generally two storeys); • ensure that the contributory buildings remain the prominent built elements in the streetscape; • ensure that contributory buildings that have more than their front façade visible retain their three dimensional form; • avoid “facadism” (the retention of only the front façade); • ensure that the rhythm of buildings in the streetscape is maintained; and, • ensure that additional storeys, if permitted, are set well back and are visually recessive in mass, scale, materiality and colours.

C4.4 Siting

Siting relates to the position of the building on the site and includes the orientation of a building in relation to the street as well as the setbacks of the building from the boundaries.

Most buildings in a conservation area are oriented to the street frontage. The regular orientation of buildings contributes to the pattern and rhythm of the streetscape.

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries. In conservation areas, setbacks are of greater importance in establishing the continuity of the streetscape. Side setbacks are also of importance in providing separation between buildings and establishing a rhythm in the streetscape. Rear setbacks are also important as they provide space a backyard where trees can be planted. The canopies of trees in the backyard is an important characteristic of many of Council's heritage conservation areas.

Objectives

O1. To retain the established pattern buildings and gardens in the streetscape.

Controls	
C1.	The front setback for new work is to be consistent with the existing front setbacks typical for the street for contributory development, or in the case where setbacks differ, the front setback is to be the average of the setbacks of the immediately adjoining buildings on either side.
C2.	Side setbacks (including alterations and additions) must match the pattern of adjacent and nearby contributory development. In the case of residential areas, this will often include a greater setback on one side of the development to provide vehicular access at the side of a property.
C3.	The orientation of development must follow the established pattern of contributory development in the conservation area.
C4.	Development must be sited to avoid harming the health and viability of existing trees that contribute to the conservation area.
C5.	Rear setbacks must be sufficient to ensure a good sized back yard is retained/provided. The size must be sufficient to plant an appropriately sized tree.
C6.	Additions are to be located behind the original main body of the existing house.

C4.5 Materials and colours

The quality of many of the conservation areas in Canada Bay is reinforced by the use of a cohesive palette of materials and colours. Use of sympathetic materials and colours can help new development to blend into existing streetscapes.

Development that includes changing roof materials, reskinning, rendering or painting of face brickwork can degrade the character of a conservation area.

New development should take into consideration the dominant original materials of contributory development in the conservation area. Where there are contributory buildings of differing materials in close proximity to the proposed development, the building that reflects the dominant period of development in the conservation area should be given greater consideration when selecting materials.

Objectives

O1. To encourage external materials consistent with the original materials of existing contributory building stock in a conservation area.

O2. To encourage colour schemes which complement the style of the building and character of the conservation area.

Controls	
C1.	Original materials of contributory buildings in conservation areas should not be replaced with different materials, or with materials of different colours.

C2.	Development must use materials and colours predominant in the conservation area, such as face brick, clay tiles, and painted timber Do not use hearted, speckled, multicoloured or textured bricks in light colours, or glazed roof tiles. Preference is given to materials in darker, recessive colours.
C3.	Non-original materials of existing contributory buildings in conservation areas that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.
C4.	Painting, rendering, bagging or re-skinning of face brickwork and sandstone is not permitted.
C5.	Painting or rendering original face brick walls is not permitted, and re-skinning may exceptionally be considered where condition of fabric does not allow its further retention. Timber houses are to be re-clad with timber weatherboards of a profile to match the existing.
C6.	Materials must be compatible with the existing house if it is contributory, and with the original materials of the dominant contributory buildings in the conservation area.
C7.	Colour schemes must have a hue and tonal relationship similar to that of traditional colour schemes for the dominant style of development in the conservation area
C8.	The use of fluorescent paint and primary colours is not permitted.
C9.	Re-roofing should use materials matching original.
C10.	The use of modern finishes, including stencilled concrete for driveways, is not permitted.
C11.	Additions must utilise same or similar materials as the existing house, or lighter weight materials.

C4.6 Doors and Windows

The spacing, proportions and detailing of doors and windows of buildings in or in the vicinity of conservation areas usually contributes to the quality of the streetscape. Altering windows and doors or adding new openings can dramatically affect the character of a building and gradually erode the character and streetscape of a conservation area.

Objectives

O1. To retain original door and window details of contributory buildings in conservation areas.

O2. To ensure that original or significant doors and windows are not obscured or altered by fittings and additions.

O3. To ensure that fenestration patterns and proportions are consistent with original development in the conservation area.

Controls	
C1.	Extensive areas of glazing are not permitted for doors and windows visible from the public realm on buildings.
C2.	Original door and window openings visible from the public realm on contributory buildings should not be widened.
C3.	Original doors and windows visible from the public realm on contributory buildings should be conserved.
C4.	Roller shutters, security bars and grilles are not permitted on window and door openings that have a frontage to the street or that are adjacent to public open space.
C5.	Additions to external doors, including security screens and grilles, should not obscure or distort the form of doors or the original character of buildings.

C6.	New door and window openings to contributory buildings that are visible from the public realm should be of proportions and details that relate to existing door and window openings.
C7.	Where non-original joinery to doors and windows that are visible from the public realm is being replaced, the details of the new joinery should be based evidence of the original joinery to doors and windows in the building.
C8.	Skylights should be located on rear roof slopes where they will not be visible in the public realm.
C9.	Dormer windows are not appropriate.
C10.	Doors and windows for new development (including alterations and additions) must be sympathetic to the character of the conservation area.

C4.7 Car parking

Garages and carports can have the greatest detrimental impact on the aesthetic qualities of conservation areas. Garages and carports in front of the building line obscure views of the contributory buildings and break the rhythm and pattern of the streetscape. The proportions of garage doors does not relate to the smaller and more vertical proportions of windows and doors usually found on contributory buildings within conservation areas.

Objective

O1. To ensure that, where possible, garages and carports are designed to minimise the visual impact on the streetscape of conservation areas.

Controls	
C1.	Where garages have historically been located in backyards, this placement is required. Where this is not the case, garages and carports must be located as far behind the front building alignment as possible and at least 1m behind front wall.
C2.	Garages and carports should not be incorporated into the building.
C3.	Where possible, garages are to be located on the rear lane.
C4.	Maintain the established pattern of one opening per allotment for car access. Any new vehicular crossover must avoid tree protection zones of street trees.
C5.	Driveways and crossovers should be made of concrete, bitumen, gravel, dark bricks or other non-obtrusive material. Wheel tracks with central grass/planting are preferred to fully paved driveway space.
C6.	Carports may be sited beside the house only where they: a) are constructed of light weight frame of timber or metal, without enclosures b) stand at least 1 m back from the front wall of the building (not the front wall of the verandah/porch), and c) are fully detached from the building and do not obstruct light into the building.
C7.	Garage may be sited beside the house if they are set back at least 3 metres from the front wall of the house (not the front wall of a verandah or porch).
C8.	Hardstand car spaces set in the front gardens are in most cases not acceptable. In cases where they are considered appropriate, they must be a single car space, and paved with dry pressed smooth faced bricks set on edge. The creation of a hardstand space must not require extensive excavation, changes to the front of the existing building, or the loss of important landscape elements.
C9.	Garages and carports must be sized for a single car unless they are set in the backyard or are not visible.
C10.	Carports and garages must not adversely impact on original architectural features.

C11.	Attics above garages are permitted where the garage is located on a rear lane provided: a) the attic is wholly contained within the roof space; b) the garage has a maximum height of 5.4 metres; and, c) the roof slope is between 30° and 40°.
C12.	Basement parking is not permitted.

C4.8 Fencing

Fencing (including gates), particularly fencing facing the street, is of particular importance in conservation areas. Consistent and uniform fencing can contribute significantly to the streetscape and character of a conservation area. Fencing should complement the style and scale of the house. Inappropriate fencing can detract from the streetscape by interrupting the pattern of development and by obscuring views.

Objectives

O1. To conserve gates and fences that are early or contemporary with contributory buildings in a conservation area.

O2. To ensure new fences and gates are consistent with the character of the conservation area and in particular with contributory housing in a conservation area.

O3. To ensure that the quality of the streetscape or townscape in a conservation area is not diminished by inappropriate fencing in or in the vicinity of a conservation area.

Controls	
C1.	Keep existing fences that are contemporary and contribute to the understanding of the history and development of the area.
C2.	For new developments, use new front low brick fences (under 1.2m high) designed to match the materials of the house and associated metal gates on front boundaries of properties. Sliding gates and automated gates are not supported.
C3.	For contributory houses, allow new front fences under 1.2m high appropriate to style and period of the house, including wire mesh, timber, or brick. New timber picket fences are supported only where these are a historical feature of the area. Low brick fences topped with timber railings are not supported. Lych gates and arbours may be acceptable if accurate reconstructions of originals. Sliding gates and automated gates are not supported.
C4.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of solid material such as masonry, should not be greater than 900mm in height above the adjacent public footpath level. In all cases, the height of fencing should relate to the style of the house and width of the allotment.
C5.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of material such as timber pickets, metal palisades or wrought metal should not be greater than 1.2m in height above the adjacent public footpath level.
C6.	Original face brick or sandstone fencing in a conservation area should not be painted.
C7.	Original sandstone walls are to be retained and repaired if necessary.
C8.	Side and back boundary fences must be traditional lapped timber paling fences. Colorbond steel fences are not permitted.
C9.	The width of the driveway gates must be minimised.
C10.	Driveway gates must not be sliding gates.

C4.9 Landscape elements including paving and driveways

Landscape elements are of great importance in contributing to the aesthetic quality of conservation areas. They can often be landmarks and contribute to the setting of a building. The design of front gardens provides a setting for the house and reinforces the character of the place. In many conservation areas, street plantings are an integral part of the original design of the area.

Objectives

O1. To retain important landscape elements and the landscape setting that contribute to the significance of conservation areas.

O2. To reinforce the original and significant qualities of the conservation area through appropriate landscaping.

Controls	
C1.	Street trees in conservation areas should not be removed to allow for new development.
C2.	Original garden features as well as established trees, shrubs, boundary planting and garden layouts that contribute to the significance of the conservation area must be retained and conserved. If original landscaping elements have been removed they should be reinstated.
C3.	New front gardens must complement the style of the building and character of the conservation area.
C4.	A front path leading from the front gate to the front door must be provided. It must be separated from the driveway by a garden bed or lawn unless there is evidence that there was not a separate front path.
C5.	When designing new gardens, reference should be made to surviving plants and garden elements which indicate the basic garden structure, and can be worked into new appropriate designs
C6.	Front gardens must be deep soil with the only paved areas being the front path and the driveway. Shrubs must be planted in a garden bed along the front boundary. An appropriate sized tree should also be planted in the front garden.
C7.	Storm water detention tanks must not be located in the front garden unless they are under the driveway.
C8.	Existing driveways and footpath crossings that relate to original development in a conservation area should not be relocated.
C9.	Double driveways and footpath crossings will not be permitted in conservation areas.
C10.	New driveways should be pairs of driveway strips constructed of off-white or red oxide coloured concrete, or brick on edge, with grass or ground cover between. Alternatively, the driveway could be brick on edge (if wheel strips not used).
C11.	A garden bed planted with shrubs must be provided along the boundary side of any driveway and hard stand car parking space.
C12.	New paving must be appropriate to the style of the building and character of the conservation area.
C13.	Keep at least 60% of the site as garden space. Council will consider a minimum garden space of 50% where allotments are less than 700 m^2. Swimming pools, paved hard stands and other artificial areas are not considered part of garden space.
C14.	Backyards must be largely comprised of deep soil areas capable of supporting a tree commensurate with the size of the backyard. The backyard must have at least one tree.

C4.10 Outbuildings

Early or significant outbuildings, such as sleep-outs, shade-houses and pergolas are important in contributing to the aesthetic quality, setting and story of use and development of a place.

New outbuildings such as garden sheds, outhouses, gazebos and pool pavilions can easily detract from the quality of the streetscape. The location and setting of these must be carefully considered so that they have minimal impact on the streetscape.

Objective

O1. To minimise visual intrusion on the streetscape of the conservation area and views from public places due to outbuildings.

Controls	
C1.	Original or significant outbuildings including sleep-outs, shade-houses and pergolas should be retained and conserved.
C2.	Outbuildings should be located in the rear yard of properties within a conservation area.
C3.	Outbuildings should be single storey and designed so that they have no impact, on the streetscape and setting.

C4.11 Services

Careful consideration must be given to the introduction of new services so that they do not adversely affect the positive aesthetic qualities of a place or important building fabric or landscaping. New services include things such as lifts, air-conditioning, telecommunications, water management, fire protection measures, solar panels etc.

Objectives

O1. To ensure that new services are designed and located so they do not adversely affect the aesthetic values of the place.

O2. To ensure that new services do not require the removal or obstruction of built and landscape features that contribute to the heritage values of the place.

Controls	
C1.	New services must not damage built and landscape features that contribute to the heritage significance of a place.
C2.	New services must be located where they do not disrupt the aesthetic qualities of a place.
C3.	Air-conditioning units must not be located on roofs if this would result in the units being visible from the public domain.
C4.	Telecommunication elements such as conduits and junction boxes must not be located on front facades.
C5.	Storm water detention tanks, water storage tanks and the like must not be located within the front setback, except in the case that they are located below a driveway.
C6.	Kiosk substations and fire hydrant boosters must be located where they will have the least visual impact, and must be integrated into the landscape scheme.
C7.	Services such as solar panels, television aerials and satellite dishes are to be located on roof slopes facing the rear of a property in conservation areas.
C8.	Services should not be higher than the main ridge line of a building and should be located so that they are not visible from the public realm in a conservation area.

C4.12 Demolition

Demolition of buildings within a conservation area can gradually diminish the qualities of the conservation area. It is important that contributory buildings in the conservation area are retained.

Objective

O1. To retain the contributory buildings in a conservation area.

Controls	
C1.	Contributory buildings within a conservation area must not be demolished.
C2.	Post WWII additions to contributory buildings in a conservation area that are not visible from the public realm may be demolished subject to assessment of the contribution that the additions make to the heritage value of the conservation area.
C3.	Demolition of rear outbuildings is generally acceptable.
C4.	Demolition of original garages is permitted if it can be demonstrated that they are no longer functional. In this case an archival photographic record will be required.
C5.	Demolition of important elements and features, such as original main roofs, verandahs, windows, and front fences, is not permitted

C4.13 Subdivision

The subdivision patterns of many conservation areas is important in the existing streetscape. The regular sizes of blocks together with the regular setbacks of buildings helps to establish a rhythm to the streetscape. Consolidation of allotments often results in larger buildings that have an undesirable impact on the pattern of the streetscape. Similarly, subdivision of allotments can result in development with inadequate setbacks and/or narrow allotments that break the pattern of the streetscape.

Objective

O1. To retain subdivision patterns that contribute to the rhythm of streetscapes in conservation areas.

Controls	
C1.	Consolidation of allotments of an early subdivision within a heritage group or heritage conservation area is not allowed.
C2.	Subdivision of allotments of an early subdivision within a conservation area is not allowed.
C3.	New subdivision within a heritage group or heritage conservation area must reinforce the original pattern of development within the heritage group or heritage conservation area.

C4.14 Signs

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained.

Residential streetscapes in conservation areas can be obscured by inappropriate signage. On most late nineteenth century and early twentieth century buildings, house names are incorporated into the building or placed on a small sign fixed to a wall near the front door.

Church signage must be consistent with the original placement and extent of signage.

Objectives

O1. To allow for appropriate signage on commercial buildings in conservation areas

O2. To ensure the original details of buildings in conservation areas are not obscured by inappropriate signage.

O3. To ensure that signage does not have a detrimental impact on residential parts of conservation areas.

Controls	
C1.	All commercial signs are to be restrained in visual prominence, of design compatible with style of the building, of high standard of materials, construction and graphics, and carefully placed in an appropriate location avoiding damage to the significant fabric.
C2.	Signage should include clear business identification by name and type, and should not include contact details, products offered or promotional messages. Graphics may be assessed for potential impact on heritage values.
C3.	New signs should be located in areas or elements of buildings that have traditionally been used for signage. Signs between the awning level and the parapet of a heritage item or a building in heritage conservation area are not permissible.
C4.	Shops are limited two signs per frontage, and other commercial tenants one sign per frontage from these types: a) Awning fascia sign, b) Under-awning sign, and c) Above-entry (hamper) sign.
C5.	In addition to the above, commercial tenants including shops are permitted traditional gilded lettering to glass. Areas under lettering should be limited to 5% of the overall glass area.
C6.	In addition to the above, commercial tenants including shops are permitted intrinsic sign types, such as written in the pavement, in tile work, etc. Any new intrinsic signs are to be designed and installed sympathetically with regard to existing intrinsic signs. In cases this may result in the potential locations for new signs being restricted or unavailable. Significant intrinsic signs in lead lighting or windows, painted on walls or as raised lettering in render must be conserved in situ. Any other significant existing signs need to be retained.
C7.	Internally illuminated signs are not permitted unless they are a reconstruction of an original significant sign.
C8.	Externally illuminated signs are permitted only where cabling and conduit supplying power to the sign is completely concealed and does not involve intervention in or damage to significant fabric.
C9.	The original name of building must be retained where it is significant.

C4.15 Conservation Works

Conservation works help to ensure that the heritage values of a place will be retained and enhanced. They are particularly important in circumstances where original features are in poor conditions, have been unsympathetically altered, or are missing. Conservation works must be guided by advice from suitably qualified and experienced people.

Objectives

O1. To retain and enhance the heritage values of a conservation area.

O2. To ensure that heritage conservation areas are enhanced through replacement of irreparable or missing elements and the reinstatement of important original elements of a building or garden.

O3. To ensure authentic restorations or reconstruction, based on documentary (research) or physical evidence.

Controls	
C1.	Comprehensive conservation works must be undertaken: • in the case of subdivision of a contributory property; • where a large addition or extensive alterations are proposed; and, • when a secondary dwelling is proposed
C2.	Conservation works must reinstate missing original features and repair damaged original elements. Conservation works can encompass front gardens and front fences as well as buildings. Originally open verandahs that have been enclosed should be reinstated as open verandahs.
C3.	Conservation works must be described in a detailed schedule with accompanying detail drawings and must be lodged with the development application.

C4.16 Secondary Dwellings

Secondary dwellings (granny flats) are desired by many people for family members or to provide an additional source of income. They can be additions to the existing dwelling, a conversion of part of the existing dwelling, or the construction of a detached dwelling. In each case need to be carefully designed to ensure that the heritage values and character of the heritage conservation area are not adversely affected. It is important that secondary dwellings do not constrain the ability of an existing residence to meet the needs of a contemporary family, for instance by such things as a large family/kitchen/dining area overlooking and opening to a good sized backyard, as this may put pressure on the existing house to be unsympathetically altered.

Secondary dwellings depend for their amenity on the amenity of the property on which they are located. They therefore need to share in this amenity eg the private space of the backyard.

Secondary dwellings facing rear lanes should be accessed through the front of the property as rear lanes typically do not have continuous footpaths and do not have active surveillance.

Objectives

O1. To ensure that secondary dwellings do not detract from the heritage significance of the heritage conservation area.

O2. To ensure that single family homes are not constrained in their ability to be changed and added to in order to meet the needs of a contemporary family.

O3. To ensure that existing houses retain an appropriate visual curtilage.

O4. To ensure that elements on a site that contribute to the heritage values of a heritage conservation area are not lost as a result of a secondary dwelling.

Controls	
C1.	Secondary dwellings must be visually subservient to the main house by a considerable degree.
C2.	Secondary dwellings must be single storey unless they are incorporated into a two storey house.
C3.	Secondary dwellings, where separate structures, must be located in the backyard, and must be set back from the side and rear boundaries sufficient to allow a garden setting around the secondary dwelling, unless the secondary dwelling is located adjacent to a rear lane.
C4.	In the case of houses that are heritage items, secondary dwellings must not constrain the ability of a house to function well for a contemporary family, as this would place the heritage house at risk of potential future unsympathetic changes.
C5.	Secondary dwellings must not result in the loss of any landscape features that contribute to the heritage values and character of the conservation area, in particular, a good sized backyard able to be planted with trees, the canopies of which contribute to the streetscape.
C6.	A path from the front gate associated with the house to the entrance of the secondary dwelling must be provided. The primary entry to secondary dwellings must not be from a rear lane.

D

PART D - LOCAL CHARACTER AREAS

NOTE: Information will be added to this section following further studies and consultations.

Housing character in Canada Bay

The dominant housing styles in a street often contribute to the amenity of an area. In this regard, many of the streets in Canada Bay have groups of houses with consistent form, scale and materials.

It is not their specific historical significance nor individual architectural merits that makes houses so crucial to the character of Canada Bay,but more significantly their value as a grouping of complementary houses.

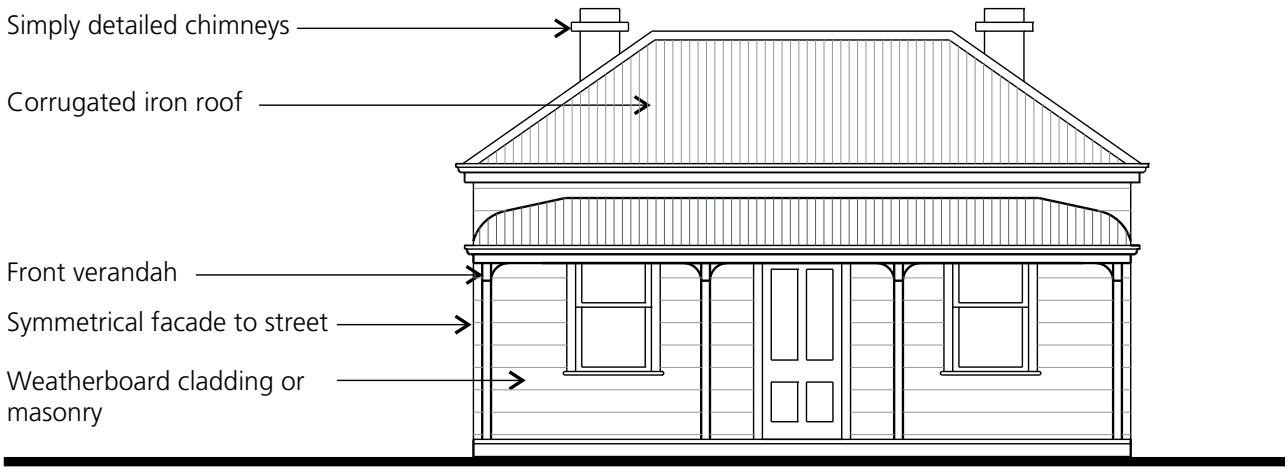
Alterations to houses are possible, but only where the character of the street is maintained. This means that changes to (including first floor additions) and even replacement of these houses is possible, but the overwhelming criteria is the reinforcement of the original streetscapes.

Although examples of other housing types are found in Canada Bay, there are five predominant styles which have fundamentally shaped the visual character of Canada Bay's streets:

Late Victorian Cottages (1880-1895)

Throughout Canada Bay there are still examples of late Victorian cottages built during the 1880s and 1890s. Most of these are clad with weatherboard and corrugated iron roofing, although some have been built of brick and roofed with slates. Most are simple, symmetrically fronted workers' cottages which show a strong Georgian influence.

These cottages are now rare and as such they are the last remnants of the early formative years of the suburban development of Canada Bay during the second half of the 19th century. Their conservation is therefore extremely important.



Stylised example of a Victorian Cottage

Victorian Italianate Houses (1880-1895)

Canada Bay has some good examples of Victorian Italianate houses built in the 1880s and 1890s. These houses are usually built of rendered masonry with a roof of slates (sometimes replaced with tiles). The houses have asymmetric fronts, often with a projecting wing terminating a verandah. Bay windows are common in these houses and the window and door openings are usually embellished with decorative rendered details.

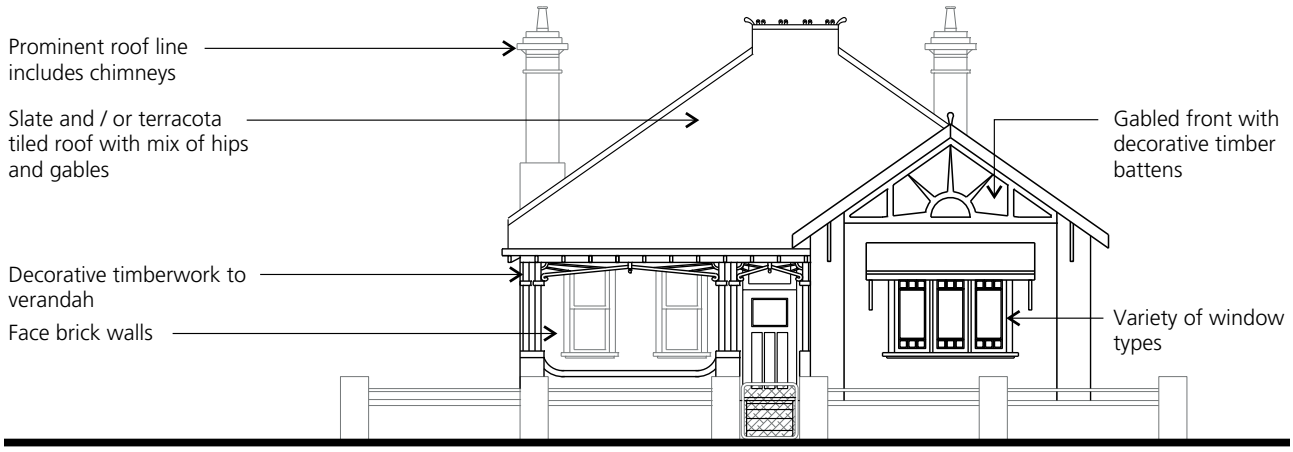
A small number of these houses survive in the older parts of Canada Bay and illustrate the early years of the suburban development of the area. Their conservation is extremely important.

Stylised example of a Victorian House

Federation Houses (1896-1918)

In some parts of Canada Bay, there are very fine examples of Federation Period houses, also known as Queen Anne Style or Edwardian houses. These were built around the turn of the century and in the years leading up to World War 1. These houses showed an interest in the use and expression of natural materials such as brick, timber, slate and tiles. The design of the house was usually deliberately asymmetric with interest taken in creating interesting roof forms. Generous verandahs are a typical feature of the period.

These houses are significant in the area because they represent the first signs of coming middle class affluence and the growth of Australian nationalism in Canada Bay. They are also the first indicators of the suburbanisation of Canada Bay. These houses, particularly where they survive in groups, are also extremely important to the heritage and period character of Canada Bay.

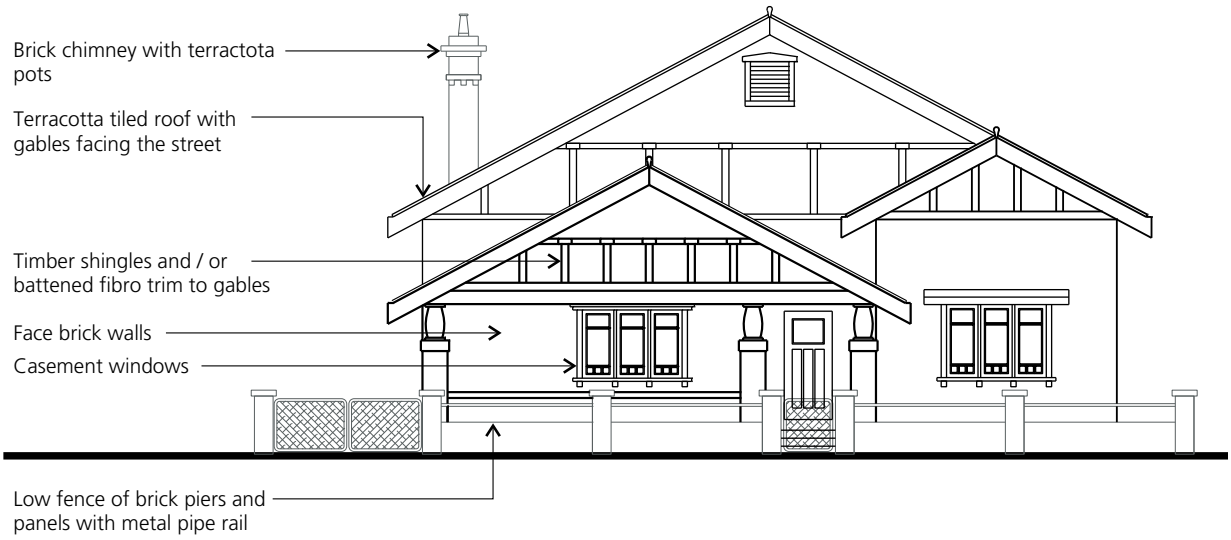


Stylised example of a Federation House

California Bungalow Style Houses (1918-1930)

The California Bungalow Style cottage was influenced by the low pitched, ranch style houses of California advertised in popular magazines of the 1920s. The Australian version of the style incorporated terracotta tiled and/or slate roofing with brick walls. It is typically identified by the use of low slung gabled roofs facing the street. A verandah will usually be found under one of the gables

Due to its popularity amongst working class families and small builders the Californian Bungalow became the typical house style in the 1920s and early 1930s, the period when much of Canada Bay underwent its greatest development. Concord in particular has large areas where the California Bungalow is the dominant style of housing. Large groups of California Bungalow style houses have created some very attractive streetscapes.



Stylised example of a California Bungalow

Moderne Bungalows (1930s)

When the Great Depression began in 1929, many of the newer subdivisions of Canada Bay remained incomplete, and entire sections remained either unsold or undeveloped. Many of these sites remained vacant throughout the early 1930s, and by the time that they were developed during the late 1930s, a general change in social mood and community taste had occurred.

The vibrancy and spirit of hope evoked by the Californian Bungalow style cottages gave way to a more sombre and less costly version of the Australian suburban house, which is known as the Moderne Bungalow style. The style of house was similar in bulk, scale and typical floor plan to previous house styles of the area, but it was characterised by a marked simplification of external features and a relatively sombre choice of brickwork and roof tile colour emphasised by the low horizontal lines.

Roofs were usually simple hipped forms, sometimes with a secondary hipped roof over a deep verandah with heavy brick piers. Embellishment was often limited to small areas of decorative brickwork and simple bay windows.

Some areas of Canada Bay, particularly towards the west, have very good examples of this style in large groups. The Moderne bungalows of Canada Bay blend very well with the Californian Bungalow style houses, and reinforces the early Inter-War character of many of Canada Bay's streets.

Stylised example of a Moderne Bungalow

E

PART E - SINGLE DWELLINGS, SEMI-DETACHED DWELLINGS, DUAL OCCUPANCIES AND SECONDARY DWELLINGS

E1 Land to which Part E applies

Part E generally applies to the land in the following areas:

- R1 General Residential zone
- R2 Low Density Residential zone

E2 Design Quality

E2.1 Design of dwelling houses, semi-detached dwellings, dual occupancies and secondary dwellings

Objectives

New buildings and alterations and additions should:

O1. Reflect the dominant building pattern of the streetscape with regard to the location, spacing and proportion of built elements in the streetscape.

O2. Complement and conserve the visual character of the street and neighbourhood through appropriate building scale, form, detail and finish.

O3. Reinforce existing streetscape features such as building setbacks, alignments, heights and fence design.

O4. Ensure that development conserves and respects significant streetscape items (such as street tree planting) and points of interest (such as views to waterways).

Street presentation

Controls	
C1.	Buildings adjacent to the street should address the street by having a front door and/ or living room addressing the street. The frontage of buildings should by their design, and the location of entries (including pedestrian pathways), be readily apparent from the street.
C2.	Roller shutters, security bars and grilles are not permitted on window and door openings that have a frontage to the street or that are adjacent to public open space.

Front facade articulation

Controls	
C3.	New buildings and additions should be designed with an articulated front façade - See Figure E2.1. The front façade should comply with the following requirements: • Where a garage is attached to a dwelling it must not be located within the primary façade; and • The secondary building façade should be set back a minimum of 1.5 metres from the primary building façade.
C4.	Entry alcoves recessed into, or protruding from, the front facade will not be considered as an articulated front facade.
C5.	Secondary building façade must not exceed 55% of the total site frontage and must be setback 1.5m from the primary building façade.
C6.	Primary building façade must not exceed 40% of the total site frontage.
C7.	The ground floor of the primary building facade must contain a habitable living room with a window.
C8.	Upper levels, including balconies must not extend further forward than the ground floor primary or secondary façade.

Refer to Figure E2.1

Roof design

Controls	
C9.	Use a similar roof pitch, form and materials to those predominantly identified in the Streetscape Character Analysis.
C10.	Where the prevailing roof form identified in the streetscape character analysis comprises a pitched roof, the roof pitches should be a minimum of 25 degrees.

C11.	Where it is considered that the streetscape will not be significantly altered and on the basis of improving the solar access or view corridors of nearby residential properties, Council may consider lower roof pitches than 25 degrees.
C12.	Designs for a dwelling in a conservation area or for additions to a heritage item must have an eave consistent with the existing dwelling(s) in the first instance, or have a minimum eave overhang of 450mm (excluding the gutter).
C13.	Dormers are not to have a height of more than 1.5 metres from base to ridge.

Verandahs

Controls	
C14.	Existing original verandahs should be retained.
C15.	The enclosure of original verandahs visible in the streetscape is not permitted. Enclosed verandahs are intrusive elements and should be re-opened and restored wherever possible.

Figure E2.1 - Example of front facade articulation control

Balconies

Controls	
C16.	The enclosure of balconies visible in the streetscape is not permitted. Balconies on existing housing visible in the streetscape should not be enclosed. Existing enclosed balconies should be re-opened and restored wherever possible.

Additions to semi-detached dwellings

Controls	
C17.	Any alteration and addition to an individual semi should recognise it as being one pair or group of similar, identical or complementary buildings. In this regard, any extension should be carefully integrated with the building to which it is attached, both in its present form and on the assumption that the adjoining owner may wish to undertake extensions in the future.
C18.	First floor additions should be set back from the principal street frontage of the building, in order to maintain a substantial portion of the existing roof unaltered over the front of the building and to locate the bulk of new development towards the rear. First floor additions should be set back beyond the apex or main ridge of the principal roof form of the building and should retain chimneys
C19.	The choice of materials utilised on additions and alterations to a semi-detached dwelling should complement the building as a whole.

Design of attached dual occupancies

Objective

O5. Ensure that the design of attached dual occupancies complements and enhances the character and streetscape of their locality and protects the amenity of neighbouring properties.

Controls	
C20.	Attached dual occupancies should be designed to have the appearance of a typical, single occupancy dwelling house when viewed from the street or a public place.
C21.	Attached dual occupancies where both dwellings are oriented towards the same street frontage are to ensure that one dwelling does not extend into the rear yard further than 5 metres beyond the other dwelling.
C22.	Attached dual occupancies should reflect the building form and roof lines of adjoining dwellings, where a pattern is established by a group of adjoining houses.

Driveways and access ways for attached dual occupancies

Controls	
C23.	No more than one third of the width of the frontage of a property should be used for driveways and access ways.
C24.	The provision of access to garages and additional parking spaces for dual occupancy dwellings should minimise paved surfaces to the front of the building.
C25.	Garages for each dwelling within an attached dual occupancy should be single car width only.
C26.	Where all existing dwellings are located to the left or right side of their respective allotment and have a side driveway, this pattern should also be observed by the design of the attached dual occupancy.

Driveways and access ways for secondary dwellings

Controls	
C27.	Access to parking spaces for both the secondary dwelling and principal dwelling are to be via a common or shared driveway.
C28.	Where the principal dwelling has a secondary street frontage, a second vehicular access for the secondary dwelling is to be considered.

Note: Parking is not required to be provided for a secondary dwelling.

E2.2 Materials, colour schemes and details

Objectives

O1. To ensure that the choice of external materials, colour schemes and building details on new development and existing houses visible from a public place, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the adjoining locality.

O2. To encourage complementary and sympathetic wall treatments on new development and existing houses that are consistent with the architectural style of existing dwellings found in the street and the adjoining locality.

O3. To encourage roof forms and materials consistent with the positive qualities evident in the street and the adjoining locality.

O4. To encourage verandahs/balconies etc. that are consistent with original structures evident in the street and the adjoining locality.

O5. To permit flexibility in the choice of materials to meet the practical requirements of energy efficiency, construction and maintenance costs.

Controls

The colour and surface finish of external building materials should minimise the overall visual impact of new development and be sympathetic to the surrounding locality as identified in the relevant Character statement and the Streetscape Character Analysis submitted with the application.

Walls/ masonry

Controls	
C1.	Use darker face brick in streetscapes which predominantly exhibit this external finish.
C2.	Retain or incorporate existing sandstone fences, walls or wall bases into the design of the building.

Roof finish

Controls	
C3.	Terracotta coloured (orange/red) roof tiles should be utilised in streets where this is the predominant roof colour.

Balconies

Controls	
C4.	First floor balcony balustrades facing the street should use a different material to the main wall finish.

Colour schemes

Controls	
C5.	Subject to the Streetscape Character Analysis, no large expansive surface of predominantly white, light or primary colours which would dominate the streetscape or other vista should be used.
C6.	New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.
C7.	Matching buildings in a row should be finished in the same colour, or have a tonal relationship.

General

Controls	
C8.	All materials and finishes utilised should have low reflectivity.

E3 Environmental criteria and residential amenity

E3.1 Topography

Objectives

O1. To ensure that the natural topography and landform is maintained and the amount of excavation is minimised.

Controls	
C1.	Natural ground level should be maintained within 900mm of a side and rear boundary.
C2.	Cut and fill should not alter natural or existing ground levels by more than 600mm.
C3.	Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level.
C4.	Rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls are not to be removed or covered.
C5.	Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens.

E3.2 Harbour foreshore development and foreshore access

Objectives

O1. To recognise, protect and enhance the natural, scenic, environmental, cultural and heritage qualities of the foreshore of the City of Canada Bay.

O2. To ensure the Parramatta River foreshore is developed and promoted as a community asset in public ownership or with unrestricted public access.

O3. Sydney Harbour is to be recognised as a public resource, owned by the public, to be protected for the public good:

- The public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour and its foreshores.
- Protection of the natural assets of Sydney Harbour has precedence over all other interests.
- The public good includes but is not restricted to the existing views, vistas and amenity available from the public and private domain.

Controls	
C1.	Building forms should follow the natural topography and maintain and enhance vegetation cover as viewed from the Parramatta River. For example, buildings are not to be cantilevered.
C2.	Roof lines should be below the tree canopy backdrop to maintain the importance of any treeline.
C3.	Buildings should be designed and constructed to present a recessive appearance when viewed from the Parramatta River through the use of materials, colours, wall articulation, building form and landscaping. Glass elevations and excessive use of windows resulting in reflectivity and glare will not be permitted.

C4.	Pergolas, boatsheds and other structures are to be designed and constructed to complement the overall appearance of the development. Such structures are to be no more than one storey in height.
C5.	Swimming pools and spa pools constructed within the foreshore setback are to have no more than 300mm of the pool wall visible above existing ground level.
C6.	Swimming pool and spa pool walls are to be suitably treated to complement the natural foreshore and where visible, are to be sandstone and to incorporate suitable screen landscaping.
C7.	Boundary fences are not permitted within 8.0 metres of the mean high water mark.
C8.	Retaining walls are to have a maximum height of 500mm.
C9.	Hard surfaces and artificial surfaces, such as paving, within the Foreshore Building Line Area must be limited to swimming pool surrounds or modest walkways between the residential building and foreshore structures such as swimming pools or boat ramps.
C10.	Mature trees or significant landscaping are not to be removed to locate foreshore structures.
C11.	Any development on the foreshore should: a) Enhance the existing flora of the allotment; b) Where appropriate, include native trees which will be 12 metres or greater at maturity; and c) Avoid introduced species known to seed freely or spread easily.

Protection of the natural foreshore

Controls	
C12.	Development on foreshore properties must not significantly alter the topography and must preserve natural foreshore features including cliffs, rock outcrops, rock shelfs and beaches.
C13.	Seawalls or retaining walls are not permitted in areas where the foreshore is in its natural state.
C14.	Where seawalls or retaining walls are permitted, they must be constructed of coarse, rock-faced stone or with stone facing (preferably sandstone) and not protrude more than 1.0m above the mean high water mark.
C15.	Slipways and stairs are to be designed and constructed to closely conform with the character of the natural foreshore.

Foreshore access

Please refer to the Canada Bay LEP for considerations in relation to the provision of foreshore access.

Controls	
C16.	Public access along the foreshore should be provided by means of (as a minimum) a 3 metre strip of land between mean high water mark and the development. The access may be secured by means of a registered covenant, agreement or instrument in favour of the Council (as provided for in the Conveyancing Act 1919) that burdens the relevant land, or by means of an obligation contained in a planning agreement that is entered into between the relevant landowner, the Council, or both.
C17.	Public access to the foreshore over public land is not to be obstructed by the location of foreshore structures.

E3.3 Solar access to neighbours

Objectives

O1. To minimise the amount of overshadowing of neighbouring developments and outdoor spaces to maintain their amenity.

Controls	
C1.	Direct sunlight to all north facing windows of habitable rooms of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid-winter).
C2.	Where windows currently receive less than 3 hours, direct sunlight cannot be reduced.
C3.	Direct sunlight to 50% of the principal private open space should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid-winter).
C4.	Where 50% of the principal private open space currently receive less than 3 hours, direct sunlight cannot be reduced.

E3.4 Solar access to dwellings within the development

Objectives

O1. To maximise solar access to living areas and private open space in order to improve residential amenity.

Controls	
C1.	The proposed development shall receive a minimum of 3 hours of direct sunlight to all living room windows between 9.00am and 3.00pm on 21 June (mid-winter).
C2.	Direct sunlight to 50% of the principal private open space should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid-winter).

E3.5 Solar access for solar panels

Objectives

O1. Buildings should be sited and designed to ensure that the capacity of existing rooftop solar energy facilities on buildings on adjoining lots are not unreasonably reduced.

Controls	
C1.	New development should be sited and designed to avoid overshadowing of existing and potential roof top solar panels on adjacent and nearby properties.

Note:

a) A development that complies with all relevant planning controls is more reasonable than one that contravenes them. Where an impact arises as a result of non-compliance with one or more planning controls, even a moderate impact is unreasonable.

b) It must be recognised that the local government area is in an urban environment comprising narrow lots and dwellings located in close proximity to each other. For this reason it may not always be possible to retain the same level of solar access. In particular, an east-west (or similar) lot orientation is a difficult orientation to develop and it is often not possible to ensure that the same level of solar access is retained as currently exists.

c) Where scale of development complies with relevant standards and controls Council will not seek to protect solar access to solar panels.

E3.6 Solar access general guidelines

The numerical guidelines will be applied with the following principles in mind, where relevant:

a) The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities, there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed.) At higher densities sunlight is harder to protect and the claim to retain it is not as strong.

b) The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained.

c) Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal's design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.

d) For a window, door or glass wall to be assessed as being in sunlight, regard should be had not only to the proportion of the glazed area in sunlight but also to the size of the glazed area itself. Strict mathematical formulae are not always an appropriate measure of solar amenity. For larger glazed areas, adequate solar amenity in the built space behind may be achieved by the sun falling on comparatively modest portions of the glazed area.

e) For private open space to be assessed as receiving adequate sunlight, regard should be had of the size of the open space and the amount of it receiving sunlight. Self-evidently, the smaller the open space, the greater the proportion of it requiring sunlight for it to have adequate solar amenity. A useable strip adjoining the living area in sunlight usually provides better solar amenity, depending on the size of the space. The amount of sunlight on private open space should ordinarily be measured at ground level but regard should be had to the size of the space as, in a smaller private open space, sunlight falling on seated residents may be adequate.

f) Overshadowing by fences, roof overhangs and changes in level should be taken into consideration. Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence.

g) In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.

E3.7 Shade guidelines

Well-designed and correctly positioned shade provides protection from UV radiation where it is needed, at the right time of day and at the right time of year.

Objectives

O1. Ensure outdoor spaces are comfortable to use in all seasons.

O2. Protect users from direct and indirect sources of UV radiation.

O3. To provide well-designed shade.

Controls	
C1.	Take into consideration Cancer Council NSW Guidelines to Shade.
C2.	Ensure the shade structure is an adequate size. Larger shade structures have more area that is not affected by indirect UV radiation reflecting in from the sides.
C3.	Consider using barriers for side as well as overhead protection. Vertical screening with plants and trellises or opaque louvres can help to block indirect UV radiation, while still allowing breezes to flow through.
C4.	Extend overhead barriers past use areas. Make sure there is at least one metre of overhang past the actual area of use.
C5.	Avoid highly reflective surfaces. Choose surfaces that reflect minimal UV radiation.
C6.	Consider the arrangement of existing structures. A large number of small shade structures can be grouped together to form a single larger canopy for greater protection.
C7.	Use a combination of built shade and natural shade to adequately shade an area.

E3.8 Visual and acoustic privacy

Objectives

O1. Ensure the siting and design of a building provides a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space.

O2. To provide personal and property security for residents and visitors.

Controls	
C1.	Openable first floor windows should be located so as to face the front or rear of the building. Where it is impractical to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings.
C2.	Balconies should be located so as to face the front or rear of the building. No balconies are permitted on side elevations.
C3.	Provide a minimum sill height of 1.5 metres from finished floor level to windows on a side elevation which serves habitable rooms and has a direct outlook to windows or principal private open space (not being front yard) of adjacent dwellings or alternatively use fixed obscure glass.
C4.	Upper level balconies to the rear of a building should be set back a minimum of 2.0 metres from any side boundary and should have a maximum depth of 1.8 metres.
C5.	Upper level balconies that face side or rear boundaries will not be permitted when the upper level setback is less than 6.0 metres.
C6.	Provide suitable screen planting on a rear boundary that will achieve a minimum mature height of 6.0 metres where the rear upper floors are proposed to be less than 7.0 metres off a rear boundary.
C7.	Ground floor decks, patios and the like should not be greater than 500mm above natural ground level. If structures such as these are expansive and are sought on sloping ground, they should be designed to step down in relation to the topography of the site.
C8.	Where the visual privacy of adjacent properties is likely to be significantly affected from windows, doors and balconies, or where external driveways and/or parking spaces are located close to bedrooms of adjoining buildings, one or more of the following alternatives are to be applied: a) Fixed screens of a reasonable density (minimum 85% block out) should be provided in a position suitable to alleviate loss of privacy; b) Where there is an alternative source of natural ventilation, windows are to be provided with translucent glazing and fixed permanently closed; c) Windows are off-set or splayed to reduce privacy effects; d) An alternative design solution is adopted which results in the reduction of privacy effects; and e) Suitable screen planting or planter boxes are to be provided in an appropriate position to reduce the loss of privacy of adjoining premises. Note: This option will only be acceptable where it can be demonstrated that the longevity of the screen planting has been provided for eg. Automatic watering systems.
C9.	The introduction of acoustic measures to reduce traffic/aircraft noise should not detract from the streetscape value of individual buildings.
C10.	Habitable rooms for detached dual occupancy development are to have a minimum separation of nine (9) metres.

Use of rooftops of buildings and garages

Controls	
C11.	No trafficable outdoor spaces are permitted on the uppermost rooftop of a building or on garage roofs, such as roof decks, patios, gardens and the like, however; Outdoor roof space may be considered for buildings on steeply sloping sites where this is the dominant characteristic in the immediate vicinity as demonstrated by the Streetscape Character Analysis and there are no noise, privacy or amenity issues.

Refer to Figure E3.1, Figure E3.2, Figure E3.3 and Figure E3.4

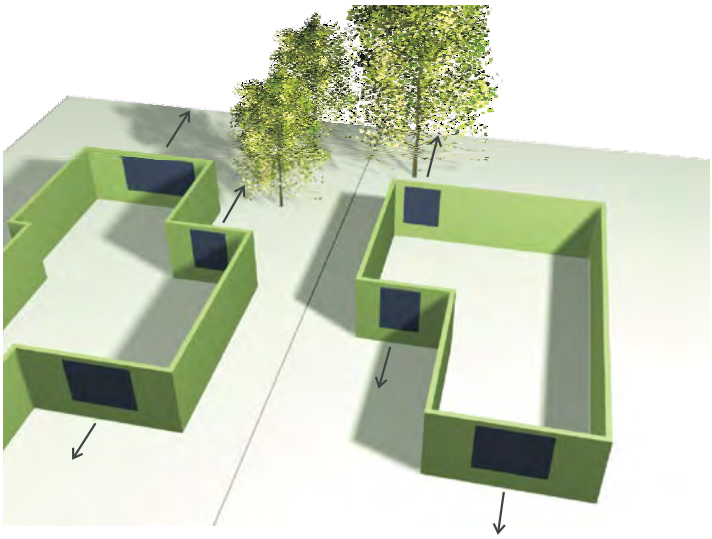


Figure E3.1 - Illustrated examples of appropriate measures to protect privacy - Orientation for private outlook

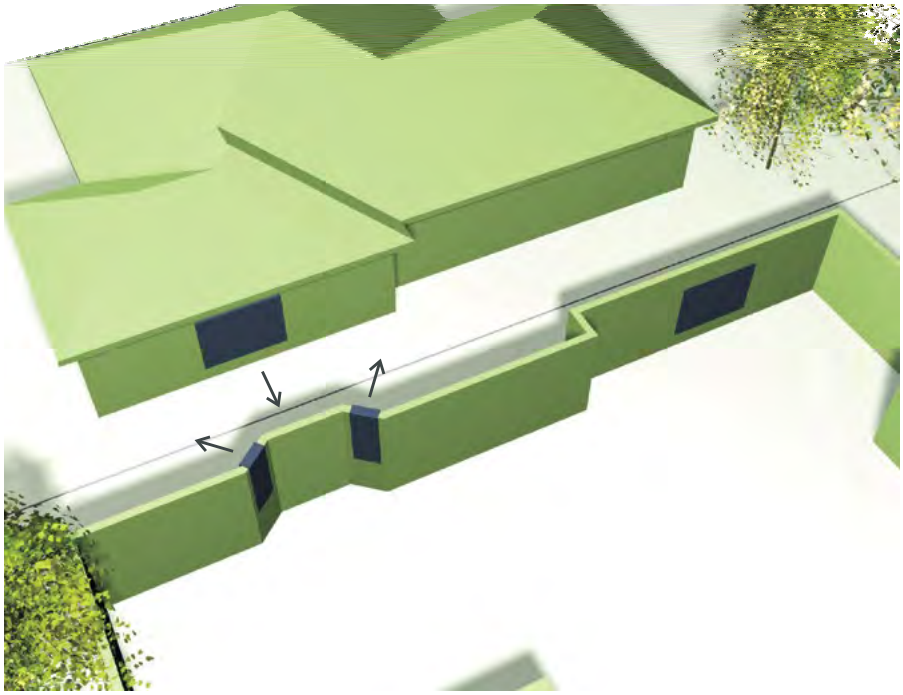


Figure E3.2 - Illustrated examples of appropriate measures to protect privacy - Splay windows

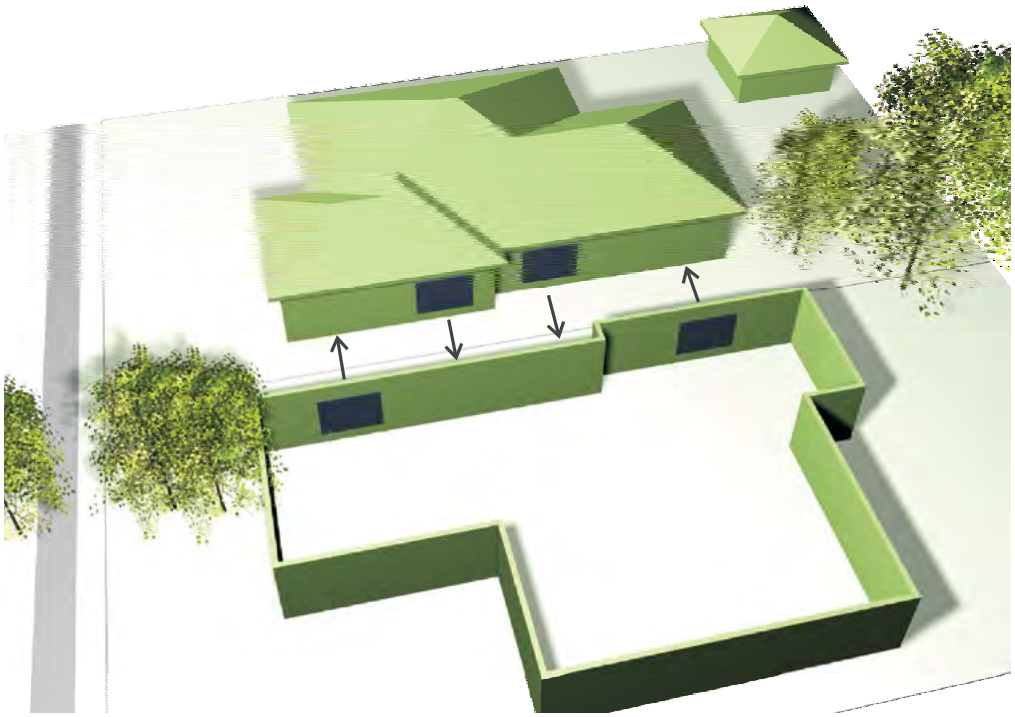


Figure E3.3 - Illustrated examples of appropriate measures to protect privacy - Offset windows

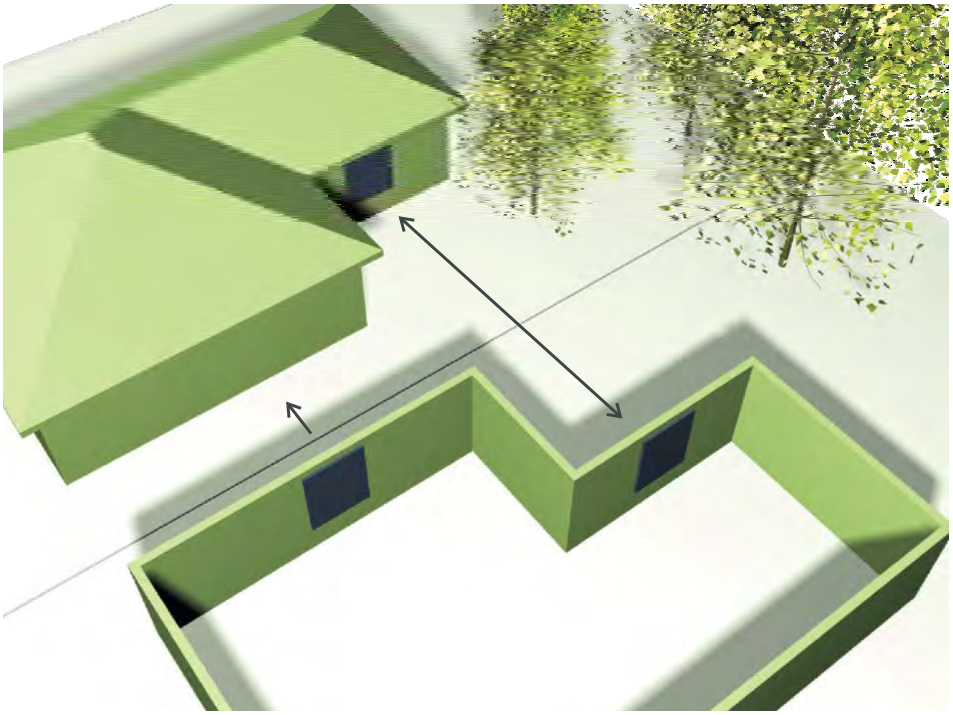


Figure E3.4 - Illustrated examples of appropriate measures to protect privacy - Separation between rooms

E3.9 Traffic and transport corridor amenity impacts

Objectives

O1. To protect building users from negative impacts (noise, air quality, vibration) from road and rail corridors.

Controls	
C1.	Development must consider the provisions of SEPP (Infrastructure) 2007 and *Development Near Rail Corridors and Busy Roads Interim Guidelines* and the design approaches illustrated in Figure E3.5 and Figure E3.6.
C2.	For residential components of new development, noise sensitive areas (living rooms, bedrooms) are located away from road and rail corridors.
C3.	Windows located towards road and rail corridors are to be double-glazed (or have laminated glazing) and have acoustic seals.
C4.	Internal habitable rooms of dwellings are to be designed to achieve internal noise levels of no greater than 50dBA.

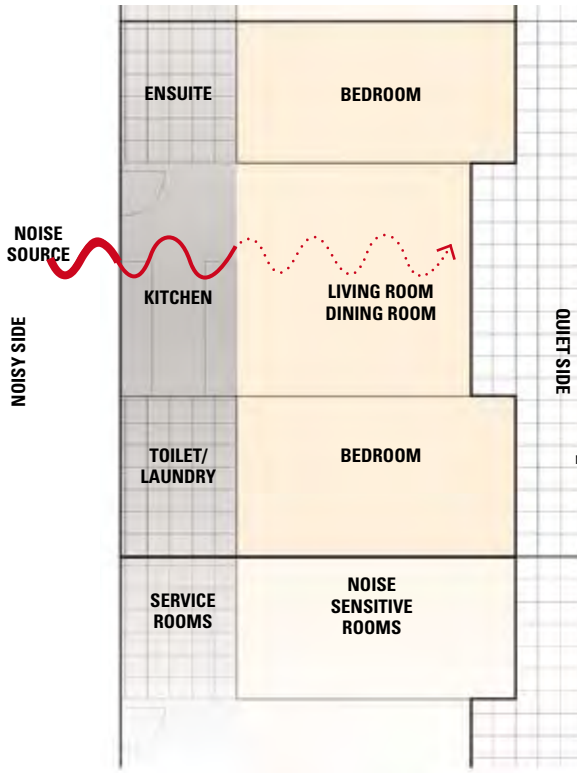


Figure E3.5 - Single Dwellings – locating noise sensitive rooms away from road noise

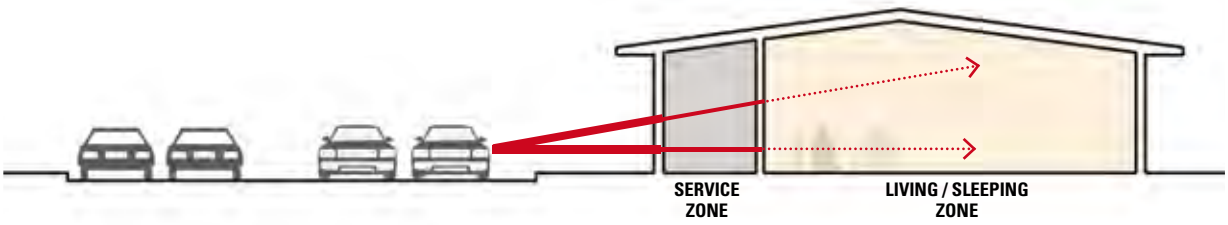


Figure E3.6 - Illustrated examples of appropriate measures to protect privacy - Offset windows

E3.10 Access to views

Objectives

O1. To protect and enhance opportunities for vistas and public views from streets and public places.

O2. To ensure views to and from the site are considered at the site analysis stage.

O3. To recognise the value of views from private dwellings and encourage view sharing based on the following four controls.

O4. To recognise the value of view sharing whilst not restricting the reasonable development potential of the site.

O5. Protect and enhance scenic and cultural landscapes.

To determine whether a development is satisfactory in relation to the Objectives pertaining to access to views, the following controls will be applied:

Controls	
C1.	Development should seek to protect water views, iconic views and whole views. Water views are valued more highly than land views. Iconic views (eg of the Harbour Bridge or the City skyline) are valued more highly than views without icons. Whole views are valued more highly than partial views (eg a water view in which the interface between the land and water is visible is more valuable than one in which it is obscured). An icon should be a prominent identifying feature of the landscape and should be commonly held by the wider community as having iconic status.
C2.	Development should seek to protect views from the front and rear of buildings and where views are obtained from a standing position. The expectation to retain side views and sitting views is often unrealistic.
C3.	Development should seek to protect views from living areas and minimise the extent of impact. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes the Harbour Bridge. Council will attempt to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.
C4.	Development in view affected areas should not only be designed to meet relevant development controls but also be designed to achieve view sharing. A development that complies with all planning controls is more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact is unreasonable. A complying proposal of a more skillful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.
C5.	Ensure development in foreshore and peninsula localities do not adversely impact upon views to and from Parramatta River and Sydney Harbour, from within and outside the local government area.
C6.	Development applications in foreshore and peninsula localities are required to include photomontages or computer modelling to illustrate the visual effects of the proposal as viewed from nearby public domain within and outside the LGA.

Note: In some cases, Council will insist on the erection of height poles/building templates to indicate the height of the proposed development together with written and/or photographic montages to ensure that view losses are minimal. Template construction is to be to the satisfaction of Council officers and is to be certified by a registered surveyor upon erection.

E3.11 Safety and security

Objectives

O1. To facilitate a safe physical environment by promoting crime prevention through design.

O2. To facilitate the security of residents and visitors and their property and enhance community safety and well-being.

O3. To ensure a development relates well with the public domain and contributes to an active pedestrian-orientated environment.

O4. Effective use of fencing or other means to delineate private and public areas.

Controls	
C1.	Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries for multi unit development.
C2.	High walls which obstruct surveillance are not permitted.
C3.	The front door of a dwelling house should be visible from the street.
C4.	Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.
C5.	A Council approved street number must be displayed at the front of new development or the front fence of such development.
C6.	Roller shutters, security bars and grilles are not permitted on window and door openings that have a frontage to the street or that are adjacent to public open space.
C7.	Fences higher than 900mm should be of an open semi-transparent design.
C8.	Balconies and windows should be positioned to allow observation of entrances.
C9.	Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.
C10.	Blank walls facing a rear laneway should be avoided as they attract graffiti.
C11.	Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.
C12.	If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.
C13.	Development on properties which adjoin a rear laneway must provide at least one habitable room window in the rear elevation capable of overlooking the laneway. If appropriate to the site context and neighbouring property privacy considerations, a balcony on the rear elevation would be an appropriate alternative.

E4 General Controls

E4.1 Frontage

Objective

O1. To ensure lot dimensions are able to accommodate residential development and provide adequate open space and car parking consistent with the relevant requirements of this DCP.

Controls	
C1.	The minimum frontage requirements specified in the Canada Bay Local Environmental Plan shall be achieved.
C2.	Any dwelling within a dual occupancy or semi-detached dwelling development is to have a minimum width of 7m if the dwellings have parking accessed from the primary street and do not have consolidated basement parking with a single entry or parking accessed from a rear lane or secondary frontage. The minimum width may be reduced to 5m if the dwellings have consolidated basement parking with a single entry, or parking accessed from a rear lane or secondary frontage.

E4.2 Building setbacks

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

Appropriate street setback controls can contribute to the public domain by enhancing the streetscape character and the continuity of street facades. Street setbacks also enhance the setting of a building. Canada Bay Council places particular emphasis on continuing the building alignment in uniform streetscapes.

Rear setbacks provide space for planting, including trees, which will achieve a reasonable height and canopy and provide for adequate open space for the amenity of residents. Rear setbacks also promote privacy between residents of adjoining properties, particularly where development is greater than single storey.

Objectives

O1. To integrate new development with the established setback character of the street.

O2. Preserve significant vegetation which contributes to the public domain and allows for street landscape character to be enhanced.

O3. Ensure adequate separation between buildings consistent with the established character and rhythm of built elements in the street.

O4. To ensure adequate separation between buildings for visual and acoustic privacy.

O5. Maximise solar access to achieve amenity for neighbours.

Front setbacks - primary street

Controls	
C1.	The front setback of all residential buildings is to be a minimum of 4.5 metres or no less than the Prevailing Street Setback, whichever is the greater. The “Prevailing Street Setback” is the setback calculated by averaging the setback of five (5) adjoining residential properties on both sides of the development. Where there are fewer than five residential properties or a non-residential use property between a street end or corner and the development site, the “Prevailing Street Setback” is the setback calculated by averaging the setback of the five next residential properties fronting the street (if any) on both sides of the property. *Note: In many instances, the front setback of buildings in Canada Bay is 7.5 metres or greater and development in these areas will be required to comply with this prevailing setback.*

C2.	No balconies, entry porches or verandahs are permitted to encroach within the front setback. The only encroachments permitted within the front setback are restricted to eaves and awnings for weather protection but no supporting columns or posts.
C3.	Secondary dwellings must be located behind the front building line of the principal dwelling;
C4.	Where a site has more than one street frontage (other than a lane) and a dwelling is proposed to the rear of the site, the development must acknowledge the prevailing setback of both streets.

Note: On a site with two street frontages, the primary street is considered to be the one to which the property is addressed.

Front setbacks - parallel road lot

Controls	
C5.	If the secondary street (other than a lane) is at the rear of the property, any dwelling facing the secondary street is to use the secondary street as its primary street and be designed to comply with the Front setback – primary street controls.

Front setbacks - corner lot

Controls	
C6.	If the secondary street (other than a lane) is at the side of the property, any dwelling proposed to the rear of the site must acknowledge the prevailing street setback of the secondary street.
C7.	Any dwelling that faces the primary street must have a secondary street (side setback) of a minimum of 2m for the first 25m measured from the corner.
C8.	Any dwelling to the rear of the site is to face the secondary street and is to use the secondary street as its primary street and be designed to comply with the Front setback – primary street controls.
C9.	The prevailing street setback for the secondary frontage is to be applied from 25m from the corner to the existing rear boundary of the site.

Refer to Figure E4.1, Figure E4.2, Figure E4.3 and Figure E4.4

Side setbacks

Controls	
C10.	All developments are to comply with the following numerical requirements:

Development	Minimum distance from side boundary of parent lot
Dwelling houses	• Single storey dwellings are to be set back a minimum of 900mm from side boundaries. • The second storey of all dwellings are to be set back a minimum of 1500mm from side boundaries.
Dual occupancies	• Single storey dual occupancies are to be set back a minimum of 900mm from side boundaries. • The second storey of all dual occupancies is to be set back a minimum of 1500mm from side boundaries.
Secondary dwellings	• Front Dwelling (within principal dwelling) – all walls are to be set back a minimum of 900mm for single storey buildings and 1500mm for the 2nd storey com-ponent of two storey buildings. • Rear Dwellings – all walls are to be set back a minimum of 1500mm.

Note 1: Upper floor setbacks may be achieved by stepping the building in, integrating any proposed upper floor within the roof form or by setting back both the ground and first floors from the side boundaries.

Note 2: Sites that have more than one street frontage (other than a lane) will have additional setback requirements.

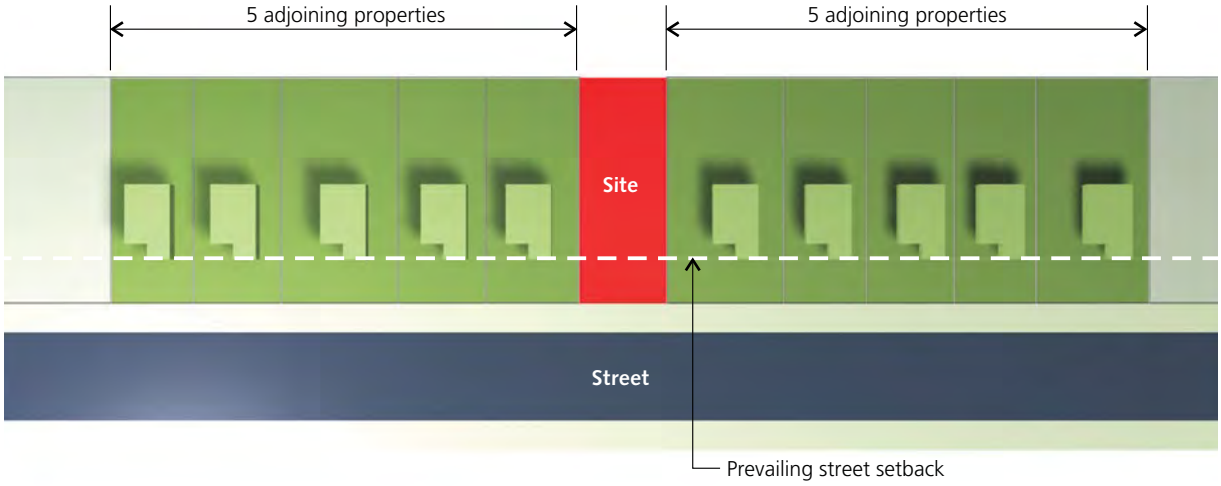


Figure E4.1 Calculation of the prevailing street setback

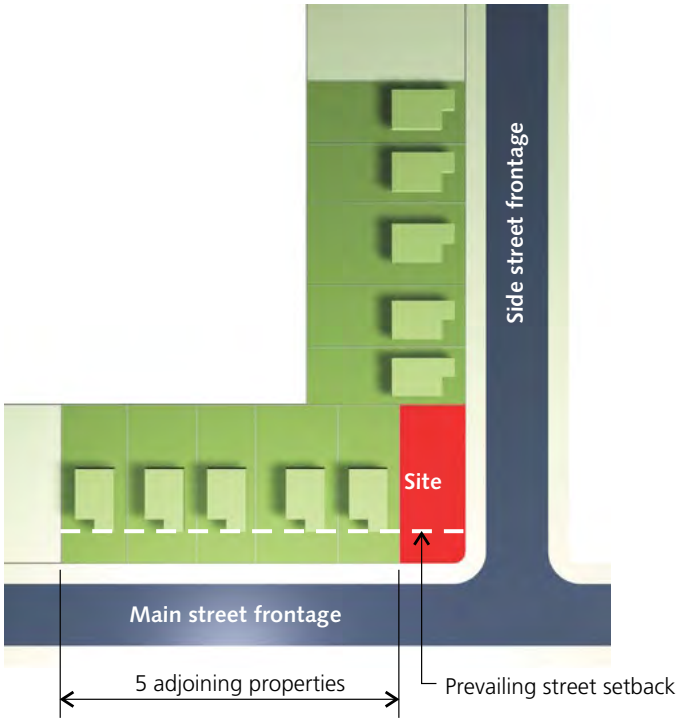


Figure E4.2 Calculation of the prevailing street setback on a corner development site

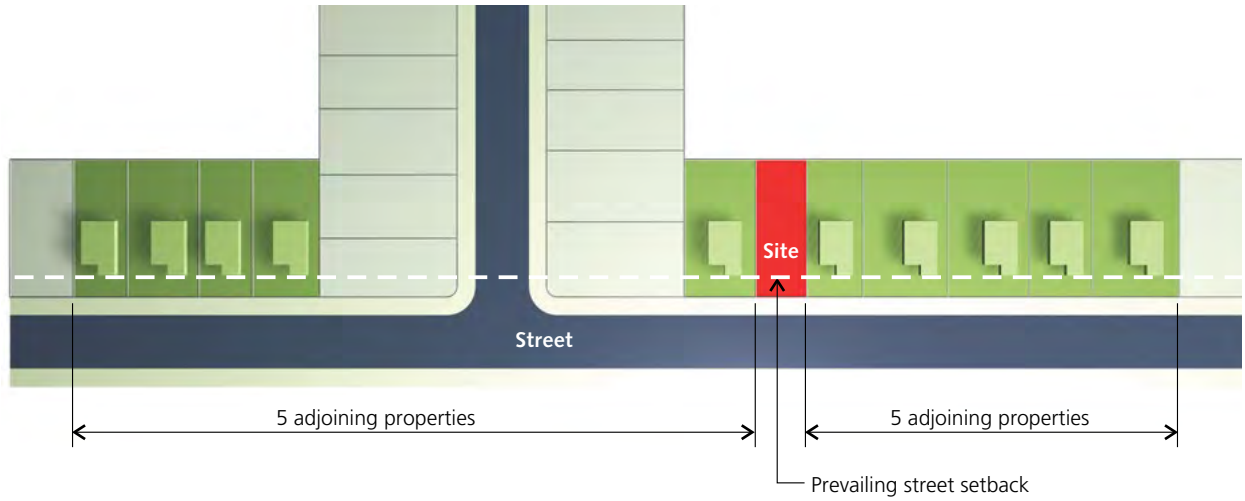


Figure E4.3 Prevailing street setback near corner sites

Figure E4.4 Prevailing street setback near corner sites

Rear setbacks – single street frontage

Controls	
C11.	All development (not including an outbuilding) is to have a minimum rear setback of 6.0 metres.
C12.	Any living room located on an upper floor is to have a minimum rear setback of 9.0m.

Rear setbacks – corner lot

Controls	
C13.	The dwelling oriented to the secondary frontage shall have a minimum setback to the rear boundary of the parent lot of 1.5 metres and a minimum setback to the side boundary (at rear of dwelling) of 4 metres.
C14.	Any living room located on an upper floor is to be oriented towards the street frontage, and not extend through to the rear, to minimise overlooking of side and rear boundaries.

Basement setbacks

Controls	
C15.	Basement excavation for all development is limited to the area of the building at ground level. The excavation setback includes the driveway access to the basement.
C16.	The outer edge of excavation, piling and all subsurface walls including driveway excavation to basement car parking for dwelling houses should not be less than 900mm from any boundary.

Outbuildings

Controls	
C17.	Outbuildings are to be located behind the main building alignment and should have a minimum setback of 900mm to side and rear boundaries. However, reduced side and rear boundary setbacks may be considered on merit where: a) they are consistent with the setbacks of outbuildings in the vicinity; b) they require no maintenance (including roof gutters); c) there are no adverse impacts to the amenity of the adjoining properties; and d) the total area of all outbuildings (including any secondary dwellings) does not exceed 35m^2.

Secondary dwellings

Controls	
C18.	A secondary dwelling is to be located behind the main building alignment and should have a minimum setback of 900mm to side and rear boundaries. However, reduced side and rear boundary setbacks may be considered on merit where: a) they are consistent with the setbacks of outbuildings/similar structures in the vicinity; b) they require no maintenance (including roof gutters); c) there are no adverse impacts to the amenity of the adjoining properties; and d) there are no other structures on the site with similarly reduced setbacks.

	For the conversion of an existing building, or part of an existing building, being the principal dwelling, outbuilding, garage or similar structure into a secondary dwelling, applicants must demonstrate that the setbacks of the existing structure have minimal impact on the following: a) Scale and streetscape of the surrounding locality; b) Surrounding properties, particularly in respect to overshadowing, loss of privacy, and visual intrusion; c) Solar access for the secondary and the principal dwelling; and d) Heritage items or heritage conservation area.

Advisory Notes

Notwithstanding compliance with the above numerical controls, Council may require building setbacks to be increased if necessary to reduce bulk, overshadowing, visual impact, view loss, privacy concerns and to retain existing trees on site.

Any Foreshore Building Line will continue to apply and overrides any setback provisions in this plan.

E4.3 Street orientation and presentation

Objectives

O1. Ensure that development contributes to the activity, safety, amenity and quality of streets and the public domain.

O2. Present appropriate frontages to adjacent streets and public domain in terms of scale, finishes and architectural character.

O3. Provide legible and accessible entries from the street and the public domain.

O4. Minimise and ameliorate the effect of blank walls (with no windows or entrances) at the ground level.

O5. Minimise amenity impacts upon adjoining sites.

Controls	
C1.	Buildings shall be aligned and oriented to all street frontages.
C2.	Buildings must address all street frontages through the provision of habitable rooms, windows and doors and architectural features.
C3.	At a minimum, the front façade of a dwelling shall orientate the front door and a window of a habitable room on the ground floor to address the principal street frontage. If the site has more than one street frontage and more than one dwelling is proposed then this is to be applied to all frontages.
C4.	Buildings are to have a street address and provide a direct line of sight from a street to the principal dwelling entry or entries.
C5.	Provide individual entries directly from the street to any ground floor dwellings next to the street.
C6.	Development that exposes the blank side of an adjoining building or has a party wall to the public domain is to be designed with a visually interesting treatment of high quality design applied to that wall.

Figure E4.5 Undesired development - dwellings not orientated towards the street frontage

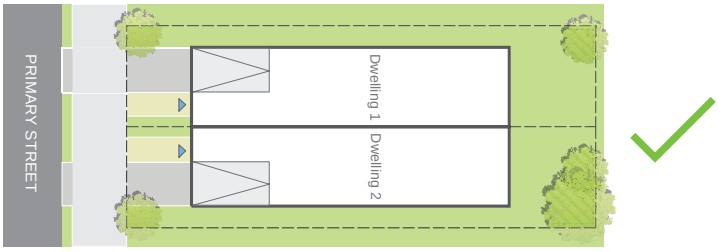


Figure E4.6 Desired development - dwellings are orientated towards the street frontage

Figure E4.7 Desired development on lots with more than one street frontage - dwellings are orientated towards all streets

E4.4 Height of buildings

Height is an important control because it has a major impact on the physical and visual amenity of a place. Building height is also critical in addressing impacts from development such as solar access, privacy and view loss.

Objectives

O1. To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality.

O2. To minimise visual impact, disruption of views, loss of privacy and loss of sunshine to existing residential development.

O3. To minimise the adverse impact on Conservation Areas, Heritage Items and contributory buildings.

O4. To reduce the visual impact of development when viewed from the Parramatta River as well as other public places such as parks, roads and community facilities.

Controls	
C1.	Single dwellings, dual occupancies and secondary dwellings are not to exceed the building height plane projected at an angle of 45 degrees over the site from a vertical distance of 5.0 metres above ground level at any boundary of the site.
C2.	The following maximum building storey limits must not be exceeded:

Single street frontage

Dwelling type	Maximum storeys
Dwelling house	Two (2) storeys
Attached dual occupancy	Two (2) storeys (dwellings side by side)
Detached dual occupancy	Two (2) storeys (dwellings side by side)
Semi-detached dwelling	Two (2) storeys (dwellings side by side)
Secondary dwelling	Two (2) storey if within principal dwelling One (1) storey if rear dwelling
Outbuilding	One (1) storey

Two or more street frontages

Dwelling type	Maximum storeys
Dwelling house	Two (2) storeys
Attached dual occupancy	Two (2) storeys (dwellings side by side) Two (2) storeys front dwelling, two (2) storey rear dwelling, if rear dwelling is facing secondary frontage
Detached dual occupancy	Two (2) storeys (dwellings side by side) Two (2) storeys front dwelling, one (1) storey rear dwelling, if both dwellings face primary frontage Two (2) storeys front dwelling, two (2) storey rear dwelling, if rear dwelling is facing secondary frontage
Semi-detached dwelling	Two (2) storeys (dwellings side by side)
Secondary dwelling	Two (2) storey if within principal dwelling One (1) storey if rear dwelling
Outbuilding	One (1) storey

Internal lot

Dwelling type	Maximum storeys
Any dwelling	One (1) storey
Outbuilding	One (1) storey

Note 1: Reference should be made to the Building Height Maps which accompany the Canada Bay Local Environmental Plan.

Note 2: On a site with two street frontages, the dwelling facing the primary street frontage is considered to be the front dwelling.

Note 3: For the purpose of calculating the number of street frontages a lane is not considered to be a street frontage.

Controls	
C3.	The rear dwelling of a detached dual occupancy, or a secondary dwelling located to the rear of a site, with only one street frontage must have a ground floor ceiling no higher than 3.6 metres when measured vertically at any point above existing ground level.

Attics above dwellings

Controls	
C4.	The use of an attic room within the roof space of a dwelling house is permitted for habitable purposes, provided that: a) no external balconies are proposed for the attic room; b) the attic room does not increase the bulk of the building; c) it does not compromise the privacy of adjacent properties.

Attics above garages and outbuildings

Controls	
C5.	A single storey structure with an attic above is only permissible if: a) it is adjacent to a rear lane; b) the height does not exceed 5.4m; c) amenity to adjacent sites is maintained; d) No external balconies are proposed for the attic room; e) The attic room does not increase the bulk of the building; f) It does not compromise the privacy of adjacent properties; g) The roof pitch of a rear lane building must be between 30° and 40°; h) Any structure on a lot adjoining a rear lane is to be clearly subservient to the principal dwelling.

Refer to Figure E4.8, Figure E4.9, Figure E4.10, Figure E4.11 and Figure E4.12

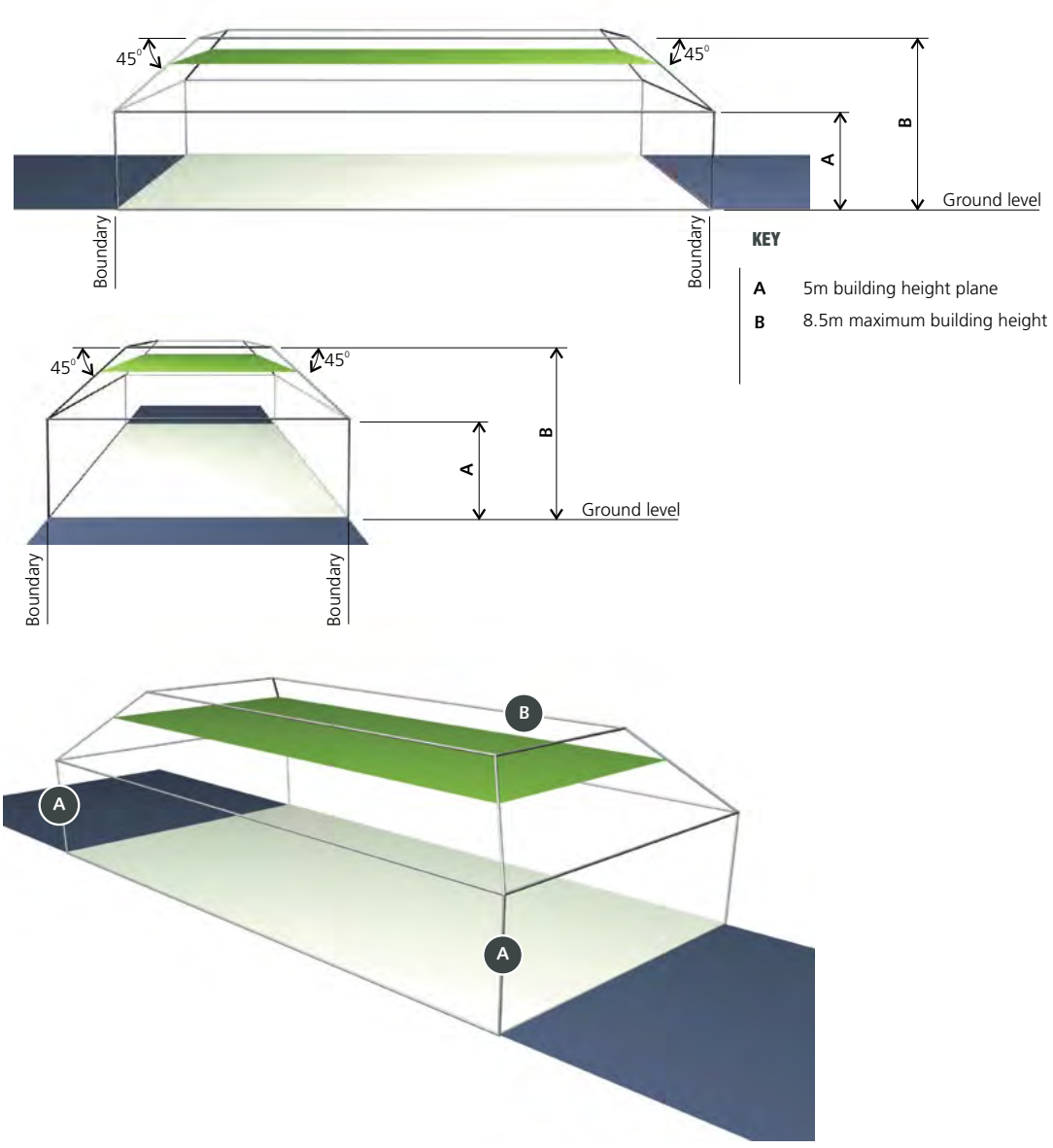


Figure E4.8 Height plane envelope on a level site

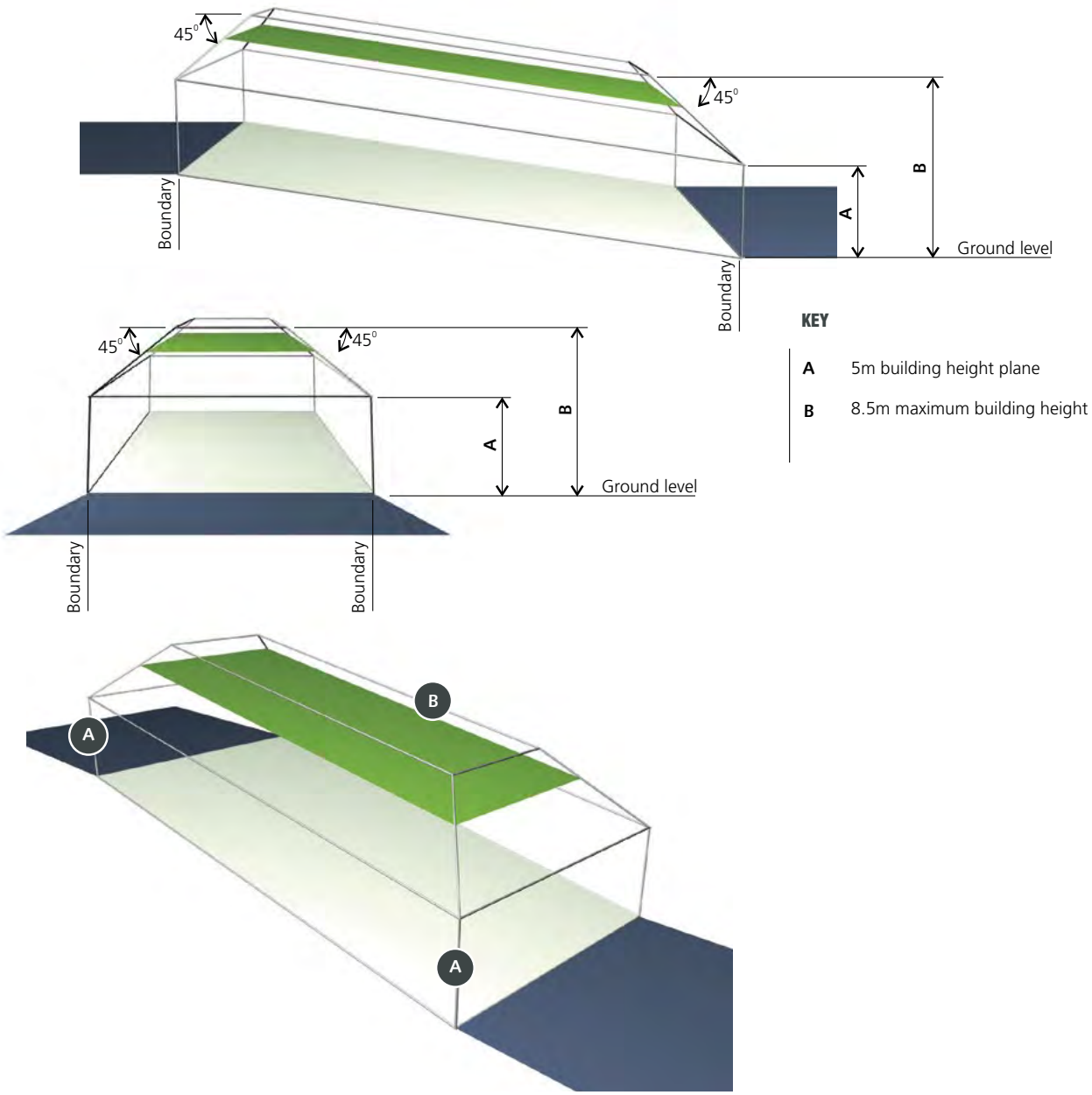


Figure E4.9 Height plane envelope on a sloping site

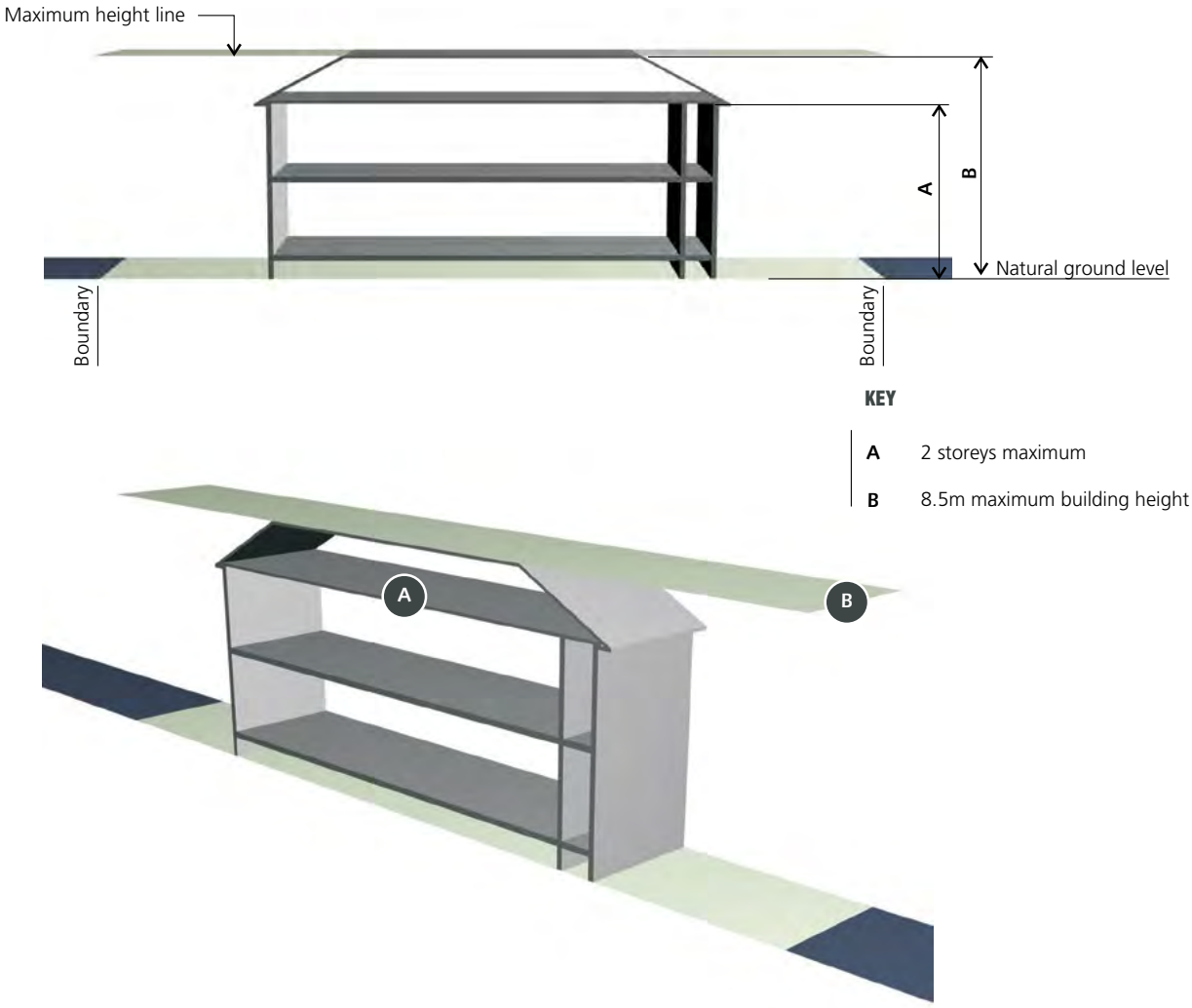


Figure E4.10 Maximum building height and maximum number of storeys on a level site

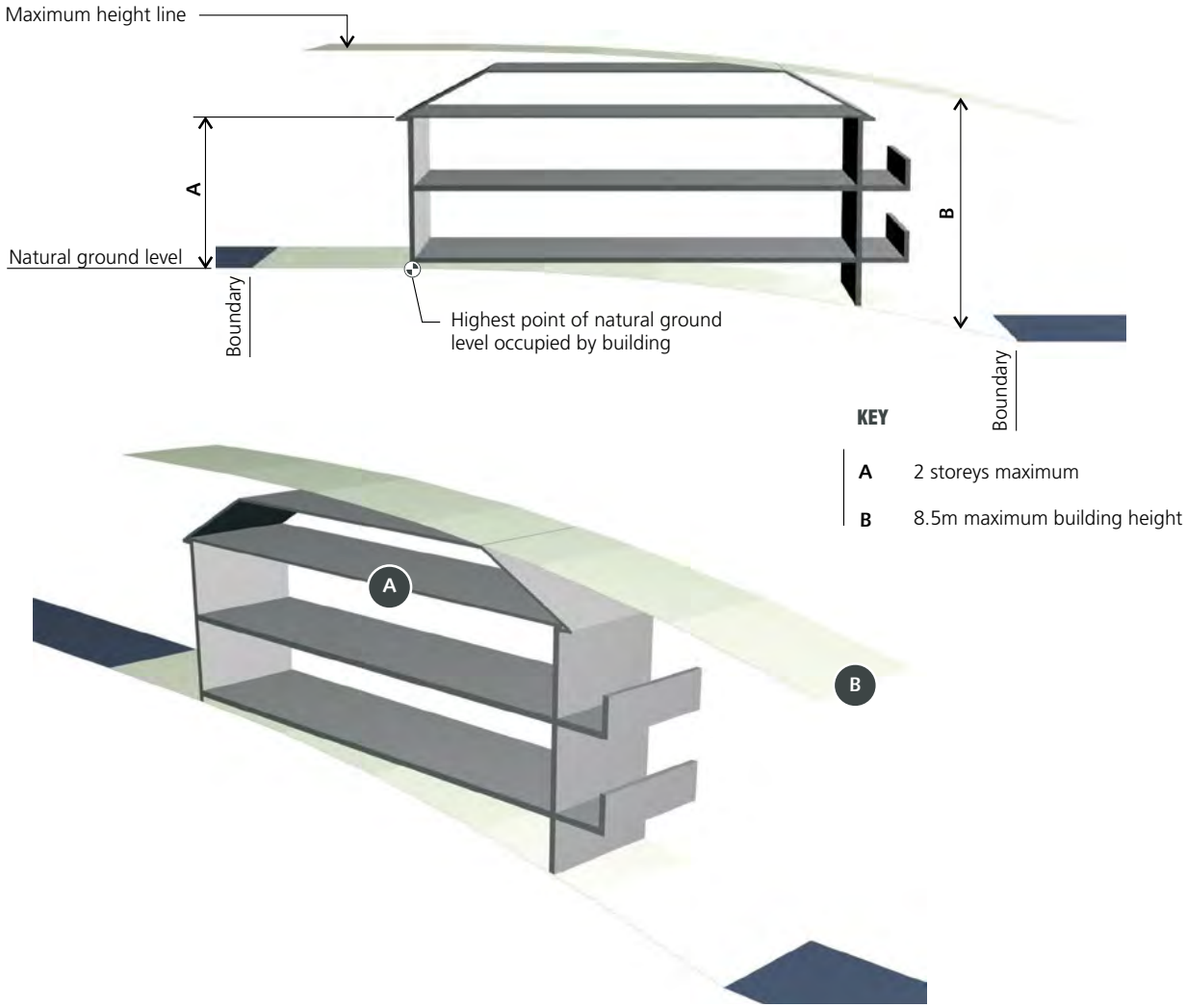


Figure E4.11 Maximum building height and maximum number of storeys on a sloping site

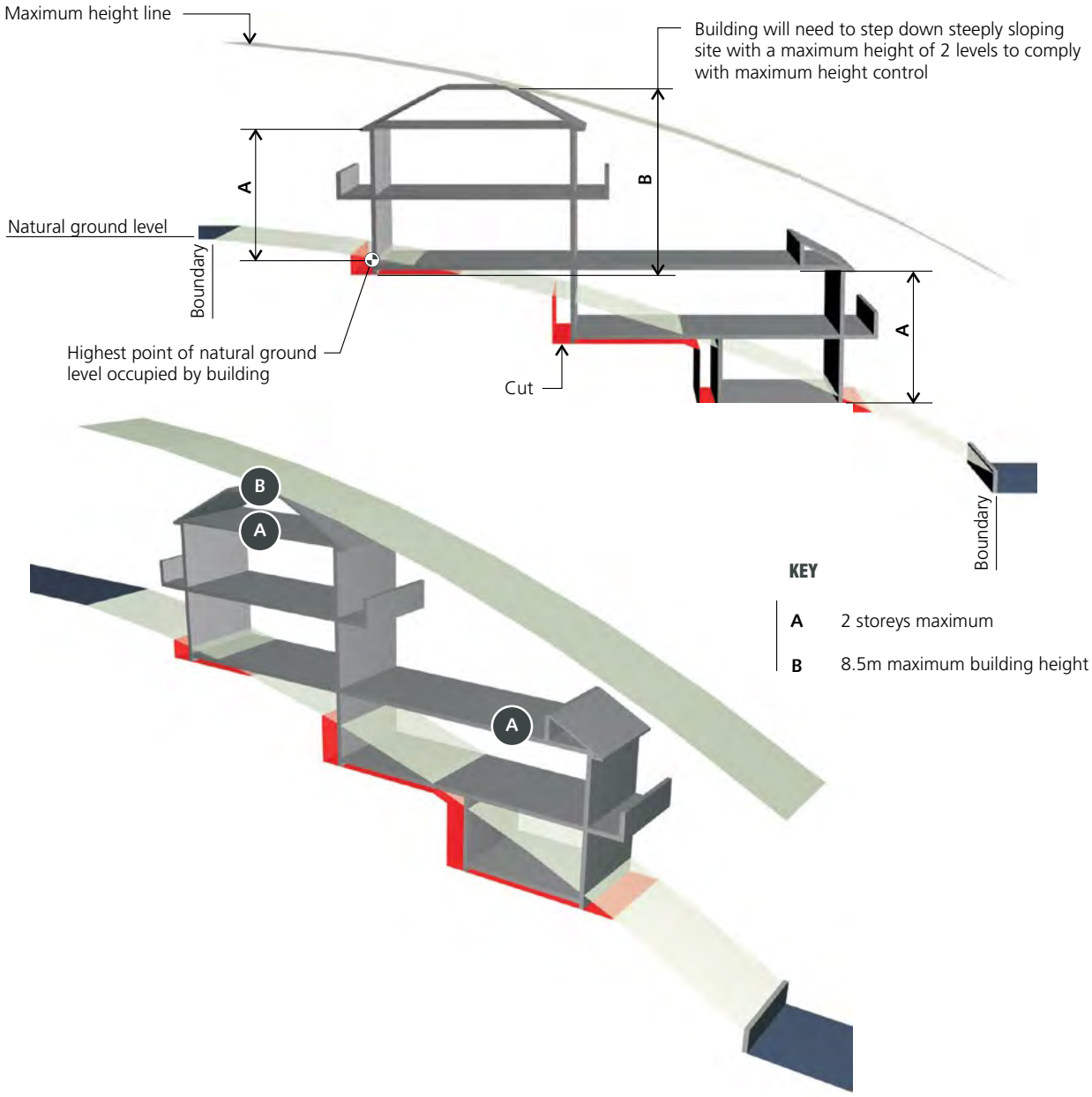


Figure E4.12 Maximum building height and maximum number of storeys on a steep site

E4.5 Bulk and Scale

Objectives

O1. To ensure that buildings are compatible with the bulk and scale of the desired future character of the locality.

O2. To minimise the effects of voids in the bulk and scale of buildings.

Controls	
C1.	Large void areas are considered to contribute to the overall mass of a building. Any void areas proposed must demonstrate its necessity for the specific functional outcomes of the building.
C2.	Notwithstanding compliance with any relevant standards, applicants must demonstrate that the bulk and relative mass of development is acceptable in terms of the following impacts upon the street and adjoining dwellings: a) Overshadowing and privacy considerations; b) Streetscape considerations (bulk and scale); c) Building setbacks; d) Parking and landscape requirements; e) Visual impact and impact upon existing views; f) The existence of significant trees on site; g) The size and shape of the allotment; and h) Site topography.

Note: Compliance with the maximum FSR and height standards does not guarantee approval if bulk and scale is considered to be excessive.

E4.6 Landscaped area

Objectives

O1. To enhance the existing streetscape.

O2. To enhance the quality & amenity of the built form.

O3. To provide privacy and shade.

O4. To minimise the extent of hard paved areas and facilitate rain-water infiltration.

O5. To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

O6. To provide large consolidated areas of landscaping that are usable and sustainable and that can be maintained long term.

Controls	
C1.	Landscape areas need to be consistent with the definition in Part K of the DCP. Note: Synthetic turf, permeable paving and gravel do not form part of landscaped area calculation.
C2.	Landscaping that has an area of less than 1.5m x 1.5m must not be included in landscaped area calculations.
C3.	Landscaping within the side setback must not be included in landscaped area calculations.
C4.	Landscaped area is to be provided in accordance with the following table:

Dwelling Type	Minimum landscape area as percentage of parent lot site area	Minimum percentage of front setback to be landscaped	Minimum percentage of the lot area behind the building line to be landscaped
Single dwellings	35%	50%	50%
Secondary dwellings	35%	50%	50%
Dual occupancies	35%	35%	50%

Note: Landscaped area percentage is to be calculated on the total site area of the parent lot and is to be distributed evenly between dwellings of a similar size with a greater proportionate distribution to larger dwellings.

Controls	
C5.	Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees should be provided.
C6.	Minimum soil depth for balcony gardens is 800mm.
C7.	The majority of the front building setback and private courtyard areas of all development should comprise landscaping, where possible, in accordance with the definition in this DCP.
C8.	If more than one dwelling is proposed then the minimum percentage of front setback to be landscaped will apply to each dwelling.
C9.	If more than one dwelling is proposed and the dwellings are oriented to different frontages then the minimum percentage of front setback to be landscaped is 50% (to be applied to each frontage).
C10.	A significant landscaped setting is to be established for pathways and paved areas.
C11.	Pathways and driveways are to be located a minimum of 1.0 metres from common boundaries.
C12.	Any development on the foreshore should: a) Enhance the existing flora of the allotment; b) Plant native trees with a mature height greater than 12.0 metres; c) Avoid introduced species known to seed freely or spread easily by rhizomes or vegetative means.

Deep soil zones

Controls	
C13.	A deep soil zone must not contain any buildings, structures, services or impervious surfaces.
C14.	A minimum of 50% of the landscaped area must be provided as a deep soil zone.
C15.	A minimum of 50% of the deep soil zone area must be provided in the front setback and 50% in the rear setback.
C16.	A deep soil zone must have a minimum dimension of 2m (L) x 2m (W).

E4.7 Parking and access

Refer to Part B - General Controls

E4.8 Private open space

Objectives

O1. To ensure private open space provides each dwelling with a space for outdoor activities and functions as an extension of the living area.

O2. To enhance the built environment by providing open space for landscaping.

Controls	
C1.	The provision of private open space for residential development is to be in accordance with the following table:

Type of Development	Minimum private open space area (per dwelling)	Minimum private open space dimensions (per dwelling)
Single dwellings	40m^2	5m x 5m
Dual occupancies	40m^2	4m x 4m
Secondary dwellings	40m^2	4m x 4m

Controls	
C2.	A development should locate the private open space behind the front building line.
C3.	At least one portion of the private open space with a minimum area of 40m^2 should be adjacent to and visible from the main living and/or dining rooms and be accessible from those areas.
C4.	Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.

E5 Ancillary structures

E5.1 Fencing

Fencing is an important streetscape element and can indicate the architectural period of an area. Consistent and uniform front fencing contributes significantly to the streetscape and character of an area.

For the purpose of this DCP, front fencing is any fence between the front alignment of a building and the street boundary.

Whilst privacy and security of individual households is an important consideration, high blank fencing along the street has a negative impact on the streetscape, personal safety and security by reducing the opportunities for overlooking of private areas. The construction of high blank front fencing is therefore not desirable and should be avoided.

Objectives

O1. To maintain and enhance the character of streetscapes within the Canada Bay LGA.

O2. To ensure that views from streets are maintained and not negated by excessively high fences.

O3. To reduce the impact of front fencing on the streetscape and encourage fencing consistent with the existing streetscape pattern and in sympathy with the general topography and the architectural style of the existing dwelling or new development.

O4. To ensure that materials used in front fencing are of high quality and are in keeping with the existing streetscape character.

O5. To retain and re-use original fences and gates.

O6. To reinstate traditional period fences and gates on street frontages (including side streets) that is of an appropriate architectural style to complement existing buildings.

Height of front fencing

Controls	
C1.	Front fencing and side fencing forward of the building line constructed of a solid material such as brick/masonry, lapped and capped, timber, brushwood and the like should not exceed 900mm (including piers) in height above the footpath level.

Refer to Figure E4.13

C2.	Front fencing and side fencing forward of the building line, constructed of visually transparent material such as timber picket/ metal grill, should not exceed 1.2m in height above the footpath level. Visually transparent components should be no less than 40% of the fence structure and should be distributed evenly along the entire length of the fence.

Refer to Figure E4.14

C3.	From the building line, side fences are to taper down to the height of the front fence line.
C4.	In the case of sloping streets, the height limitations may be averaged, with regular steps.
C5.	Solid fences greater than 1.2 m will only be considered in a streetscape which is shown in the Streetscape Character Analysis to exhibit in excess of 70% high solid fence forms. In such circumstance the appearance of the fence should be softened by: a) Providing a continuous landscaped area of not less than 600mm wide on the street side of the fence, planted with tree and shrub species selected on the basis of low maintenance attributes; and b) The use of openings and variations in colour, texture or materials to create visual interest.

Design of fences

Controls	
C6.	Avoid painting or rendering original masonry and sandstone fencing.
C7.	New fencing should complement any original fencing found on adjoining properties and in the street in terms of style, height, materials, colour, texture, rhythm of bays and openings. Note: Blank walls disrupt established fencing patterns and should be avoided.
C8.	Fencing and associated walls must be positioned so as not to interfere with any existing trees.

Materials

Controls	
C9.	Materials of construction will be considered on their merit, with regard being given to materials of construction of other contributory fences in the vicinity and/or that of the building on the allotment where such materials enhance the streetscape – with a general prohibition on the following materials: a) Cement block; b) Metal sheeting, profiled, treated or pre-coated. c) Fibro, flat or profile; d) Brushwood; and e) Barbed wire.

General

Controls	
C10.	Gates and doors are to be of a type which do not encroach over the street alignment during operation.
C11.	Fencing is to be designed and constructed in accordance with the requirements of a front fence wherever dwellings have a front façade to a street; irrespective of whether there are dwellings within the same development fronting a primary street.

Advisory Notes

All controls are subject to the provision of adequate sight lines for emerging vehicles to enable surveillance of pedestrian and vehicle traffic.

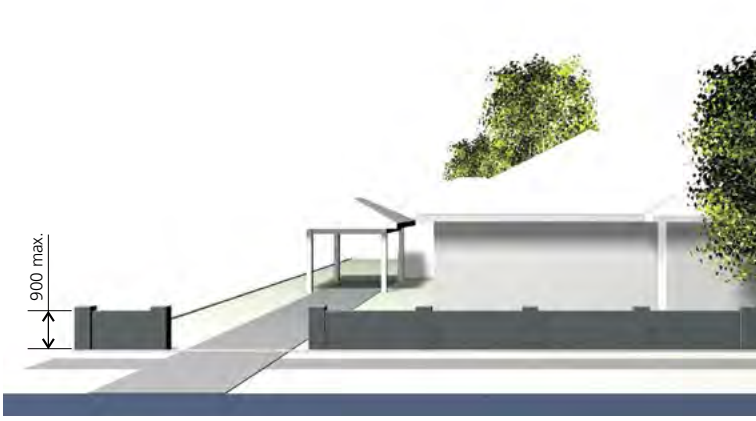


Figure E4.13 Example of solid front fencing with a height of 900mm

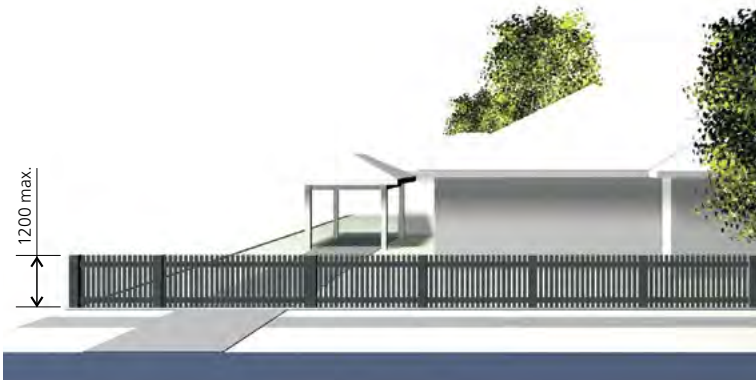


Figure E4.14 Example of open front fencing with a height of 1200mm

E5.2 Site facilities

Site facilities include:

- Air conditioners;
- outbuildings;
- TV aerials and satellite reception dishes;
- mail boxes;
- garbage storage and collection areas;
- external storage areas;
- clothes drying areas;
- external laundry facilities and
- swimming pools and spas.

Proposals need to ensure adequate and appropriate provision of site facilities. These need to be accessible and not create amenity problems such as smell and unsightliness. The impact of site facilities on the overall appearance of the site and on the local streetscape needs to be considered.

The design of site facilities for multi-unit dwellings needs particular consideration as these facilities are shared. They need to be designed and located so that they are accessible by all residents and do not detract from the amenity of any residence.

Objectives

O1. To ensure that adequate provision is made for site facilities.

O2. To ensure that site facilities are functional and accessible to all residents.

O3. To ensure that site facilities are easy to maintain.

O4. To ensure that site facilities are thoughtfully and sensitively integrated into development, are unobtrusive and not unsightly.

Air Conditioners

Controls	
C1.	Air conditioning units must be sited so that they are not visible from the street.
C2.	Air conditioning units must not be installed on the front façade of a building, within window frames or otherwise obscure a window.
C3.	Air conditioning units must not obscure architectural details visible from the street.
C4.	The noise level from air conditioning systems is not to exceed the L aeq 15 minute by 5dBA measured at the property boundary.
C5.	Air conditioning units must not be installed where they will likely have a negative visual or acoustic impact upon neighbours.

Outbuildings and outdoor structures

Controls	
C6.	Outbuildings and outdoor structures should be located behind the front building line. This clause does not apply to any required waste storage area for multi dwelling housing and residential flat buildings, front fences or carports permissible under the provisions of this DCP.
C7.	Windows and doors of outbuildings should face into the rear yard, or be frosted, if facing into a neighbour's property.

Clothes drying facilities

Controls	
C8.	Adequate open air clothes drying facilities should be provided that are easily accessible to all residents and are visually screened from the street and adjoining premises.

Numbering of buildings

Controls	
C9.	Street numbers are to be placed on the building in accordance with Council's street numbering system and be visible from the primary street frontage.

Public utilities

Controls	
C10.	For new development and substantial alterations to existing premises provision must be made for connection to future underground distribution mains. In such developments the following must be installed: • an underground service line to a suitable existing street pole; or • sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre). Council may require the bundling of cables in the area surrounding the development to reduce the visual impact of the overhead cables. For further details see Energy Australia requirements.

Mail boxes

Controls	
C11.	All mail boxes should be designed in a manner that enhances the visual presentation of the building(s) they serve.
C12.	Mail box structures should not dominate the street elevation.
C13.	Individual mail boxes should be located close to each ground floor dwelling entry where individual street entries are provided.
C14.	All mail boxes must comply with the requirements of Australia Post.

Swimming pools and spas

Controls	
C15.	Swimming pools and spas should be located behind the front building line.
C16.	For corner allotments or where the property has two street frontages, the location of swimming pools/spas is not to be in the primary frontage.
C17.	Swimming pools/spas should be positioned so that the coping is a minimum of 800mm from the property boundary.
C18.	In-ground swimming pools should be built so that the top of the swimming pool is as close to the existing ground level as possible. On sloping sites this will often mean excavation of the site on the high side to obtain the minimum out of ground exposure of the swimming pool at the low side.
C19.	Provided one point on the swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500mm above existing ground level.

Tennis Courts

Controls	
C20.	Tennis courts are to be sited at the rear of properties.
C21.	For corner allotments or where the property has two street frontages, the location of tennis courts is not to be in the primary frontage.
C22.	A minimum of five (5) metres should be maintained between the tennis court fencing and habitable rooms of any dwelling.
C23.	Tennis courts should be positioned having regard to the location of habitable rooms both on site and on adjoining properties and to the maintenance of appropriate private open space.
C24.	Screen planting should be provided between court fencing and the nearest property boundary or any dwelling on an adjoining property.
C25.	The court playing surface should be of a material that minimises light reflection.
C26.	Flood lighting is generally not permitted unless it can be demonstrated the lighting and use of the court at night will not interfere with neighbour amenity.
C27.	Fencing material is to be a recessive colour.
C28.	Fences are to be set back a minimum of 1.5 metres from boundaries.
C29.	Cut and fill associated with the construction of a tennis court should not unreasonably intrude into the natural topography of the land.

TV antennae and satellite dishes

Controls	
C30.	Satellite dishes, telecommunication antennae and ancillary facilities are to be: a) Located away from the front and side boundaries; b) Installed so that they do not encroach upon any easements, rights of ways, vehicular access or parking spaces required for the property, and c) Painted in colours selected to match the colour scheme of the building.
C31.	Satellite dishes where they are situated in rear yards are to be less than 1.8m above ground.
C32.	Only one (1) telecommunications/TV antennae will be permitted for each residential flat building.

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F

PART F - MULTI-DWELLING HOUSING, MULTI DWELLING HOUSING (TERRACES), MANOR HOUSES AND RESIDENTIAL FLAT BUILDINGS

F1 Land to which Part F applies

Part F generally applies to the land in the following areas:

- R1 General Residential zone
- R3 Medium Density Residential zone
- R4 High Density Residential zone

Note: The land located within the Five Dock Town Centre that is zoned R3 and that has a boundary to Barnstaple Road, Waterview Street or Second Avenue is excluded from Part F. See Part G for more information.

F2 Design Quality

F2.1 Design Quality of Residential Apartment Development

The Objectives and controls contained within this part of the DCP support the design quality principles of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65).

The Principles apply to proposals subject to SEPP 65, that is, residential buildings that comprise or include:

a) 3 or more storeys (not including levels below ground levels provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and

b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but do not include a Class 1a building or a Class 1b building under the Building Code of Australia (e.g townhouses or villas where dwellings are side by side).

This DCP adopts design quality principles contained within the SEPP65 and the Apartment Design Guide, NSW Department of Planning and Environment, July 2015.

Note: Where there is an inconsistency between SEPP65/ADG and this DCP, the SEPP65/ADG will prevail.

F2.2 Materials, colour schemes and details

Objectives

O1. To ensure that the choice of external materials, colour schemes and building details on new development and existing houses visible from a public place, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the adjoining locality.

O2. To encourage complementary and sympathetic wall treatments on new development and existing houses that are consistent with the architectural style of existing dwellings found in the street and the adjoining locality.

O3. To encourage roof forms and materials consistent with the positive qualities evident in the street and the adjoining locality.

O4. To encourage verandahs/balconies etc. that are consistent with original structures evident in the street and the adjoining locality.

O5. To permit flexibility in the choice of materials to meet the practical requirements of energy efficiency, construction and maintenance costs.

Controls

The colour and surface finish of external building materials should minimise the overall visual impact of new development and be sympathetic to the surrounding locality as identified in the relevant Character statement and the Streetscape Character Analysis submitted with the application.

Walls/ masonry

Controls	
C1.	Use darker face brick in streetscapes which predominantly exhibit this external finish.
C2.	Retain or incorporate existing sandstone fences, walls or wall bases into the design of the building.

Roof finish

Controls	
C3.	Terracotta coloured (orange/red) roof tiles should be utilised in streets where this is the predominant roof colour.

Balconies

Controls	
C4.	First floor balcony balustrades facing the street should use a different material to the main wall finish.

Colour schemes

Controls	
C5.	Subject to the Streetscape Character Analysis, no large expansive surface of predominantly white, light or primary colours which would dominate the streetscape or other vista should be used.
C6.	New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.
C7.	Matching buildings in a row should be finished in the same colour, or have a tonal relationship.

General

Controls	
C8.	All materials and finishes utilised should have low reflectivity.

F3 Environmental criteria and residential amenity

F3.1 Topography

Objectives

O1. To ensure that the natural topography and landform is maintained and the amount of excavation is minimised.

Controls	
C1.	Natural ground level should be maintained within 900mm of a side and rear boundary.
C2.	Cut and fill should not alter natural or existing ground levels by more than 600mm.
C3.	Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level.
C4.	Rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls are not to be removed or covered.
C5.	Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens.

F3.2 Harbour foreshore development and foreshore access

Objectives

O1. To recognise, protect and enhance the natural, scenic, environmental, cultural and heritage qualities of the foreshore of the City of Canada Bay.

O2. To ensure the Parramatta River foreshore is developed and promoted as a community asset in public ownership or with unrestricted public access.

O3. Sydney Harbour is to be recognised as a public resource, owned by the public, to be protected for the public good:

- The public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour and its foreshores.
- Protection of the natural assets of Sydney Harbour has precedence over all other interests.
- The public good includes but is not restricted to the existing views, vistas and amenity available from the public and private domain.

Controls	
C1.	Building forms should follow the natural topography and maintain and enhance vegetation cover as viewed from the Parramatta River. For example, buildings are not to be cantilevered.
C2.	Roof lines should be below the tree canopy backdrop to maintain the importance of any treeline.
C3.	Buildings should be designed and constructed to present a recessive appearance when viewed from the Parramatta River through the use of materials, colours, wall articulation, building form and landscaping. Glass elevations and excessive use of windows resulting in reflectivity and glare will not be permitted.

C4.	Pergolas, boatsheds and other structures are to be designed and constructed to complement the overall appearance of the development. Such structures are to be no more than one storey in height.
C5.	Swimming pools and spa pools constructed within the foreshore setback are to have no more than 300mm of the pool wall visible above existing ground level.
C6.	Swimming pool and spa pool walls are to be suitably treated to complement the natural foreshore and where visible, are to be sandstone and to incorporate suitable screen landscaping.
C7.	Boundary fences are not permitted within 8.0 metres of the mean high water mark.
C8.	Retaining walls are to have a maximum height of 500mm.
C9.	Hard surfaces and artificial surfaces, such as paving, within the Foreshore Building Line Area must be limited to swimming pool surrounds or modest walkways between the residential building and foreshore structures such as swimming pools or boat ramps.
C10.	Mature trees or significant landscaping are not to be removed to locate foreshore structures.
C11.	Any development on the foreshore should: a) Enhance the existing flora of the allotment; b) Where appropriate, include native trees which will be 12 metres or greater at maturity; and c) Avoid introduced species known to seed freely or spread easily.

Protection of the natural foreshore

Controls	
C12.	Development on foreshore properties must not significantly alter the topography and must preserve natural foreshore features including cliffs, rock outcrops, rock shelfs and beaches.
C13.	Seawalls or retaining walls are not permitted in areas where the foreshore is in its natural state.
C14.	Where seawalls or retaining walls are permitted, they must be constructed of coarse, rock-faced stone or with stone facing (preferably sandstone) and not protrude more than 1.0m above the mean high water mark.
C15.	Slipways and stairs are to be designed and constructed to closely conform with the character of the natural foreshore.

Foreshore access

Please refer to the Canada Bay LEP for considerations in relation to the provision of foreshore access.

Controls	
C16.	Public access along the foreshore should be provided by means of (as a minimum) a 3 metre strip of land between mean high water mark and the development. The access may be secured by means of a registered covenant, agreement or instrument in favour of the Council (as provided for in the Conveyancing Act 1919) that burdens the relevant land, or by means of an obligation contained in a planning agreement that is entered into between the relevant landowner, the Council, or both.
C17.	Public access to the foreshore over public land is not to be obstructed by the location of foreshore structures.
C18.	Development in the vicinity of Parramatta River must assist in improving access to the river and ferry wharves, through the provision of publicly accessible through-site links for pedestrian access and wayfinding signage.

F3.3 Solar access to neighbours

Objectives

O1. To minimise the amount of overshadowing of neighbouring developments and outdoor spaces to maintain their amenity.

Controls	
C1.	Direct sunlight to all north facing windows of habitable rooms of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid-winter).
C2.	Where windows currently receive less than 3 hours, direct sunlight cannot be reduced.
C3.	Direct sunlight to 50% of the principal private open space should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid-winter).
C4.	Where 50% of the principal private open space currently receive less than 3 hours, direct sunlight cannot be reduced.

F3.4 Solar access to dwellings within the development

Objectives

O1. To maximise solar access to living areas and private open space in order to improve residential amenity.

Controls	
C1.	The proposed development shall receive a minimum of 3 hours of direct sunlight to all living room windows between 9.00am and 3.00pm on 21 June (mid-winter).
C2.	Direct sunlight to 50% of the principal private open space should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid-winter).

F3.5 Solar access for solar panels

Objectives

O1. Buildings should be sited and designed to ensure that the capacity of existing rooftop solar energy facilities on buildings on adjoining lots are not unreasonably reduced.

Controls	
C1.	New development should be sited and designed to avoid overshadowing of existing and potential roof top solar panels on adjacent and nearby properties.

Note:

a) A development that complies with all relevant planning controls is more reasonable than one that contravenes them. Where an impact arises as a result of non-compliance with one or more planning controls, even a moderate impact is unreasonable.

b) Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines.

c) Council will consider:

d) Size, orientation and topography.

e) Existing amount of solar access to nearby properties.

f) The extent to which existing roof top solar panels on an adjoining lot are overshadowed by existing buildings or other permanent structures.

g) Whether existing roof top solar panels on an adjoining lot are appropriately located.

h) The effect of overshadowing on the existing rooftop solar panels on an adjoining lot.

i) It must be recognised that the local government area is in an urban environment comprising narrow lots and dwellings located in close proximity to each other. For this reason it may not always be possible to retain the same level of solar access. In particular, an east-west (or similar) lot orientation is a difficult orientation to develop and it is often not possible to ensure that the same level of solar access is retained as currently exists.

F3.6 Solar access general guidelines

The numerical guidelines will be applied with the following principles in mind, where relevant:

a) The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities, there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed.) At higher densities sunlight is harder to protect and the claim to retain it is not as strong.

b) The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained.

c) Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal's design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.

d) For a window, door or glass wall to be assessed as being in sunlight, regard should be had not only to the proportion of the glazed area in sunlight but also to the size of the glazed area itself. Strict mathematical formulae are not always an appropriate measure of solar amenity. For larger glazed areas, adequate solar amenity in the built space behind may be achieved by the sun falling on comparatively modest portions of the glazed area.

e) For private open space to be assessed as receiving adequate sunlight, regard should be had of the size of the open space and the amount of it receiving sunlight. Self-evidently, the smaller the open space, the greater the proportion of it requiring sunlight for it to have adequate solar amenity. A useable strip adjoining the living area in sunlight usually provides better solar amenity, depending on the size of the space. The amount of sunlight on private open space should ordinarily be measured at ground level but regard should be had to the size of the space as, in a smaller private open space, sunlight falling on seated residents may be adequate.

f) Overshadowing by fences, roof overhangs and changes in level should be taken into consideration. Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence.

g) In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.

F3.7 Shade guidelines

Well-designed and correctly positioned shade provides protection from UV radiation where it is needed, at the right time of day and at the right time of year.

Objectives

O1. Ensure outdoor spaces are comfortable to use in all seasons.

O2. Protect users from direct and indirect sources of UV radiation.

O3. To provide well-designed shade in private buildings or developments in or adjoining public places that are likely to have significant visitation.

Controls	
C1.	Communal areas and areas that are accessible by the public must take into consideration Cancer Council NSW Guidelines to Shade.
C2.	Ensure the shade structure is an adequate size. Larger shade structures have more area that is not affected by indirect UV radiation reflecting in from the sides.
C3.	Consider using barriers for side as well as overhead protection. Vertical screening with plants and trellises or opaque louvres can help to block indirect UV radiation, while still allowing breezes to flow through.
C4.	Extend overhead barriers past use areas. Make sure there is at least one metre of overhang past the actual area of use.
C5.	Avoid highly reflective surfaces. Choose surfaces that reflect minimal UV radiation.
C6.	Consider the arrangement of existing structures. A large number of small shade structures can be grouped together to form a single larger canopy for greater protection.
C7.	Use a combination of built shade and natural shade to adequately shade an area.

F3.8 Visual and acoustic privacy

Objectives

O1. Ensure the siting and design of a building provides a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space.

O2. To provide personal and property security for residents and visitors.

Controls	
C1.	Openable first floor windows should be located so as to face the front or rear of the building. Where it is impractical to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings.
C2.	Balconies should be located so as to face the front or rear of the building. No balconies are permitted on side elevations.
C3.	Provide a minimum sill height of 1.5 metres from finished floor level to windows on a side elevation which serves habitable rooms and has a direct outlook to windows or principal private open space (not being front yard) of adjacent dwellings or alternatively use fixed obscure glass.
C4.	Upper level balconies to the rear of a building should be set back a minimum of 2.0 metres from any side boundary and should have a maximum depth of 2.0 metres.
C5.	Upper level balconies that face side or rear boundaries will not be permitted when the upper level setback is less than 6.0 metres.
C6.	All balconies should be recessed unless special circumstances, as determined by Council, are considered to exist.
C7.	Provide suitable screen planting on a rear boundary that will achieve a minimum mature height of 6.0 metres where the rear upper floors are proposed to be less than 7.0 metres off a rear boundary.
C8.	Ground floor decks, patios and the like should not be greater than 500mm above natural ground level. If structures such as these are expansive and are sought on sloping ground, they should be designed to step down in relation to the topography of the site.
C9.	Where the visual privacy of adjacent properties is likely to be significantly affected from windows, doors and balconies, or where external driveways and/or parking spaces are located close to bedrooms of adjoining buildings, one or more of the following alternatives are to be applied: a) Fixed screens of a reasonable density (minimum 85% block out) should be provided in a position suitable to alleviate loss of privacy; b) Where there is an alternative source of natural ventilation, windows are to be provided with translucent glazing and fixed permanently closed; c) Windows are off-set or splayed to reduce privacy effects; d) An alternative design solution is adopted which results in the reduction of privacy effects; and e) Suitable screen planting or planter boxes are to be provided in an appropriate position to reduce the loss of privacy of adjoining premises. Note: This option will only be acceptable where it can be demonstrated that the longevity of the screen planting has been provided for eg. Automatic watering systems.
C10.	The introduction of acoustic measures to reduce traffic/aircraft noise should not detract from the streetscape value of individual buildings.
C11.	Habitable rooms for multi-dwelling development are to have a minimum separation of nine (9) metres.

Use of rooftops of buildings and garages

Controls	
C12.	No trafficable outdoor spaces are permitted on the uppermost rooftop of a building or on garage roofs, such as roof decks, patios, gardens and the like, however; Outdoor roof space may be considered for buildings on steeply sloping sites where this is the dominant characteristic in the immediate vicinity as demonstrated by the Streetscape Character Analysis and there are no noise, privacy or amenity issues.

Refer to Figure F3.1, Figure F3.2, Figure F3.3 and Figure F3.4

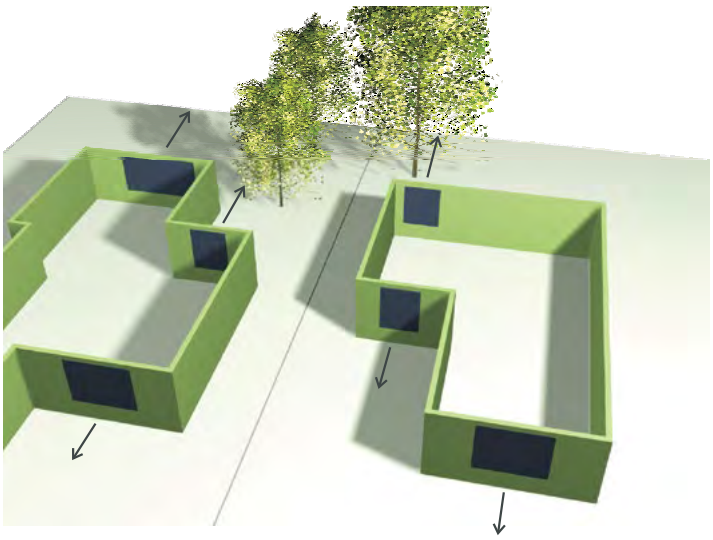


Figure F3.1 - Illustrated examples of appropriate measures to protect privacy - Orientation for private outlook

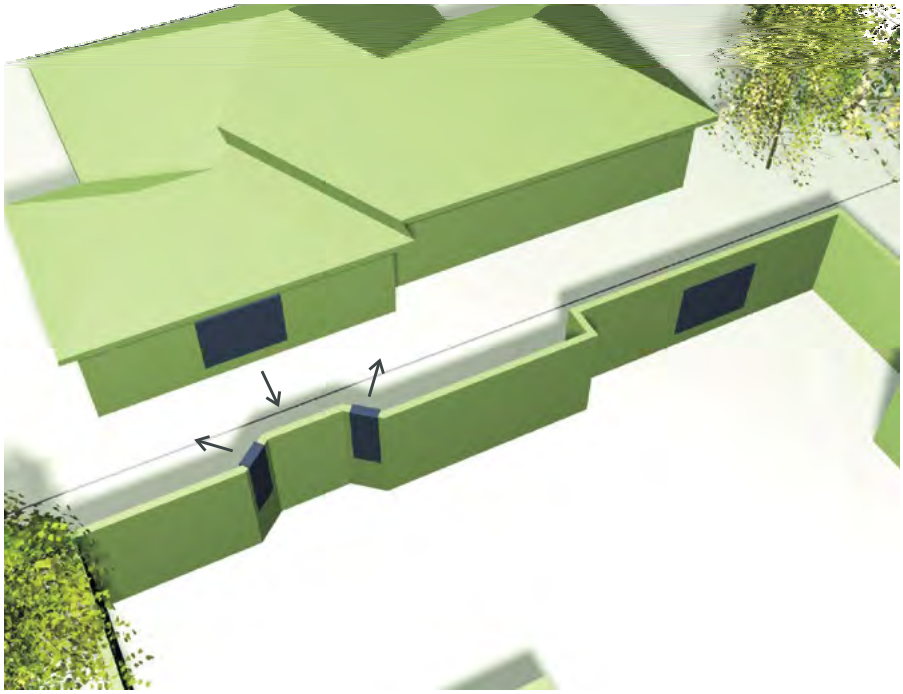


Figure F3.2 - Illustrated examples of appropriate measures to protect privacy - Splay windows

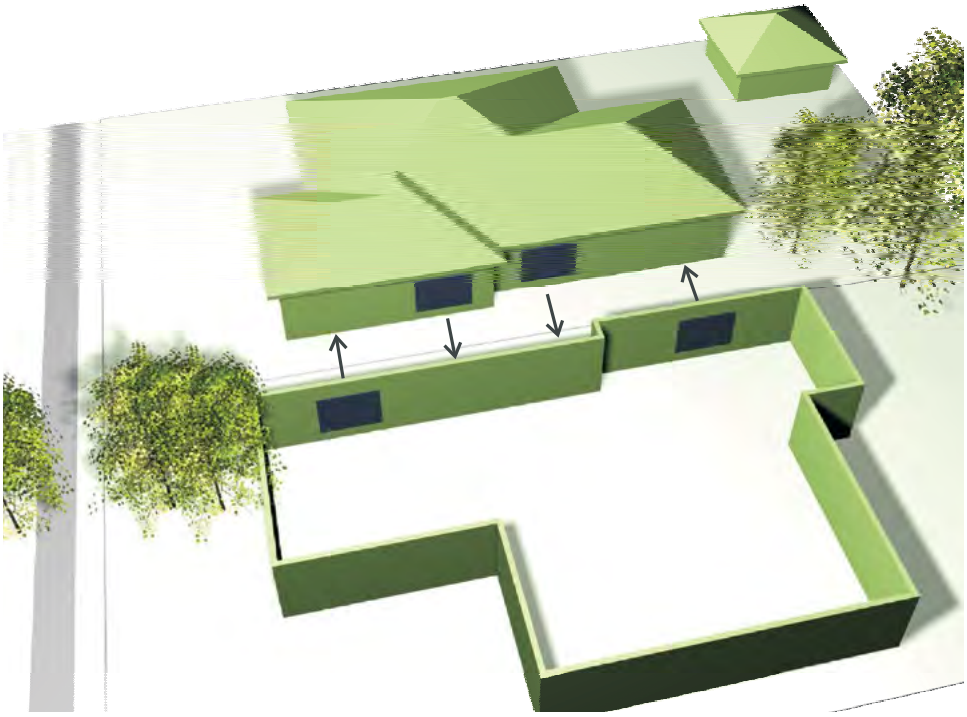


Figure F3.3 - Illustrated examples of appropriate measures to protect privacy - Offset windows

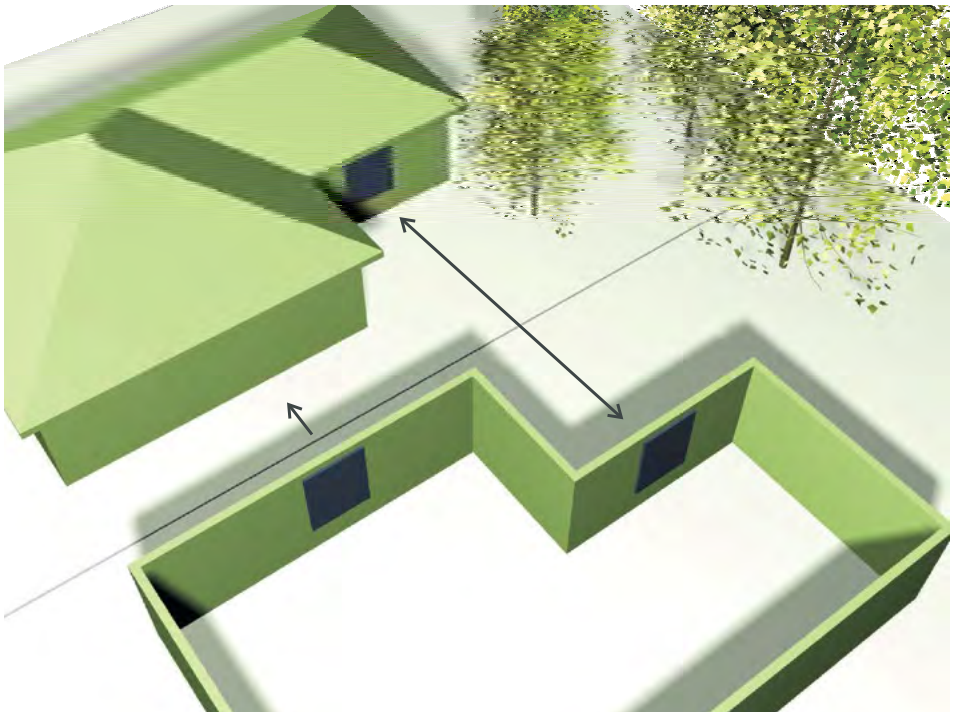


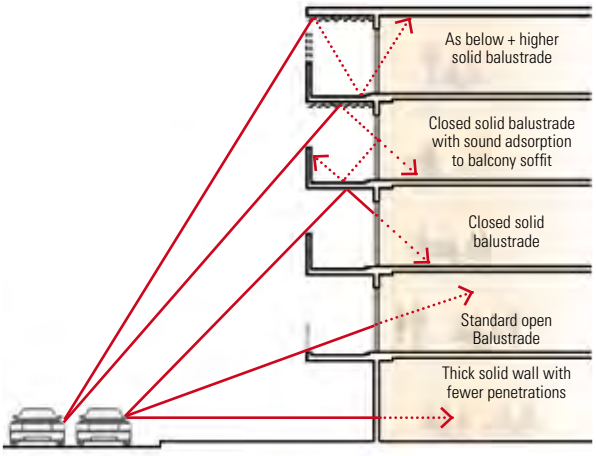
Figure F3.4 - Illustrated examples of appropriate measures to protect privacy - Separation between rooms

F3.9 Traffic and transport corridor amenity impacts

Objectives

O1. To protect building users from negative impacts (noise, air quality, vibration) from road and rail corridors.

Controls	
C1.	Development must consider the provisions of SEPP (Infrastructure) 2007 and *Development Near Rail Corridors and Busy Roads Interim Guidelines* and the design approaches illustrated in Figure F3.5.
C2.	For residential components of new development, noise sensitive areas (living rooms, bedrooms) are located away from road and rail corridors.
C3.	Windows located towards road and rail corridors are to be double-glazed (or have laminated glazing) and have acoustic seals.
C4.	Internal habitable rooms of dwellings are to be designed to achieve internal noise levels of no greater than 50dBA.



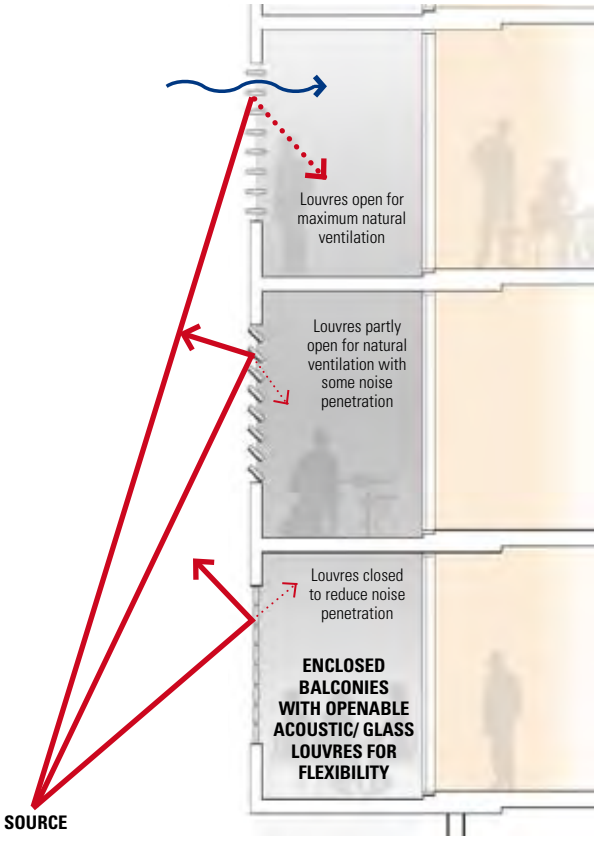


Figure F3.5 - Noise mitigating facade treatments
(Source: Development Near Rail Corridors And Busy Roads Interim Guideline, NSW)

F3.10 Access to views

Objectives

O1. To protect and enhance opportunities for vistas and public views from streets and public places.

O2. To ensure views to and from the site are considered at the site analysis stage.

O3. To recognise the value of views from private dwellings and encourage view sharing based on the following four controls.

O4. To recognise the value of view sharing whilst not restricting the reasonable development potential of the site.

O5. Protect and enhance scenic and cultural landscapes.

To determine whether a development is satisfactory in relation to the Objectives pertaining to access to views, the following controls will be applied:

Controls	
C1.	Development should seek to protect water views, iconic views and whole views. Water views are valued more highly than land views. Iconic views (eg of the Harbour Bridge or the City skyline) are valued more highly than views without icons. Whole views are valued more highly than partial views (eg a water view in which the interface between the land and water is visible is more valuable than one in which it is obscured). An icon should be a prominent identifying feature of the landscape and should be commonly held by the wider community as having iconic status.
C2.	Development should seek to protect views from the front and rear of buildings and where views are obtained from a standing position. The expectation to retain side views and sitting views is often unrealistic.
C3.	Development should seek to protect views from living areas and minimise the extent of impact. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes the Harbour Bridge. Council will attempt to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.
C4.	Development in view affected areas should not only be designed to meet relevant development controls but also be designed to achieve view sharing. A development that complies with all planning controls is more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact is unreasonable. A complying proposal of a more skillful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.
C5.	Ensure development in foreshore and peninsula localities do not adversely impact upon views to and from Parramatta River and Sydney Harbour, from within and outside the local government area.
C6.	Development applications in foreshore and peninsula localities are required to include photomontages or computer modelling to illustrate the visual effects of the proposal as viewed from nearby public domain within and outside the LGA.

Note: In some cases, Council will insist on the erection of height poles/ building templates to indicate the height of the proposed development together with written and/ or photographic montages to ensure that view losses are minimal. Template construction is to be to the satisfaction of Council officers and is to be certified by a registered surveyor upon erection.

F3.11 Safety and security

Objectives

O1. To facilitate a safe physical environment by promoting crime prevention through design.

O2. To facilitate the security of residents and visitors and their property and enhance community safety and well-being.

O3. To ensure a development relates well with the public domain and contributes to an active pedestrian-orientated environment.

O4. Effective use of fencing or other means to delineate private and public areas.

Controls	
C1.	Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries for multi unit development.
C2.	High walls which obstruct surveillance are not permitted.
C3.	Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.
C4.	A Council approved street number must be displayed at the front of new development or the front fence of such development.
C5.	Roller shutters, security bars and grilles are not permitted on window and door openings that have a frontage to the street or that are adjacent to public open space.
C6.	Fences higher than 900mm should be of an open semi-transparent design.
C7.	Balconies and windows should be positioned to allow observation of entrances.
C8.	Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.
C9.	Blank walls facing a rear laneway should be avoided as they attract graffiti.
C10.	Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.
C11.	If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.
C12.	Development on properties which adjoin a rear laneway must provide at least one habitable room window in the rear elevation capable of overlooking the laneway. If appropriate to the site context and neighbouring property privacy considerations, a balcony on the rear elevation would be an appropriate alternative.

F3.12 Access to public transport

Objectives

O1. To facilitate safe and easy walkable access to major public transport hubs and local centres.

Controls	
C1.	Developments in the vicinity of major public transport hubs (including Metro and railway stations) and local centres are to be designed to support the planning of walkable access including: a) Upgrading of footpaths b) Improving accessibility c) Creating new through-site links/routes d) Planting shade trees e) Lighting f) Passive visual surveillance

F4 General Controls

F4.1 Frontage

Objective

O1. To ensure lot dimensions are able to accommodate residential development and provide adequate open space and car parking consistent with the relevant requirements of this DCP.

Controls	
C1.	The minimum frontage requirements specified in the Canada Bay Local Environmental Plan shall be achieved.
C2.	Any dwelling within a manor house, multi dwelling housing, or residential flat building development is to have a minimum width of 7m if the dwellings have parking accessed from the primary street and do not have consolidated basement parking with a single entry or parking accessed from a rear lane or secondary frontage. The minimum width may be reduced to 5m if the dwellings have consolidated basement parking with a single entry, or parking accessed from a rear lane or secondary frontage.

F4.2 Building setbacks

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

Appropriate street setback controls can contribute to the public domain by enhancing the streetscape character and the continuity of street facades. Street setbacks also enhance the setting of a building. Canada Bay Council places particular emphasis on continuing the building alignment in uniform streetscapes.

Rear setbacks provide space for planting, including trees, which will achieve a reasonable height and canopy and provide for adequate open space for the amenity of residents. Rear setbacks also promote privacy between residents of adjoining properties, particularly where development is greater than single storey.

Objectives

O1. To integrate new development with the established setback character of the street.

O2. Preserve significant vegetation which contributes to the public domain and allows for street landscape character to be enhanced.

O3. Ensure adequate separation between buildings consistent with the established character and rhythm of built elements in the street.

O4. To ensure adequate separation between buildings for visual and acoustic privacy.

O5. Maximise solar access to achieve amenity for neighbours.

Front setbacks - primary street

Controls	
C1.	The front setback of all residential buildings is to be a minimum of 4.5 metres or no less than the Prevailing Street Setback, whichever is the greater. The "Prevailing Street Setback" is the setback calculated by averaging the setback of five (5) adjoining residential properties on both sides of the development. Where there are fewer than five residential properties or a non-residential use property between a street end or corner and the development site, the "Prevailing Street Setback" is the setback calculated by averaging the setback of the five next residential properties fronting the street (if any) on both sides of the property. *Note: In many instances, the front setback of buildings in Canada Bay is 7.5 metres or greater and development in these areas will be required to comply with this prevailing setback.*
C2.	No balconies, entry porches or verandahs are permitted to encroach within the front setback. The only encroachments permitted within the front setback are restricted to eaves and awnings for weather protection but no supporting columns or posts.
C3.	Where a site has more than one street frontage (other than a lane) and a dwelling is proposed to the rear of the site, the development must acknowledge the prevailing setback of both streets.

Note: On a site with two street frontages, the primary street is considered to be the one to which the property is addressed.

Front setbacks - parallel road lot

Controls	
C4.	If the secondary street (other than a lane) is at the rear of the property, any dwelling facing the secondary street is to use the secondary street as its primary street and be designed to comply with the Front setback – primary street controls.

Front setbacks - corner lot

Controls	
C5.	If the secondary street (other than a lane) is at the side of the property, any dwelling proposed to the rear of the site must acknowledge the prevailing street setback of the secondary street.
C6.	Any dwelling that faces the primary street must have a secondary street (side setback) of a minimum of 2m for the first 25m measured from the corner.
C7.	Any dwelling to the rear of the site is to face the secondary street and is to use the secondary street as its primary street and be designed to comply with the Front setback – primary street controls.
C8.	The prevailing street setback for the secondary frontage is to be applied from 25m from the corner to the existing rear boundary of the site.

Refer to Figure F4.1, Figure F4.2, Figure F4.3 and Figure F4.4

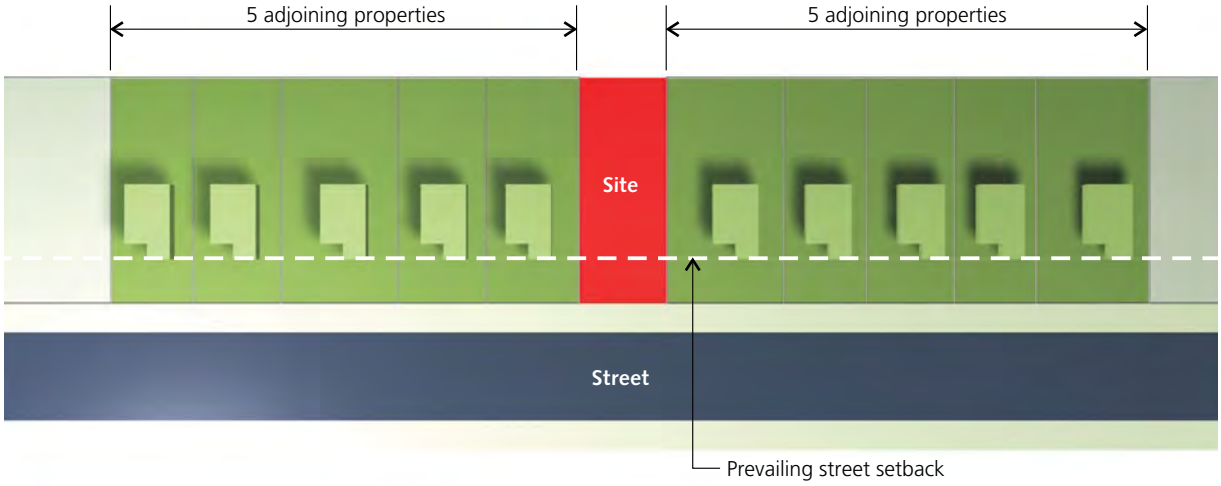


Figure F4.1 Calculation of the prevailing street setback

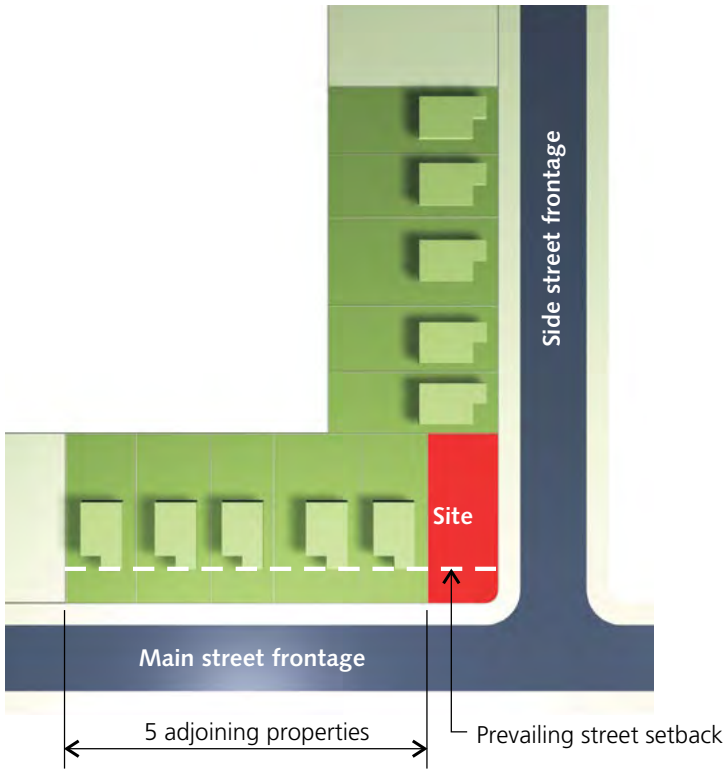


Figure F4.2 Calculation of the prevailing street setback on a corner development site

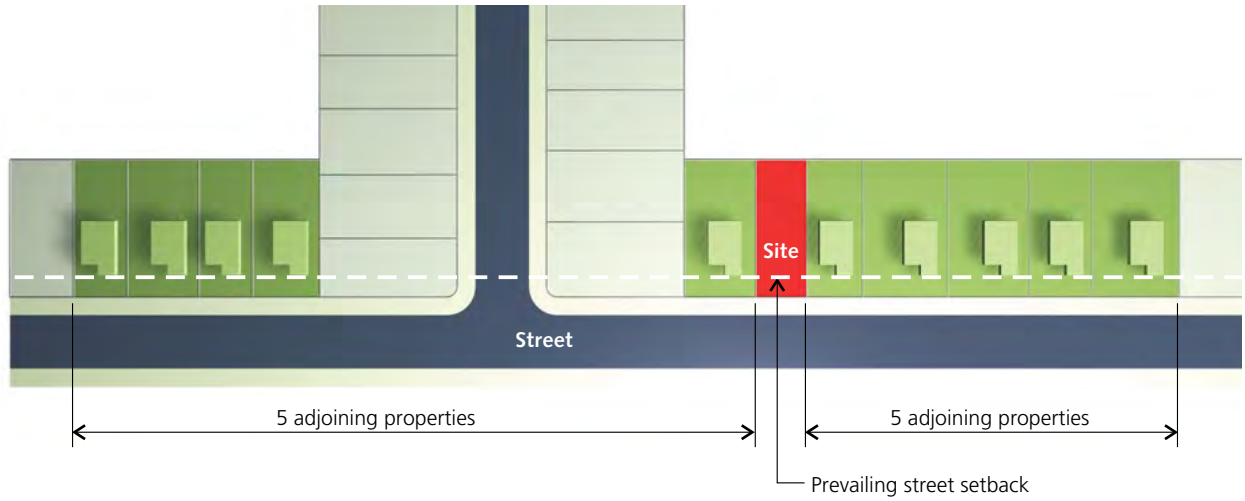


Figure F4.3 Prevailing street setback near corner sites

Figure F4.4 Prevailing street setback near corner sites

Side setbacks

Controls	
C9.	All developments are to comply with the following numerical requirements:

Development	Minimum distance from side boundary of parent lot
Multi-dwelling housing	• All walls are to be set back a minimum of 1500mm.
Multi dwelling housing (terraces)	• All walls are to be set back a minimum of 1500mm.
Manor houses	• All walls are to be set back a minimum of 1500mm.
Residential flat buildings	• All walls are to be set back a minimum of 5000mm.

Note 1: Upper floor setbacks may be achieved by stepping the building in, integrating any proposed upper floor within the roof form or by setting back both the ground and first floors from the side boundaries.

Note 2: Sites that have more than one street frontage (other than a lane) will have additional setback requirements.

Rear setbacks – single street frontage

Controls	
C10.	All development (not including an outbuilding) is to have a minimum rear setback of 6.0 metres.
C11.	Any living room located on an upper floor is to have a minimum rear setback of 9.0m.

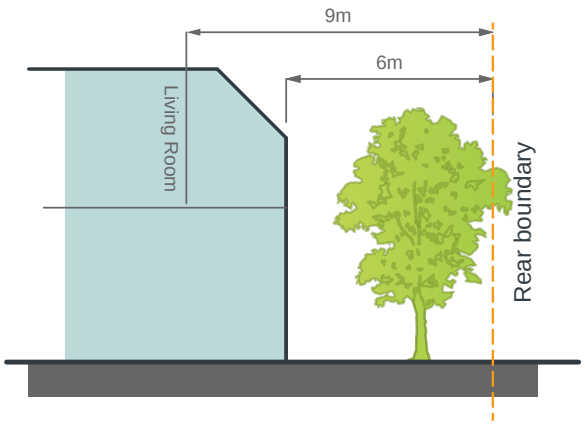


Figure F4.5 Minimum rear setback diagram

Rear setbacks – corner lot

Controls	
C12.	The dwelling oriented to the secondary frontage shall have a minimum setback to the rear boundary of the parent lot of 1.5 metres and a minimum setback to the side boundary (at rear of dwelling) of 4 metres.
C13.	Any living room located on an upper floor is to be oriented towards the street frontage, and not extend through to the rear, to minimise overlooking of side and rear boundaries.

Basement setbacks

Controls	
C14.	Basement excavation for all development is limited to the area of the building at ground level. The excavation setback includes the driveway access to the basement.
C15.	Where it can be demonstrated the site is so constrained (for example by its width) that it is impossible to provide basements without extending beyond the permitted side and rear setbacks, excavation up to but no closer than 3.0 metres to a site boundary will be considered.

Internal setbacks

Controls	
C16.	If two or more rows of dwellings are proposed in Multi-Dwelling Housing or Residential Flat Buildings, an internal setback of 12.0 metres is required between rows.

Outbuildings

Controls	
C17.	Outbuildings are to be located behind the main building alignment and should have a minimum setback of 900mm to side and rear boundaries. However, reduced side and rear boundary setbacks may be considered on merit where: a) they are consistent with the setbacks of outbuildings in the vicinity; b) they require no maintenance (including roof gutters); c) there are no adverse impacts to the amenity of the adjoining properties; and d) the total area of all outbuildings (including any secondary dwellings) does not exceed 35m^2.

However, reduced side and rear boundary setbacks may be considered on merit where:

a) they are consistent with the setbacks of outbuildings in the vicinity;
b) they require no maintenance (including roof gutters);
c) there are no adverse impacts to the amenity of the adjoining properties; and
d) the total area of all outbuildings does not exceed 35m^2.

Advisory Notes

Notwithstanding compliance with the above numerical controls, Council may require building setbacks to be increased if necessary to reduce bulk, overshadowing, visual impact, view loss, privacy concerns and to retain existing trees on site.

Any Foreshore Building Line will continue to apply and overrides any setback provisions in this plan.

F4.3 Street orientation and presentation

Objectives

O1. Ensure that development contributes to the activity, safety, amenity and quality of streets and the public domain.

O2. Present appropriate frontages to adjacent streets and public domain in terms of scale, finishes and architectural character.

O3. Provide legible and accessible entries from the street and the public domain.

O4. Minimise and ameliorate the effect of blank walls (with no windows or entrances) at the ground level.

O5. Minimise amenity impacts upon adjoining sites.

Controls	
C1.	Buildings shall be aligned and oriented to all street frontages.
C2.	Buildings must address all street frontages through the provision of habitable rooms, windows and doors and architectural features.
C3.	At a minimum, the front façade of a dwelling shall orientate the front door and a window of a habitable room on the ground floor to address the principal street frontage. If the site has more than one street frontage and more than one dwelling is proposed then this is to be applied to all frontages.
C4.	Buildings are to have a street address and provide a direct line of sight from a street to the principal dwelling entry, common building entry or entries. Where a development comprises a number of buildings with a variety of orientations, a major part of the overall development is to face the street;
C5.	Provide individual entries directly from the street to any ground floor dwellings next to the street.

C6.	Buildings are to be designed to maximise the number of entries, visible internal uses at ground level, and include high quality finishes and public art to enhance the public domain.
C7.	Development that exposes the blank side of an adjoining building or has a party wall to the public domain is to be designed with a visually interesting treatment of high quality design applied to that wall.
C8.	Ground floor tenancies and building entry lobbies are to: a) have entries at the same level as the adjacent footpath or public domain; b) have finished floor levels between 0-1.0m above or below the adjacent footpath or public domain entry; c) provide opportunities for direct surveillance of the adjacent street or public domain at maximum intervals of 6m; and d) be elevated up to 1.0m above ground level for privacy for ground floor residential uses.
C9.	Lanes are to be fronted by entries to dwellings, retail and/or commercial uses where practicable.
C10.	Align breaks between buildings with nearby streets, lanes and pedestrian links to enable view connections.

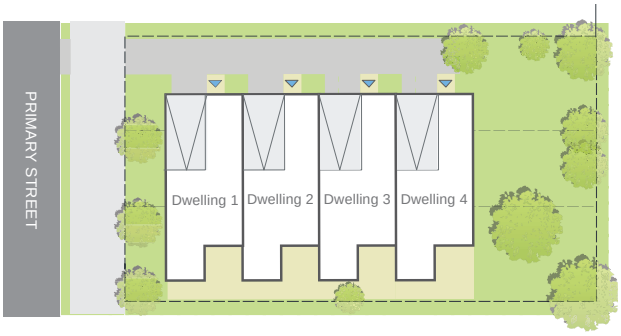


Figure F4.6 Undesired development, dwellings not orientated towards the street frontage

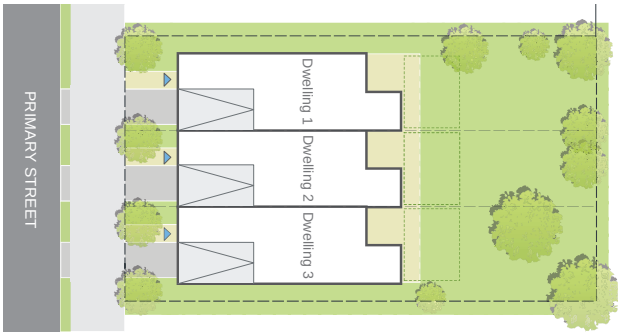


Figure F4.7 Desired development, where dwellings are orientated towards the street frontage

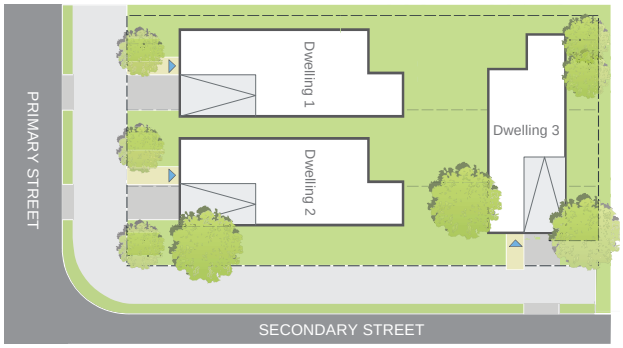


Figure F4.8 Desired development on lots with more than one street frontage where dwellings are orientated towards all streets

F4.4 Height of buildings

Height is an important control because it has a major impact on the physical and visual amenity of a place. Building height is also critical in addressing impacts from development such as solar access, privacy and view loss.

Objectives

O1. To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality.

O2. To minimise visual impact, disruption of views, loss of privacy and loss of sunshine to existing residential development.

O3. To minimise the adverse impact on Conservation Areas, Heritage Items and contributory buildings.

O4. To reduce the visual impact of development when viewed from the Parramatta River as well as other public places such as parks, roads and community facilities.

Controls	
C1.	The following maximum building heights should not be exceeded:

Dwelling type	Maximum storeys
Manor houses	Two (2) storey where LEP maximum height 8.5m > Two (2) storey where LEP maximum height >8.5m
Multi-dwelling housing	Two (2) storey
Multi-dwelling (terraces)	Two (2) storey where LEP maximum height 8.5m Three (3) storey where LEP maximum height 9.0m
Residential flat building	Two (2) storey where LEP maximum height 8.5m > Two (2) storey where LEP maximum height >8.5m
Outbuildings	One (1) storey

Note 1: Reference should be made to the Building Height Maps which accompany the Canada Bay Local Environmental Plan.

Note 2: On a site with two street frontages, the dwelling facing the primary street frontage is considered to be the front dwelling.

Note 3: For the purpose of calculating the number of street frontages a lane is not considered to be a street frontage

Controls	
C2.	Multi dwelling housing (terraces) must not exceed two storeys unless it complies with the requirements set out in Clause 4.3 of the Canada Bay Local Environmental Plan. Refer also to Figure F4.12.

Attics above dwellings

Controls	
C3.	The use of an attic room within the roof space of a dwelling house is permitted for habitable purposes, provided that: a) no external balconies are proposed for the attic room; b) the attic room does not increase the bulk of the building; c) it does not compromise the privacy of adjacent properties.

Attics above garages and outbuildings

C4.	A single storey structure with an attic above is only permissible if: a) it is adjacent to a rear lane; b) the height does not exceed 5.4m; c) amenity to adjacent sites is maintained; d) No external balconies are proposed for the attic room; e) The attic room does not increase the bulk of the building; f) It does not compromise the privacy of adjacent properties; g) The roof pitch of a rear lane building must be between 30o and 40o; h) Any structure on a lot adjoining a rear lane is to be clearly subservient to the principal dwelling.

Refer to Figure F4.9, Figure F4.10, Figure F4.11 and Figure F4.12

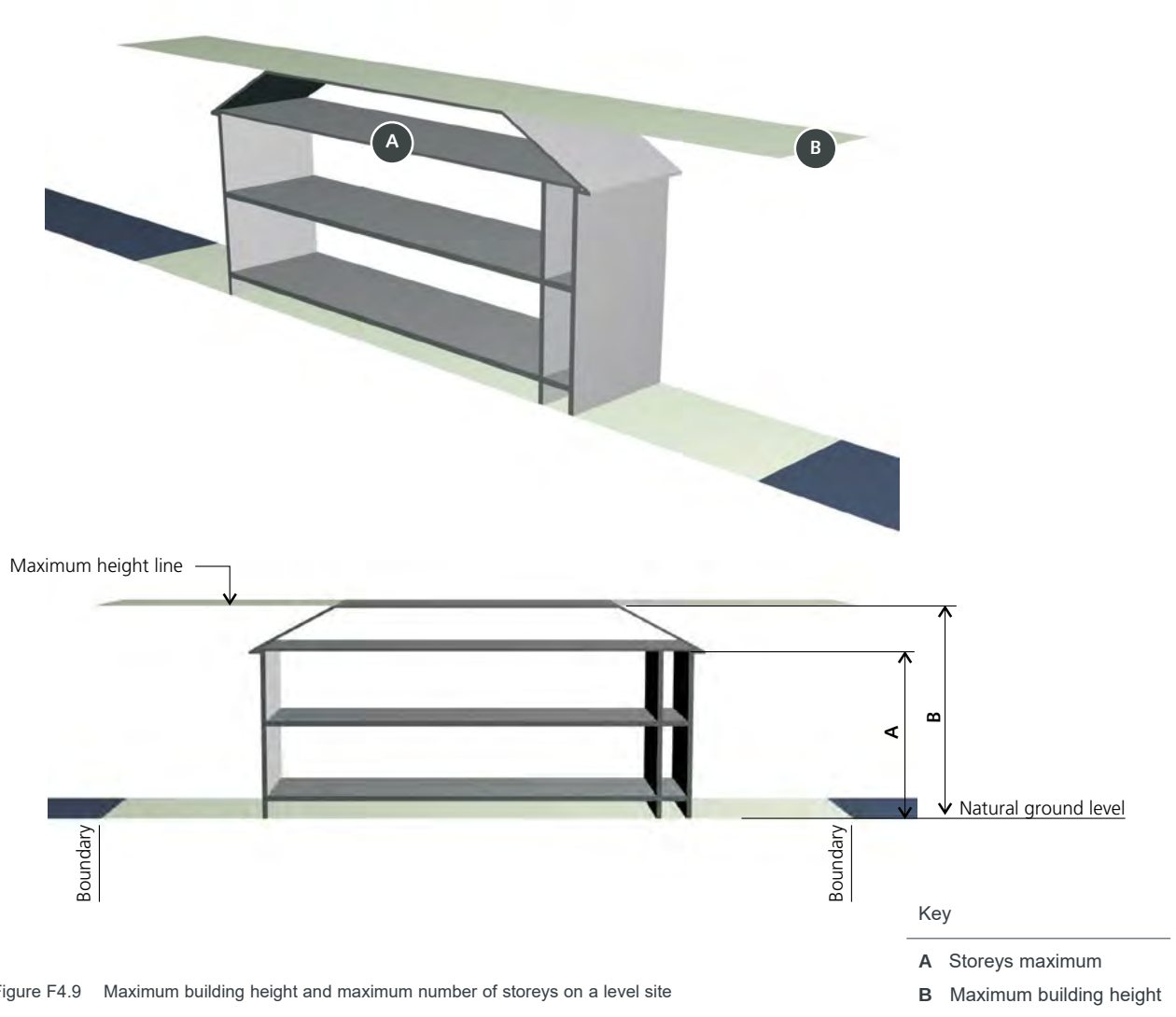


Figure F4.9 Maximum building height and maximum number of storeys on a level site

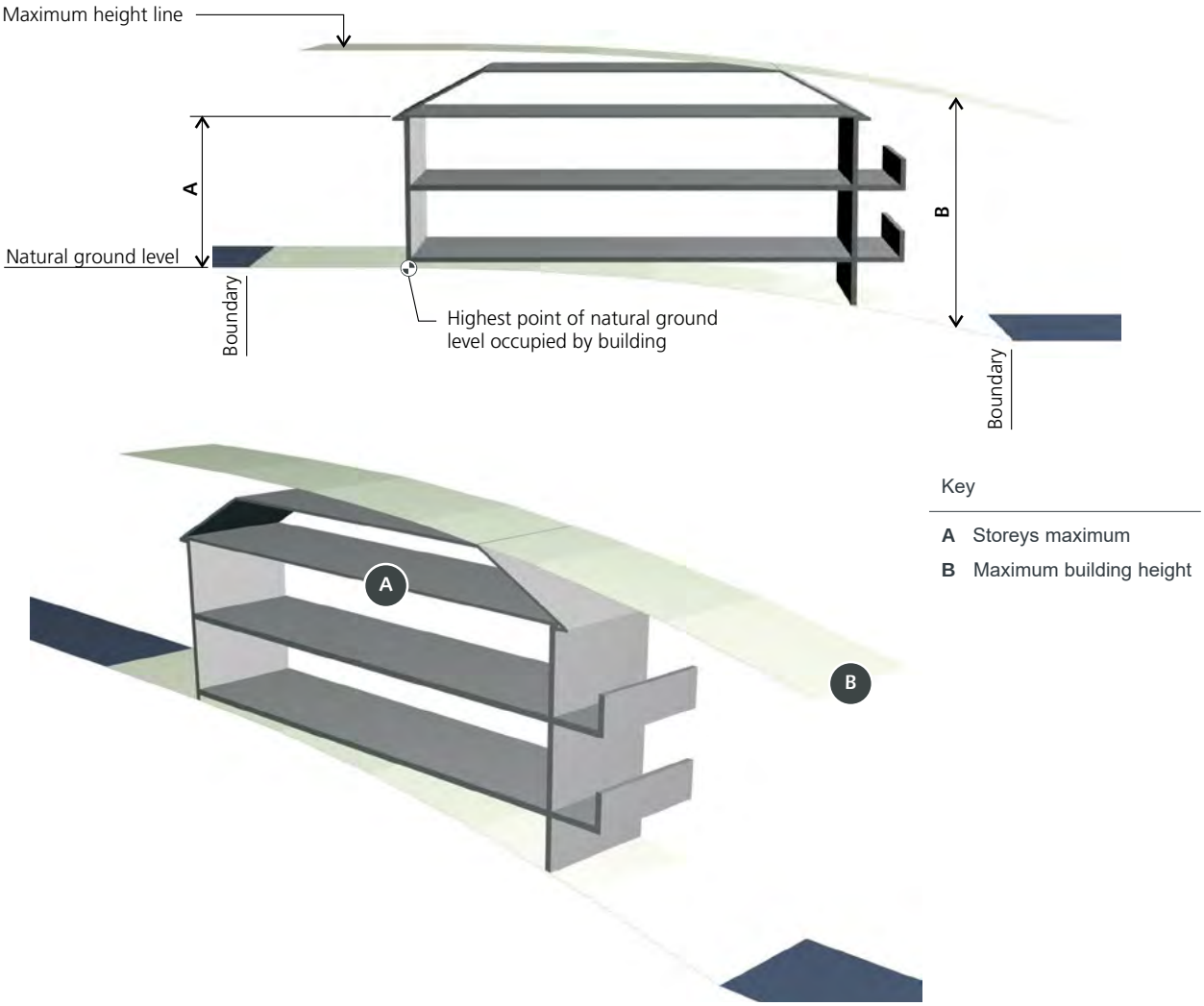


Figure F4.10 Maximum building height and maximum number of storeys on a sloping site

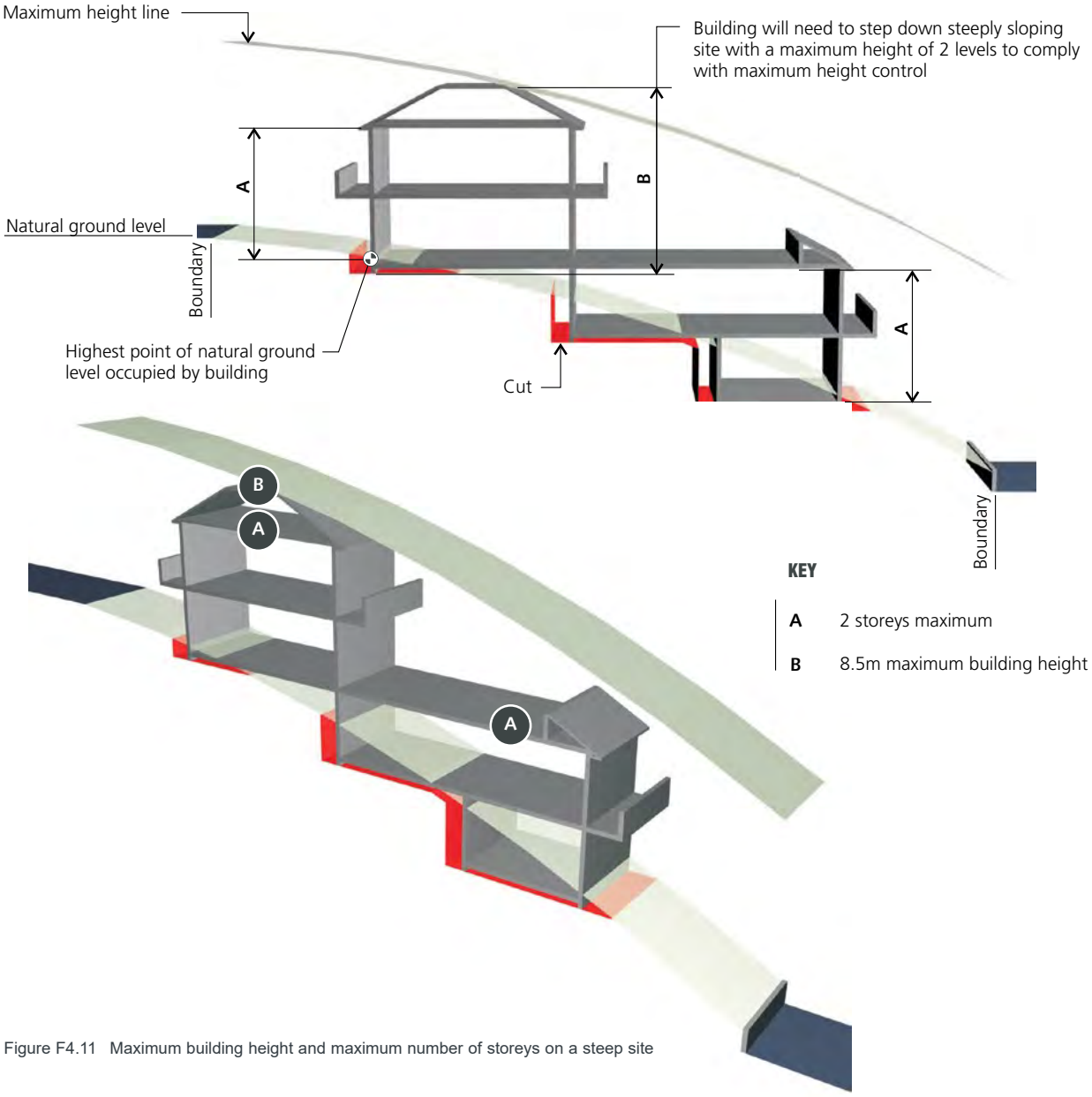


Figure F4.11 Maximum building height and maximum number of storeys on a steep site

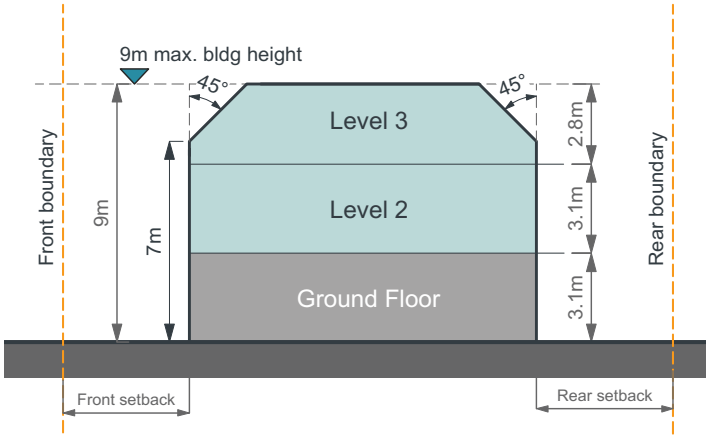


Figure F4.12 Maximum building height and maximum number of storeys for multi dwelling housing (terraces) in accordance with Clause 4.3 of Canada Bay Local Environmental Plan

F4.5 Bulk and Scale

Objectives

O1. To ensure that buildings are compatible with the bulk and scale of the desired future character of the locality.

O2. To minimise the effects of voids in the bulk and scale of buildings.

Controls	
C1.	Large void areas are considered to contribute to the overall mass of a building. Any void areas proposed must demonstrate its necessity for the specific functional outcomes of the building.
C2.	Notwithstanding compliance with any relevant standards, applicants must demonstrate that the bulk and relative mass of development is acceptable in terms of the following impacts upon the street and adjoining dwellings: a) Overshadowing and privacy considerations; b) Streetscape considerations (bulk and scale); c) Building setbacks; d) Parking and landscape requirements; e) Visual impact and impact upon existing views; f) The existence of significant trees on site; g) The size and shape of the allotment; and h) Site topography.

Note: Compliance with the maximum FSR and height standards does not guarantee approval if bulk and scale is considered to be excessive.

F4.6 Landscaped area

Objectives

O1. To enhance the existing streetscape.

O2. To enhance the quality & amenity of the built form.

O3. To provide privacy and shade.

O4. To minimise the extent of hard paved areas and facilitate rainwater infiltration.

O5. To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

O6. To provide large consolidated areas of landscaping that are usable and sustainable and that can be maintained long term.

Controls	
C1.	Landscape areas need to be consistent with the definition in Part K of the DCP. Note: Synthetic turf, permeable paving and gravel do not form part of landscaped area calculation.
C2.	Landscaping that has an area of less than 1.5m x 1.5m must not be included in landscaped area calculations.
C3.	Landscaped open space may comprise both communal and private open space and is to be provided in accordance with the following table, Table F-A:

Table F-A

Dwelling Type	Minimum landscape area as percentage of parent lot site area	Minimum percentage of front setback to be landscaped	Minimum percentage of the lot area behind the building line to be landscaped
Manor houses	50% lot area minus 100sqm	35%	50%
Multi dwelling housing	50% lot area minus 100sqm	35%	50%
Multi dwelling housing (terraces)	50% lot area minus 100sqm	35%	50%
Residential flat buildings	50% lot area minus 100sqm	35%	50%

Note: Landscaped area percentage is to be calculated on the total site area of the parent lot and is to be distributed evenly between dwellings of a similar size with a greater proportionate distribution to larger dwellings.

Controls	
C4.	Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees should be provided.
C5.	Minimum soil depth for balcony gardens is 800mm.
C6.	The majority of the front building setback and private courtyard areas of all development should comprise landscaping, where possible, in accordance with the definition in this DCP.
C7.	If more than one dwelling is proposed then the minimum percentage of front setback to be landscaped will apply to each dwelling.
C8.	If more than one dwelling is proposed and the dwellings are oriented to different frontages then the minimum percentage of front setback to be landscaped is 50% (to be applied to each frontage).
C9.	A significant landscaped setting is to be established for pathways and paved areas.
C10.	Pathways and driveways are to be located a minimum of 1.0 metres from common boundaries.
C11.	Any development on the foreshore should: a) Enhance the existing flora of the allotment; b) Plant native trees with a mature height greater than 12.0 metres; c) Avoid introduced species known to seed freely or spread easily by rhizomes or vegetative means.

Deep soil zones

Controls	
C12.	A deep soil zone must not contain any buildings, structures, services or impervious surfaces.
C13.	A minimum of 7% of the site area must be provided as a deep soil zone.
C14.	Deep soil zones must be provided within front and rear setbacks and may be provided within side setbacks if appropriate.
C15.	At least 10% of the deep soil zone must be communal landscaped open space.
C16.	In developments with more than one group of attached dwellings, the deep soil communal open space is to be provided between the buildings.
C17.	A deep soil zone must have a minimum dimension of 2m (L) x 2m (W).

F4.7 Parking and access

Refer to Part B - General Controls

F4.8 Private open space

Objectives

O1. To ensure private open space provides each dwelling with a space for outdoor activities and functions as an extension of the living area.

O2. To enhance the built environment by providing open space for landscaping.

Controls	
C1.	The provision of private open space for residential development is to be in accordance with Table F-B.
C2.	A development should locate the private open space behind the front building line.
C3.	At least one portion of the private open space with a minimum area as specified in Table F-B should be adjacent to and visible from the main living and/or dining rooms and be accessible from those areas.
C4.	Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.

Table F-B

Type of Development	Minimum private open space area (per dwelling)	Minimum private open space dimensions (per dwelling)
All (Manor houses, Multi dwelling housing, Multi dwelling housing (terraces, Residential flat buildings)	Ground floor dwellings and dwellings with living room on ground floor: • 15m² for 1 bedroom dwellings • 25m² for 2 bedroom dwellings • 30m² for 3+ bedroom dwellings Upper floor dwellings: • 10m² for 1 bedroom dwellings • 14m² for 2 bedroom dwellings • 16m² for 3+ bedroom dwellings	Ground floor dwellings and dwellings with living room on ground floor: • 3m x 3m Upper floor dwellings: • 2m x 2m

F4.9 Common open space

Objectives

O1. To provide low maintenance common open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting.

O2. Encourage publicly accessible or common courtyards in suitable locations to supplement the public open space network.

O3. Design common courtyards as focal spaces that are visually connected to the public domain.

O4. Encourage publicly accessible through-site pedestrian links.

O5. To maximise safety.

Controls	
C1.	A minimum area equal to 25% of the site, or 10m^2 per dwelling (whichever is greater) is to be provided.
C2.	Common open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.
C3.	Common open space is to be: • located where it is highly visible and directly accessible to the maximum number of dwellings. • designed with an integral role in the site and include uses such as circulation, BBQ or play areas or passive amenity. • landscaped to provide privacy screening between buildings within and around the site and between private and common areas on site. • integrated with the deep soil zone to provide a landscaped setting with opportunities for large and medium size tree planting. • located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate.
C4.	Some common open space may be provided on the roof top where it will not adversely impact on visual and acoustic privacy.
C5.	50% of the common open space must achieve direct sunlight for a minimum of 3 hours between 9 am and 3 pm on 21 June.
C6.	Facilities are provided within common open spaces and common spaces for a range of age groups, incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms.
C7.	Common open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy.
C8.	Common open space should be well lit.
C9.	Common open space should be well connected with public streets along at least one edge.
C10.	Common open space should be connected with nearby parks and other landscape elements.
C11.	Common open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid.

F4.10 Alterations and additions

Objectives

O1. To provide a set of controls for the external alteration or modification of existing multiple dwelling residential developments.

O2. The controls aim to ensure that development is aesthetically, environmentally and harmoniously compatible with the original Development Consent.

O3. To maintain the internal and external streetscape or other design and appearance qualities which contribute to the character, identity and acceptability of the approved development.

Building height

Controls	
C1.	A proposal which externally creates the impression of an additional storey; such as a pergola or awning over a roof top deck or patio, above that which was originally approved, will not be permitted.

Roofs

Controls	
C2.	The pitch (slope) of any roof facing or visible from a street or public place is to match the approved development. Where the roof cannot be seen from any street or public place, Council may allow some change to the form and/or pitch.

Attic conversions

Controls	
C3.	In approved developments where a close unity and harmonious design prevails, the uniformity and coherence of the streetscape/ appearance (either internal or external) should be maintained. Attic windows may be permitted if it is in character with the general architectural design of the development, is appropriately proportioned and has no doors or balconies.

Balconies

Controls	
C4.	The enclosure or addition of balconies or the addition of awnings after a building has been completed will not be acceptable unless the overall design is in keeping with the approved architectural theme.

Privacy and overlooking

Controls	
C5.	Care is to be taken to avoid any changes creating opportunities of further overlooking of other dwellings including private open space and pedestrian access ways. Care must also be taken not to inhibit the use of any areas provided for public open space or foreshore access through overlooking. Council shall consider whether reasonable privacy is maintained when making its determination.

Views

Controls	
C6.	Care should be taken to protect views from existing buildings and public areas. Development proposals should be designed to minimise impact on the views enjoyed by adjoining buildings or sites by maintaining view corridors in relation to other dwellings, buildings or place. Council shall consider whether any views are affected.

Materials and finishes

Controls	
C7.	The proposed alterations and additions should match as far as possible the existing building in its use of materials and finishes.

Landscaping

Controls	
C8.	Existing landscaping is to remain in accordance with plans approved by Council and not be varied except with Council's consent. A reduction in landscaping from the approved scheme is generally not favoured. Where permitted, Council may require some additional landscaping to be placed elsewhere. An increase in areas of hard paving will generally not be acceptable.

Vergolas/ pergolas

Controls	
C9.	A vergola/ pergola must be attached to the building but not enclosed in any way. Pergolas/ vergolas are not permitted in any building setbacks, or where they will adversely affect sunlight or privacy of adjoining properties. They will generally only be considered on existing hard paved areas. Approval will not generally be granted to a vergola/ pergola that is built to the site boundary.

Garden/ tool sheds and glass houses

Controls	
C10.	Where the erection of a garden/tool shed or glass house is proposed it will be considered to be gross floor area. Structures of this type will not be permitted within building setbacks. If the garden/tool shed or glass house is visible from a public vantage point then the proposed structure should be sympathetic to the approved architectural theme and integrity of the development.

Car parking spaces

Controls	
C11.	The reallocation or alteration of parking spaces may be permitted provided that it complies with Council's car parking requirements. The erection of carports over external parking spaces may be permitted where the architectural design is maintained. The purchasing, leasing or allocation for exclusive use of car parking spaces which are not allocated to any particular dwelling or purpose in the approved scheme may be permitted subject to: a) The parking space must be in the same strata plan as the dwelling it is proposed to be allocated to or a different strata plan in the same community title. b) If external to the building the parking space is not to be enclosed or altered in any way. c) The use of such additional spaces is limited to parking or storage of private vehicles only (including boats on trailers).

Front façade articulation

Controls	
C12.	The development may have the following articulation zones: a) a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road, b) a secondary road articulation zone that extends up to 1m forward of the minimum required setback from the secondary road.
C13.	The following building elements can be located in the primary road articulation zone or secondary road articulation zone: a) an entry feature or portico, b) a balcony, deck, patio or verandah, c) a window box treatment, d) a bay window or similar feature, e) an awning or other feature over a window, f) a sun shading feature, g) an eave, h) an access ramp.
C14.	The maximum total area of all building elements in the articulation zone, other than a building element specified in subclause C13 (e), (f), (g) or (h), must not comprise more than 25% of the area of the articulation zone.

F5 Ancillary structures

F5.1 Fencing

Fencing is an important streetscape element and can indicate the architectural period of an area. Consistent and uniform front fencing contributes significantly to the streetscape and character of an area.

For the purpose of this DCP, front fencing is any fence between the front alignment of a building and the street boundary.

Whilst privacy and security of individual households is an important consideration, high blank fencing along the street has a negative impact on the streetscape, personal safety and security by reducing the opportunities for overlooking of private areas. The construction of high blank front fencing is therefore not desirable and should be avoided.

Objectives

O1. To maintain and enhance the character of streetscapes within the Canada Bay LGA.

O2. To ensure that views from streets are maintained and not negated by excessively high fences.

O3. To reduce the impact of front fencing on the streetscape and encourage fencing consistent with the existing streetscape pattern and in sympathy with the general topography and the architectural style of the existing dwelling or new development.

O4. To ensure that materials used in front fencing are of high quality and are in keeping with the existing streetscape character.

O5. To retain and re-use original fences and gates.

O6. To reinstate traditional period fences and gates on street frontages (including side streets) that is of an appropriate architectural style to complement existing buildings.

Height of front fencing

Controls	
C1.	Front fencing and side fencing forward of the building line constructed of a solid material such as brick/masonry, lapped and capped, timber, brushwood and the like should not exceed 900mm (including piers) in height above the footpath level.

Refer to Figure F5.1

C2.	Front fencing and side fencing forward of the building line, constructed of visually transparent material such as timber picket/ metal grill, should not exceed 1.2m in height above the footpath level. Visually transparent components should be no less than 40% of the fence structure and should be distributed evenly along the entire length of the fence.

Refer to Figure F5.2

C3.	From the building line, side fences are to taper down to the height of the front fence line.
C4.	In the case of sloping streets, the height limitations may be averaged, with regular steps.
C5.	Solid fences greater than 1.2 m will only be considered in a streetscape which is shown in the Streetscape Character Analysis to exhibit in excess of 70% high solid fence forms. In such circumstance the appearance of the fence should be softened by: a) Providing a continuous landscaped area of not less than 600mm wide on the street side of the fence, planted with tree and shrub species selected on the basis of low maintenance attributes; and b) The use of openings and variations in colour, texture or materials to create visual interest.

Design of fences

Controls	
C6.	Avoid painting or rendering original masonry and sandstone fencing.
C7.	New fencing should complement any original fencing found on adjoining properties and in the street in terms of style, height, materials, colour, texture, rhythm of bays and openings. Note: Blank walls disrupt established fencing patterns and should be avoided.
C8.	Fencing and associated walls must be positioned so as not to interfere with any existing trees.

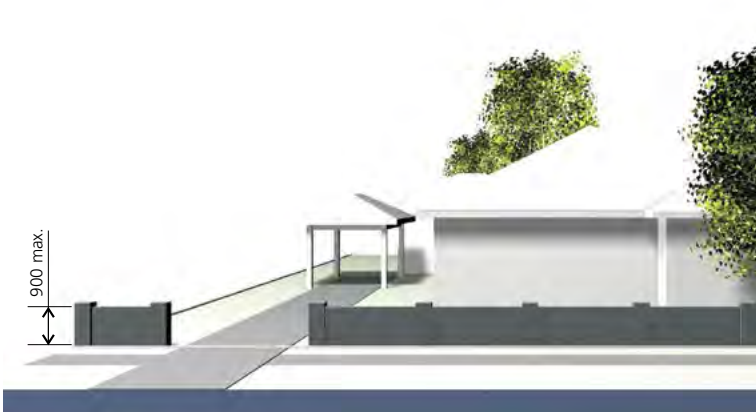


Figure F5.1 Example of solid front fencing with a height of 900mm

Materials

Controls	
C9.	Materials of construction will be considered on their merit, with regard being given to materials of construction of other contributory fences in the vicinity and/or that of the building on the allotment where such materials enhance the streetscape – with a general prohibition on the following materials: a) Cement block; b) Metal sheeting, profiled, treated or pre-coated. c) Fibro, flat or profile; d) Brushwood; and e) Barbed wire.

Figure F5.2 Example of open front fencing with a height of 1200mm

General

Controls	
C10.	Gates and doors are to be of a type which do not encroach over the street alignment during operation.
C11.	Fencing is to be designed and constructed in accordance with the requirements of a front fence wherever dwellings have a front façade to a street; irrespective of whether there are dwellings within the same development fronting a primary street.

Advisory Notes

All controls are subject to the provision of adequate sight lines for emerging vehicles to enable surveillance of pedestrian and vehicle traffic.

F5.2 Site facilities

Site facilities include:

- Air conditioners;
- outbuildings;
- TV aerials and satellite reception dishes;
- mail boxes;
- garbage storage and collection areas;
- external storage areas;
- clothes drying areas;
- external laundry facilities and
- swimming pools and spas.

Proposals need to ensure adequate and appropriate provision of site facilities. These need to be accessible and not create amenity problems such as smell and unsightliness. The impact of site facilities on the overall appearance of the site and on the local streetscape needs to be considered.

The design of site facilities for multi-unit dwellings needs particular consideration as these facilities are shared. They need to be designed and located so that they are accessible by all residents and do not detract from the amenity of any residence.

Objectives

O1. To ensure that adequate provision is made for site facilities.

O2. To ensure that site facilities are functional and accessible to all residents.

O3. To ensure that site facilities are easy to maintain.

O4. To ensure that site facilities are thoughtfully and sensitively integrated into development, are unobtrusive and not unsightly.

Air Conditioners

Controls	
C1.	Air conditioning units must be sited so that they are not visible from the street.
C2.	Air conditioning units must not be installed on the front façade of a building, within window frames or otherwise obscure a window.
C3.	Air conditioning units must not obscure architectural details visible from the street.
C4.	The noise level from air conditioning systems is not to exceed the L aeq 15 minute by 5dBA measured at the property boundary.
C5.	Air conditioning units must not be installed where they will likely have a negative visual or acoustic impact upon neighbours.

Outbuildings and outdoor structures

Controls	
C6.	Outbuildings and outdoor structures should be located behind the front building line. This clause does not apply to any required waste storage area for multi dwelling housing and residential flat buildings, front fences or carports permissible under the provisions of this DCP.
C7.	Windows and doors of outbuildings should face into the rear yard, or be frosted, if facing into a neighbour's property.

Clothes drying facilities

Controls	
C8.	Adequate open air clothes drying facilities should be provided that are easily accessible to all residents and are visually screened from the street and adjoining premises.

Numbering of buildings

Controls	
C9.	Street numbers are to be placed on the building in accordance with Council's street numbering system and be visible from the primary street frontage.

Public utilities

Controls	
C10.	For new development and substantial alterations to existing premises provision must be made for connection to future underground distribution mains. In such developments the following must be installed: • an underground service line to a suitable existing street pole; or • sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre). Council may require the bundling of cables in the area surrounding the development to reduce the visual impact of the overhead cables. For further details see Energy Australia requirements.

Mail boxes and parcel delivery

Controls	
C11.	All mail boxes should be designed in a manner that enhances the visual presentation of the building(s) they serve.
C12.	Mail box structures should not dominate the street elevation.
C13.	Individual mail boxes should be located close to each ground floor dwelling entry where individual street entries are provided.
C14.	All multi-dwelling housing, shop top housing and residential flat buildings should incorporate parcel delivery facilities such as a parcel locker.
C15.	Mail boxes and parcel delivery facilities for all multi-dwelling housing, shop top housing and residential flat buildings should be located close to the building entry, perpendicular to the street alignment, in a well- lit and weather protected area, with the potential for passive surveillance.
C16.	All mail boxes must comply with the requirements of Australia Post.

Swimming pools and spas

Controls	
C17.	Swimming pools and spas should be located behind the front building line.
C18.	For corner allotments or where the property has two street frontages, the location of swimming pools/spas is not to be in the primary frontage.
C19.	Swimming pools/spas should be positioned so that the coping is a minimum of 800mm from the property boundary.
C20.	In-ground swimming pools should be built so that the top of the swimming pool is as close to the existing ground level as possible. On sloping sites this will often mean excavation of the site on the high side to obtain the minimum out of ground exposure of the swimming pool at the low side.
C21.	Provided one point on the swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500mm above existing ground level.

Tennis Courts

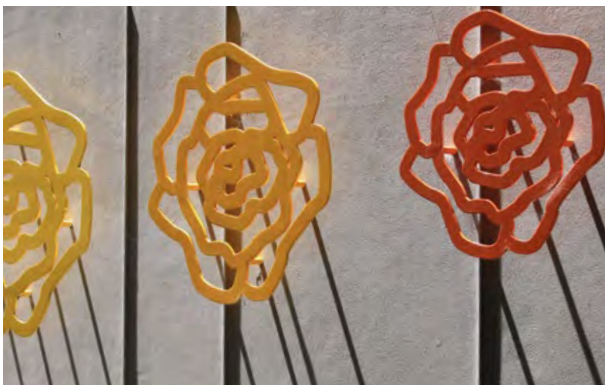
Controls	
C22.	Tennis courts are to be sited at the rear of properties.
C23.	For corner allotments or where the property has two street frontages, the location of tennis courts is not to be in the primary frontage.
C24.	A minimum of five (5) metres should be maintained between the tennis court fencing and habitable rooms of any dwelling.
C25.	Tennis courts should be positioned having regard to the location of habitable rooms both on site and on adjoining properties and to the maintenance of appropriate private open space.
C26.	Screen planting should be provided between court fencing and the nearest property boundary or any dwelling on an adjoining property.
C27.	The court playing surface should be of a material that minimises light reflection.
C28.	Flood lighting is generally not permitted unless it can be demonstrated the lighting and use of the court at night will not interfere with neighbour amenity.
C29.	Fencing material is to be a recessive colour.
C30.	Fences are to be set back a minimum of 1.5 metres from boundaries.
C31.	Cut and fill associated with the construction of a tennis court should not unreasonably intrude into the natural topography of the land.

TV antennae and satellite dishes

Controls	
C32.	Satellite dishes, telecommunication antennae and ancillary facilities are to be: a) Located away from the front and side boundaries; b) Installed so that they do not encroach upon any easements, rights of ways, vehicular access or parking spaces required for the property, and c) Painted in colours selected to match the colour scheme of the building.
C33.	Satellite dishes where they are situated in rear yards are to be less than 1.8m above ground.
C34.	Only one (1) telecommunications/TV antennae will be permitted for each residential flat building.

F6 Public Art

Public art contributes to place identity and increasingly it is a significant part of the visitor experience. Cities around the world have recognised the value of cultural statements and public art has a key role in giving character and cultural definition to areas. This has been particularly successful in Australia with substantial public art initiatives reactivating waterfronts and urban development. The City of Canada Bay has increasingly used art as part of place making across the City.



Objectives

O1. To include public art in communal and public spaces.

O2. To focus public art on the history and heritage, stories, people, landscape, streetscape, and culture of the place.

Controls	
C1.	Consider the City of Canada Bay Public Art Plan and City of Canada Bay Cultural Plan and provide details of public art to be included in communal and public spaces.
C2.	Identify locations for mural, integrated artworks, sculptural and lighting projects including hoardings for new developments.
C3.	Coordinate cultural input and community participation into interpretive artworks and public art.
C4.	Use public art, interpretive work, oral histories and industrial artefacts to celebrate the working heritage of Canada Bay's foreshores.
C5.	Reflect industrial, social and cultural history in the built and natural environment.

G

PART G - LOCAL CENTRES

G1 Land to which Part G applies

Part G generally applies to the land in the following areas:

- B1 Neighbourhood Centre zone
- B4 Mixed Use zone

Note: The land located within the Five Dock Town Centre that is zoned R3 and that has a boundary to Barnstaple Road, Waterview Street or Second Avenue is included in Part G.

There are other scattered retail and commercial areas that provide local neighbourhood goods and services outside the main retail nodes of Great North Road, Majors Bay Road, Victoria Avenue and Victoria Road.

The general planning, design and environmental management controls outlined in Section G2.1, G2.2, G2.3, G2.4, G2.5, G2.6, G2.7 apply in these areas to ensure the form and scale of development is appropriate.

Note: A reference to zone B1 and B4 should be taken to be a reference to zone E1 and MU1 should applicable land be rezoned in accordance with Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021.

G2 General Requirements

G2.1 General objectives

The controls in this section of the DCP apply to permissible development in mixed use areas and neighbourhood centres. It contains general controls that apply to all commercial development and specific controls that apply to selected commercial precincts.

There are scattered retail and commercial areas that provide local neighbourhood goods and services outside the main retail nodes of Great North Road, Majors Bay Road, Victoria Avenue and Victoria Road. The general planning, design and environmental management controls outlined in Section G2 apply in these areas to ensure the form and scale of development is appropriate.

Note: Developments that incorporate a residential component, such as shop top housing, also need to take into consideration the controls contained within the residential part of the DCP.

Fig G2.1 Example of an building that is vertically articulated into two components and differentiates between base, middle and top

O1. To facilitate the development of ALL commercial areas in a way that is economically sustainable and environmentally sensitive.

O2. To encourage the revitalisation of commercial areas by enabling mixed use development.

O3. To ensure development contributes to the improvement and amenity of public spaces.

O4. To maintain the heritage values through appropriate alterations and additions.

O5. To maximise opportunities for local employment and business

O6. Ensure that B4 Mixed Use Zones and B1 Neighbourhood Centres maintain a substantial retail, office and commercial focus.

G2.2 Building design and appearance

The City of Canada Bay's business centres are characterised by retail shopping strips, formed by a unique interaction between local topography, street layout, subdivision pattern and building form. The design of buildings significantly contributes to the streetscape character and adds visual richness, complexity and interest.

Facade treatment, the line of continuous awnings and the general vertical building proportions assist in tying buildings together into a cohesive group. The selection of materials, finishes and colours should have regard to compatibility to the surrounds and consider robustness, durability and ease of maintenance.

Built form massing and articulation

Objectives

O1. To define and reinforce the identity and desired character of a place, and create variety in the streetscape while contributing to a sense of continuity and overall visual quality.

O2. To add visual quality and interest to new buildings with a focus on breaking up massing of higher density forms when viewed from public places and neighbouring properties.

O3. To facilitate daylight access and ventilation to streets, public places and neighbouring properties.

Controls	
C1.	Building mass should maintain the prevailing vertical character found in Canada Bay's business centres.
C2.	New development displays careful composition of building mass, height and (facade) treatment, including horizontal and vertical articulation, projections, recesses, eave overhangs and deep window reveals.
C3.	Buildings that are 3 storeys or more are to be designed so that they clearly articulate a base, middle and top. Refer to **Fig G2.1.**
C4.	Where frontages are more than 20 metres wide, building massing must be vertically articulated.
C5.	The maximum length of straight wall without articulation such as a balcony or return is 12m.
C6.	Compatibility with adjoining buildings is considered in terms of setbacks, awnings, parapets, cornice lines and facade proportions.

Facades and exteriors

Objective

O4. To ensure new development is well articulated, makes a positive contribution to the streetscape and responds to local urban character through detailed design of facades and exteriors.

Controls	
C7.	Where development has two (2) street frontages the streetscape should be addressed by both facades. Development should provide a definitive street address to both facades when fronting a main road and a smaller road or car park.
C8.	The composition of the facade balances solid and void elements and does not display large areas of a single material, including reflective glass.
C9.	External walls are constructed of high quality durable materials and finishes with low maintenance attributes ('self-cleaning') such as face brickwork, rendered brickwork, stone, concrete and glass.
C10.	Highly reflective finishes and curtain wall glazing are prohibited.
C11.	Any blank sidewalls that are visible from the public domain are designed as an architecturally finished surface that complements the main facade.
C12.	Materials, finishes and colours need to be carefully selected for their robustness, durability, energy performance and compatibility with the surrounds.
C13.	Colours should be selected from a designated palette, with an emphasis on light/ neutral colours that harmonise with the context.
C14.	Roof plant, lift overruns, vents, carpark entries and other service related elements are integrated into the built form and complement the architecture of the building.
C15.	In commercial areas where parapet skylines predominate, infill development should also include parapet skylines.

Successful buildings balance solid and void components within the building envelope

New development should reinforce the local character and identity of the area

G2 General Requirements

Awnings

Objective

O5. To provide weather protection and comfort along pedestrian routes to promote walking and increase activity levels.

O6. To encourage awnings which are lighter and more elegant in appearance to allow more light through to shop fronts.

Controls	
C16.	Refurbishment or redevelopment of a building should include the provision of an awning of a similar height, width and general appearance to that of adjoining contributory awnings.
C17.	Awnings should be reinstated where there is evidence that they were originally fitted or where there is a break in a continuous run of awnings.
C18.	New awnings on corner buildings should wrap around into side streets.
C19.	New awnings should be no more than 600mm higher or lower than neighbouring awnings, for continuity. As a guide, awnings should have a minimum height of 3.0m and a maximum height of 4.5m. Entry awnings may increase up to 5m in height to provide legibility.
C20.	Awnings are to be flat or near flat in shape. Raised or curved awning structures are not permitted. Eaves and fascias are to be flat or near flat in shape.
C21.	Awning fascias are to be a maximum 300mm high including any added on signage and in keeping with the scale and character of the building.
C22.	Steps for design articulation or to accommodate sloping streets are to be integrated with the building design and should not exceed 700mm per step.
C23.	Awnings are designed to respond to the rhythm of shopfronts/ vertical articulation of the development and provide continuous weather protection.

Awnings provide weather protection for pedestrians and are particularly important in neighbourhood centres

Translucent awnings allow for more daylight access to the footpath and shopfronts

Original awnings, balustrades and verandahs should be reinstated where evidence of original structure exists

Verandahs and balconies

Objective

O7. To increase passive surveillance of the public domain, provide architectural interest and where applicable reinstate historic verandahs.

Controls	
C24.	The reinstatement of verandahs is encouraged where evidence of the original structure exists.
C25.	Balcony balustrades should be of a light open material. Where possible, balustrades are to match predominant examples within the streetscape.
C26.	Existing verandahs and balconies should be retained and not infilled.
C27.	Balconies should be located so as to face the front or rear of the building.

Isolated sites

Objective

O8. To consider future development opportunities on adjoining sites and avoid isolating sites potentially unable to redevelop in the future.

Controls	
C28.	New development is to consider future development on adjoining sites by providing sufficient separation and setbacks, and avoid creating isolated sites. Where development is likely to create an isolated site, the applicant is required to provide one of the following: • supply evidence that negotiations with property owners commenced early, well prior to the lodgement of the development application, and reasonable offers were made; or • provide a design and feasibility study proving the adjoining site is viable to develop in the future.

Public utilities/ services

Objective

O9. To reduce the negative visual impact of utilities and building services.

Controls	
C29.	For new development and substantial alterations to existing premises provision must be made for connection to future underground distribution mains. In such developments the following must be installed: • an underground service line to a suitable existing street pole; or • sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre). Council may require the bundling of cables in the area surrounding the development to reduce the visual impact of overhead street cables.
C30.	Roof plant, lift overruns, utilities, vents, fire hydrants, electrical substations and other service related elements are to be integrated into the built form design and complementary to the architecture of the building, with minimal impact on the streetscape and ground floor facades.

Utilities and building services/ equipment should be located so that the visual impact on the streetscape is minimised

G2 General Requirements

G2.3 Ground floor interfaces

The way in which buildings address streets, links and open space is crucial to the local character of an area. The ground floor in particular requires careful design of its interface with the public domain due to its significant impact on the liveliness, interest, comfort and safety of the public domain.

Objectives

O1. To maximise opportunities for passive surveillance of the public domain.

O2. To be adaptable to changes in use in the future.

Controls	
C1.	New development is to place particular focus on creating a 'human scale' at the lower levels, in particular the ground floor, through the use of detailed design, insets and projections that create interest and, where relevant, the appearance of finer grain buildings.
C2.	New development addresses and defines the public domain through entrances, lobbies, windows and balconies that overlook public spaces, maximising opportunities for passive surveillance.
C3.	All building entries are clearly visible from the public domain. Level access is provided where possible.
C4.	Facades that address the street have no more than 5 metres of ground floor wall length without a door or window.

Active frontages

Objectives

O3. To enhance the commercial viability of the area and compliment existing retail, commercial, entertainment and community uses.

O4. To encourage ground floor activities to spill out into the public domain and contribute to a vibrant streetscape and activity levels.

Controls	
C5.	Along active frontages: • the finished ground floor level is to match the footpath level; where this is not possible due to topography, the ground floor level is a maximum of 0.4m above or below the footpath; • continuous awnings must be provided to shelter pedestrians from weather conditions; • consistent paving, street furniture, signage, planting and lighting is desireable; and • design guidance in **Fig G2.2** is applied where possible with long expanses of floor to ceiling glass prohibited.

Shopfronts

Objectives

O5. To preserve the surviving examples of original whole shop frontages and elements.

O6. To encourage new or replacement shop fronts to be compatible with the architectural style or period of the building to which they belong and the overall character of the business centre.

Controls	
C6.	New shopfronts should be designed to make maximum use of vertical elements, i.e. windows should emphasise a vertical proportion (height greater than width).
C7.	Original early shop fronts in existing buildings should be retained and conserved.
C8.	If security shutters are required, they should be visually permeable (at least 75% permeability) to allow viewing of windows and allow light to spill out onto the footpath. Block-out roller shutters are not permitted.

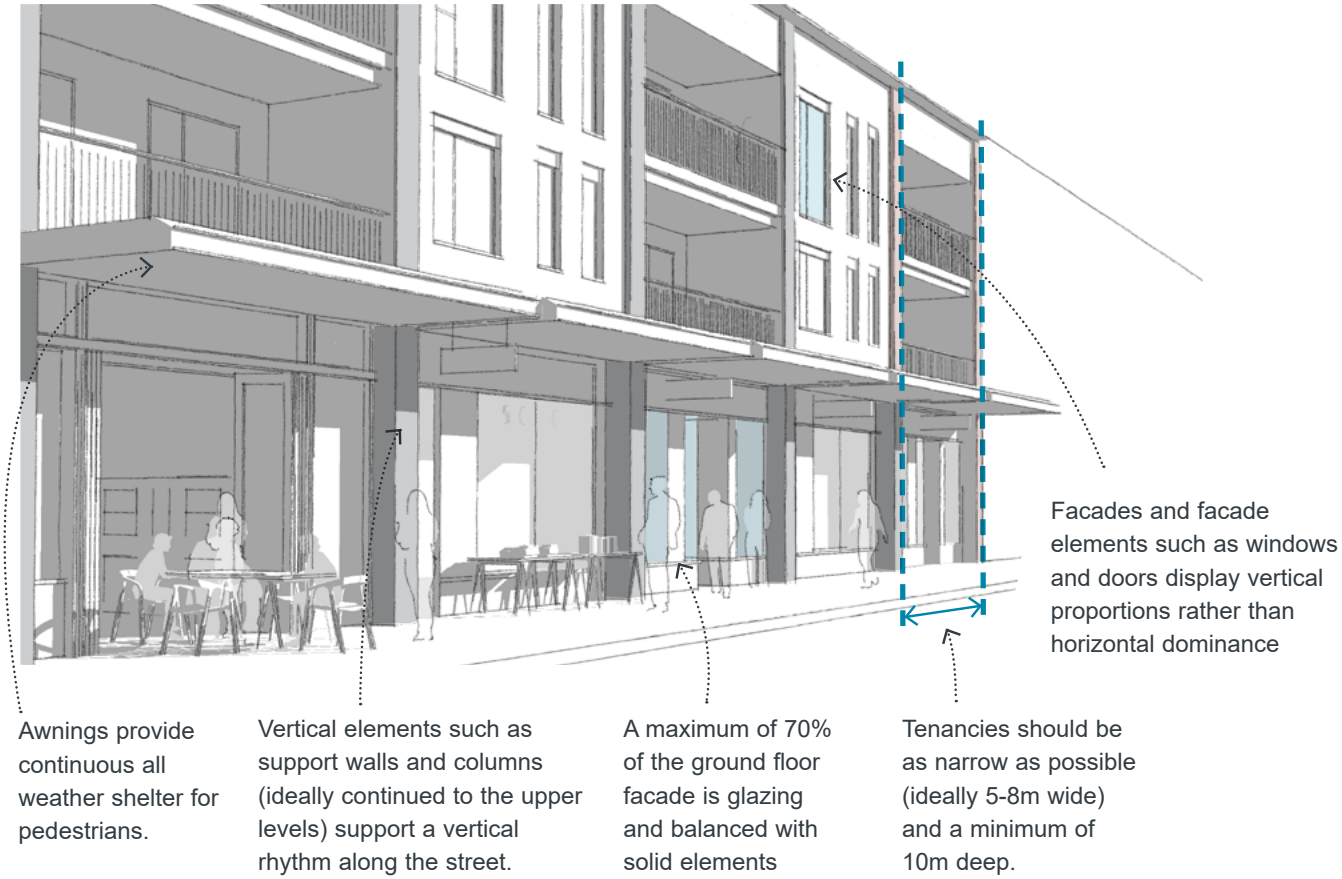


Fig G2.2 Design guidance for active frontages

Narrow retail tenancies with a balance of glazed and solid elements

Retail/ shopfront design along the ground floor linking the inside with the outside and contributing to life on the street

G2 General Requirements

G2.4 Building performance

Overshadowing

Objectives

O1. To minimise overshadowing of streets, links and public open spaces.

O2. To minimise the amount of overshadowing of neighbouring developments and outdoor spaces.

Controls	
C1.	Siting and built form configuration optimises solar access within the development and minimises overshadowing of adjoining properties.
C2.	Direct solar access (sunshine) to windows of principal living areas and to the principal area of open space of dwellings adjacent to commercial zones should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (mid winter).

Visual and acoustic privacy

Objectives

O3. To minimise the impact of new development on the outlook and privacy of adjoining properties.

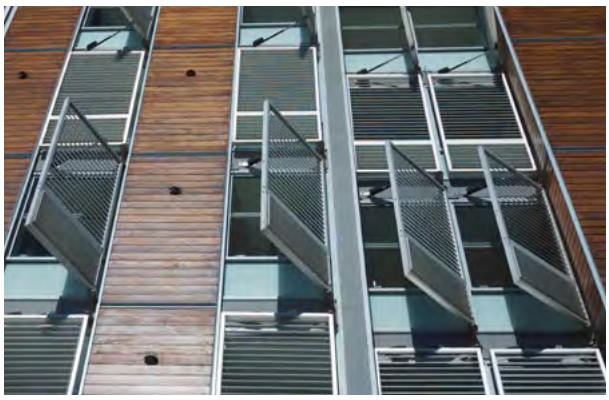
Controls	
C3.	Where buildings are constructed adjacent to residential properties, particular regard should be had to any possible loss of privacy which may be caused to residents.
C4.	Openable first floor windows and doors as well as balconies should be located so as to face the front or rear of the building.
C5.	Where it is impractical to locate windows other than facing an adjoining building, the windows should be offset to avoid a direct view into windows in adjacent buildings.
C6.	New development containing dwellings along a major road or along a railway corridor should incorporate noise attenuation measures.
C7.	Where the visual privacy of adjacent properties is likely to be significantly affected from windows, doors and balconies, or where external driveways and/or parking spaces are located close to bedrooms of adjoining buildings, one or more of the following alternatives are to be applied: • Fixed screens of a reasonable density (minimum 75% block out) should be provided in a position suitable to alleviate loss of privacy; • Where there is an alternative source of natural ventilation, windows are to be provided with translucent glazing and fixed permanently closed; • Suitable screen planting or planter boxes are to be provided in an appropriate position to reduce the loss of privacy of adjoining premises. Note: This option will only be acceptable where it can be demonstrated that the longevity of the screen planting will be assured. • Windows are off-set or splayed to reduce privacy effects; and/or • Windows to have a sill height of 1.8 metres or more above floor level or fixed translucent glazing to any part of a window less than 1.8 metres above floor level.

Environmentally sustainable design

Objectives

O4. To incorporate environmentally sustainable design (ESD) principles wherever possible.

Controls	
C8.	*Passive solar design:* • Building location and design allows for passive solar heat gain during winter; • Insulation is to be used in external walls and roofs; • All window and door openings are adequately sealed; and • Overhangs and shading devices such as awnings, blinds and screens protect from sunlight during summer months.
C9.	*Energy conservation/ efficiency:* • Materials are selected considering their thermal performance; and • Solar hot water systems are encouraged.
C10.	*Natural ventilation:* • Natural cross ventilation is optimised; and • At least 30% of all windows in a building are operable from the inside
C11.	Louvres, shading devices and windows are able to be operated by buildings users where possible, to allow building occupants to regulate climatic conditions.



Building users should be able to open windows and operate privacy screens and sun shading devices.

G2.5 Safety and security

Objectives

O1. To provide an environment where people feel safe and secure during the day and after hours.

O2. To ensure new development supports the wider neighbourhood and community safety and maximises opportunities for passive surveillance.

Controls	
C1.	Pedestrian ways and car parking, particularly those used at night, are to be direct, clearly defined, visible and provided with adequate lighting.
C2.	Landscaping and site features that might block sight lines are to be minimised.
C3.	Shadows and concealment spaces are to be minimised.
C4.	All entrances and exits are to be made clearly visible.
C5.	Windows and doors should be arranged to overlook public areas and streets to maximise surveillance.
C6.	If obscure glazing and/or window signage is proposed it must not occupy a combined total of more than $6m^2$ or 20% of the surface area of the window, whichever is the lesser. The remainder of the shopfront glazing must remain clear to allow views into and out of the shop.
C7.	New development is to consider and comply with Crime Prevention Through Environmental Design (CPTED)'s Safer by Design Guidelines.
C8.	Good light levels are provided from a variety of sources, such as under awnings within shopfronts, and facade lighting.

This example of a shopfront and under awning lights illuminates the adjacent public space after dark

G2 General Requirements

G2.6 Neighbourhood amenity

Shopping Trolleys

Shops provide trolleys for the convenience of customers. However shopping trolleys are often abandoned in public spaces, impacting on the amenity of an area and creating a safety hazard. This provision seeks to improve the management of shopping trolleys.

Objectives

O1. To minimise the number of shopping trolleys abandoned or unattended in public places.

O2. To maintain responsible use and return of trolleys.

Controls	
C1.	Where shopping trolleys are provided, a Trolley Management Plan is to be in place. The Trolley Management Plan is to provide the following: a) Deposit/refund scheme whereby a deposit is paid by trolley users for the release of a trolley from a trolley bay situated within the retailer's premises or shopping centre where the retailer's premises are located, including its car park. b) Public education program to inform customers, including signage, pamphlets and other means, that trolleys are to remain on the premises or shopping centre and penalties apply for abandoning trolleys in public places. c) Provide sufficient and suitably located trolley bays within or adjacent to the premises and throughout the shopping centre including its car park. d) Provide adequate trolley collection services to ensure that abandoned or unattended trolleys are collected frequently. e) Ensure that all trolleys are marked or labelled in such a manner that Council can easily ascertain the owner of the trolley, including the store responsible for its provision, and notify Council of such markings. f) Authorise the store manager or delegate to be responsible for liaison with Council regarding trolley management and provide Council with contact details for each store manager or delegate, as well as additional company contacts at senior management level.

G2.7 Landscape Design

Objectives

O1. To promote high quality landscape design as an integral component of the overall design of new development, softening the appearance of buildings.

O2. To improve the local micro-climate, native fauna and flora habitats and to control climatic impacts on buildings and outdoor spaces.

O3. To allow adequate provision on site for infiltration of stormwater, deep soil tree planting, landscaping and areas of communal outdoor recreation.

Controls	
C1.	Existing street trees and landscape features are retained wherever possible.
C2.	Landscape design complements the proposed built form and minimises the impacts of scale, mass and bulk of the development in its context.
C3.	Landscape design highlights architectural features, defines entry points, indicates direction, and frames and filters views from and into the site.
C4.	Trees and vegetation provide a high degree of amenity and environmental benefit. Their selection and location should: • Provide shade in summer and sun access in winter to building facades and public and private open spaces; • Reduce glare from hard surfaces; • Channel air currents into built form; and • Provide windbreaks, screen noise and enhance visual privacy where desirable.

G2.8 Heritage

O1. To encourage sensitive redevelopment of heritage buildings, also referred to as ‘adaptive reuse’.

O2. To ensure development in the vicinity of heritage items or within a heritage conservation area respects and complements the heritage item.

O3. To avoid new development physically dominating and overwhelming heritage items.

O4. Alterations and additions respect the identified heritage and conservation values of the place.

Controls	
C1.	All development of, or in the vicinity of heritage items and/ or conservation zones, is to address the requirements of *Part C Heritage of this DCP.*
C2.	All development of, or in the vicinity of heritage items, must submit a heritage impact assessment as part of the DA. It should be noted that the assessment may lead to setbacks, building heights, built form modulation etc. that differ (usually less than) the minimum provisions outlined in this DCP. The appropriate building setback and height will be determined on a case-by-case basis having regard to the views, vistas and context of the heritage item.
C3.	Alterations and additions respond appropriately to the heritage fabric but do not mimic or overwhelm the original building. Designs are contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.
C4.	Building and facade design responds to the scale, materials and massing of heritage items through aligning elements such as eaves lines, cornices and parapets, facade articulation, proportion and/or rhythm of existing elements and complementary colours, materials and finishes.

G2 General Requirements

G2.9 Signage and advertising

Objectives

O1. To sensitively integrate signage into the context of the area and avoid adverse individual and cumulative visual impact of many signs of varying sizes, shapes and colours.

Controls	
C1.	Signage is to comply with the requirements of State Environmental Planning Policy No 64-Advertising and Signage. Also refer to requirements in the City of Canada Bay DCP Part I Signage and Advertising.
C2.	All signage should have regard to the 'appropriate' range (see **Fig G2.3**) and avoid 'inappropriate' signs (see **Fig G2.4**).
C3.	Advertising signs should complement the design of buildings and the overall character of the precinct. Signage must relate to an approved use on the site. Advertising which is not related to the business being conducted from the premises is not permitted.
C4.	The main facades of buildings from the first floor to the rooftop or parapet are to be uncluttered and generally free of signage.
C5.	Freestanding signs are not to be located on the top of buildings and should not impact on the skyline when viewed from the street. Signs painted on or applied to the roof of a building are not permitted.
C6.	A coordinated presentation of signs is required where there are more than four occupancies or uses within a single development.
C7.	The source of light to illuminated signage should be concealed or integral with the sign. The ability to adjust the light intensity is required. A curfew on illumination may be imposed to protect the amenity of nearby residential development.
C8.	Suspended signage under awnings should be a minimum of 2.7m clear above finished footpath level.

Fig G2.3 Appropriate signage options

Fig G2.4 Inappropriate signage detrimental to the desired streetscape character

G2.10 Public Art

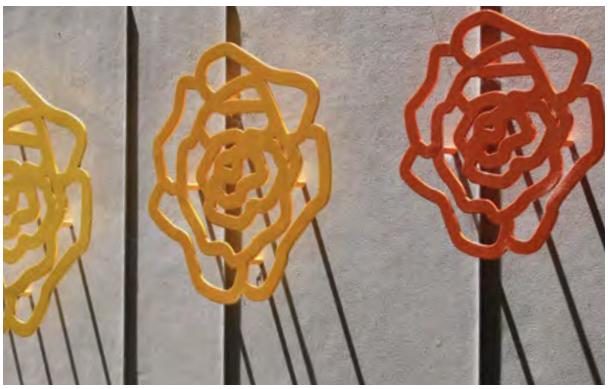
Public art contributes to place identity and increasingly it is a significant part of the visitor experience. Cities around the world have recognised the value of cultural statements and public art has a key role in giving character and cultural definition to areas. This has been particularly successful in Australia with substantial public art initiatives reactivating waterfronts and urban development. The City of Canada Bay has increasingly used art as part of place making across the City.

Objectives

O1. To include public art in communal and public spaces.

O2. To focus public art on the history and heritage, stories, people, landscape, streetscape, and culture of the place.

Controls	
C1.	Consider the City of Canada Bay Public Art Plan and City of Canada Bay Cultural Plan and provide details of public art to be included in communal and public spaces.
C2.	Identify locations for mural, integrated artworks, sculptural and lighting projects including hoardings for new developments.
C3.	Coordinate cultural input and community participation into interpretive artworks and public art.
C4.	Use public art, interpretive work, oral histories and industrial artefacts to celebrate the working heritage of Canada Bay's foreshores.
C5.	Reflect industrial, social and cultural history in the built and natural environment.



G2 General Requirements

G2.11 Access and parking

The location of car parking has a significant impact on pedestrian safety and the quality of the public domain. Vehicle access points need to be integrated carefully to avoid potential conflicts with pedestrian movement and the desired streetscape character.

Objectives

O1. To transition to lower car ownership and support the uptake of walking, cycling and public transport use.

O2. To minimise the visual impact of car parking areas and vehicle access points.

O3. To minimise conflicts between pedestrians and vehicles on footpaths, particularly along pedestrian desire lines.

Controls	
C1.	Vehicular access points minimise visual intrusion and disruption of the streetscape, emphasise the pedestrian experience and maximise pedestrian safety.
C2.	The width and height of vehicular entries is kept to a minimum. Roller doors or gates should be integrated with the architectural design of the development. Vehicular entry/ exit points are recessed by at least 0.5m behind the building line.
C3.	The public footpath is continued across driveways to create a threshold, signal pedestrian priority and slow vehicle speeds.
C4.	Vehicle access points are not permitted along primary active street frontages. Where rear or side access is not possible, development without parking will be considered.
C5.	On-site car parking should be located below ground level where possible or located within the building and well screened, or to the rear off a laneway.
C6.	At grade and above ground parking, if unavoidable, is screened from public view and should have a minimum floor to floor height of 3.1m to be able to be converted to another use in the future.
C7.	Basement parking fronting the public domain can protrude up to 1.0m maximum above natural ground level.
C8.	Parking that is unbundled (separated from dwelling and building ownership) should be encouraged in all developments.

Where vehicular entries are unavoidable, access points should be integrated into the ground floor and clearly signal pedestrian priority

G2.12 Residential Uses not covered by the Apartment Design Guide

The NSW Apartment Design Guide (ADG) applies to buildings that are three or more storeys high and that comprise at least four dwellings.

For other residential development types or components of proposed development, such as 2-storey shop top housing, 2-3 storey terraces, low rise apartments, multiplexes, courtyard houses and the like, the following controls apply.

Objective

O1. To ensure design quality, performance of and amenity created by new residential development is of a high standard and consistent across the Canada Bay LGA.

Controls	
C1.	The maximum building depth is 18m unless it can be demonstrated that all habitable rooms receive adequate ventilation and solar access, e.g. through the use of a courtyard design.
C2.	Single aspect dwellings, if unavoidable, are only permitted if they have a northerly or easterly aspect.
C3.	Living rooms and private open spaces of at least 70% of apartments receive a minimum of 3 hours direct sunlight between 9 am and 3 pm in mid winter (21 June).
C4.	Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$.
C5.	Building separation is as per the *Apartment Design Guide, Section 3F Visual Privacy.*
C6.	Private open space (POS) is designed to maximise useability, privacy, outlook and solar access. The minimum private open space of a ground floor dwelling is calculated by the number of bedrooms x $4m^2$. For dwellings on the ground floor including townhouses and terraces, the minimum private open space is as follows: Dwelling type / Min. POS Studio/ 1 bedroom / $20m^2$ 2 bedroom / $28m^2$ 3+ bedroom / $35m^2$ The minimum dimension is 4.0m x 4.0m. For dwellings on upper levels, the minimum private open space (such as decks and balconies) is as follows: Dwelling type / Min. POS Studio/ 1 bedroom / $10m^2$ 2 bedroom / $14m^2$ 3+ bedroom / $18m^2$ The minimum dimension is 2.0m x 3.0m.

G3 Site specific building envelope and design controls

G3.1 Victoria Road Drummoyne

Victoria Road footpath improvements

Objectives

O1. To create a buffer to the fast moving traffic along Victoria Road and support increased pedestrian activity levels, safety and comfort.

O2. To increase the amount of visible greenery at eye level when walking along Victoria Road.

Controls	
C1.	Footpaths along Victoria Road are identified as 'Priority area for pedestrian environment upgrade' in **Fig G3.7** and **Fig G3.8.**
C2.	Improvements are to incorporate the following design treatments: • Upgrade of paving and consistency in surface finishes along Victoria Road; • Upgrade and consistency of street furniture such as benches, bins, bicycle parking racks, bus shelters and the like; • Low planting/ planter boxes along all non-stopping zones where pedestrians are immediately adjacent to moving traffic (to be maintained by Council); • Green walls or shallow planters along facades of private development. A minimum of 10% 'greening' of ground floor facades along Victoria Road is required for all new development (to be maintained by the building owner).

New publicly accessible open spaces

Objectives

O3. To increase the amount of open space in the precinct and to provide more areas for people to meet, gather and relax.

Controls	
C3.	Investigate the opportunity to create a new public gathering space on Church Street between Victoria Road and Formosa Street as identified in **Fig G3.7** which would incorporate: • Partial or complete closure of Church Street to vehicles (see **Fig G3.1** and **Fig G3.2**); and • Sufficient space for tree planting, seating, public art, children's play area and outdoor seating areas for cafes/ restaurants.
C4.	Maximise opportunities for privately owned public spaces (POPs) throughout the precinct. The following locations are proposed in **Fig G3.7**: • A small square/ plaza at the northern end of Formosa Street on the corner of Lyons Road to the front of the former Commonwealth Bank site; and • Expansion of the publicly accessible existing courtyard behind the heritage listed Sutton Building on the corner of Victoria Road and Lyons Road.
C5.	New developments are encouraged to consider the creation of POPs i.e. on podiums, roof tops or internal courtyards connected by arcades/ pedestrian links.
C6.	New development with a frontage to new public spaces and POPs should: • pay particular attention to the 'human-scale' of lower levels and display a high degree of detailed design and articulation along the active frontages supporting the pedestrian slow-pace experience; • maximise the number of doors and windows on upper levels overlooking the space; • seek to ensure that 50% of the open space receives a minimum of 3 hours direct solar access in mid-winter (21 June) between 9am and 3pm; and • encourage active uses on the ground floor with a preference for community facilities and cafes/ restaurants with outdoor seating.

The existing condition of the footpath along Victoria Road is in need of replacement

POPs (privately owned public spaces) can include plazas, arcades, small parks, courtyards or rooftop gardens

Quality footpaths and paving materials should be applied to both sides of Victoria Road and be of a consistent palette

Sutton Place courtyard is an example of a POP and has the potential to be integrated into future redevelopment

Sketch showing the proposed footpath improvements along Victoria Road (Source: Victoria Road Urban Design Review, 2018)

01 Landscape treatments along 'No Stopping' zones and threshold treatments improve the 'look & feel' of the street

02 Improved surface finishes with standard colour and texture encourage pedestrian movement

03 Wall planting provides visual relief in the otherwise concrete dominated Victoria Road streetscape