

CANTERBURY CITY COUNCIL

DESIGN GUIDELINES FOR WILLS OVAL, EARLWOOD

DEVELOPMENT CONTROL PLAN No. 34

Adopted by Council on: 10 February 2000

In force from: 2 March 2000

Amended on: 26 July 2001

Strategy

1. The purpose of this plan is to place controls on development of Wills Oval which take account of the objectives listed below.

Citation

2. This plan may be cited as Canterbury Development Control Plan No. 34.

Land to which plan applies

3. This plan applies to the property known as "Wills Oval", at 17 and 17A Wardell Road, Earlwood, being Lots 1 and 2 in DP 546260, which is zoned Open Space 6(b) – Private Recreation under the Canterbury Planning Scheme Ordinance.

Objectives

4. The objectives of the plan are:
 - a) To retain the open character of the site
 - b) To maintain and enhance the views to, from and across the site
 - c) To protect the amenity of the adjacent residential properties
 - d) To ensure that sufficient parking facilities are provided on site
 - e) To provide for efficient and safe access to and from the site
 - f) To ensure that traffic movement to and from the site will not adversely impact on the road system and adjacent residential properties
 - g) To design development to withstand the flooding effect
 - h) To require new buildings to be compatible with the character of the surrounding area
 - i) To protect the environment of the Cooks River by preventing disturbance of acid sulfate soils

Relationship to other documents

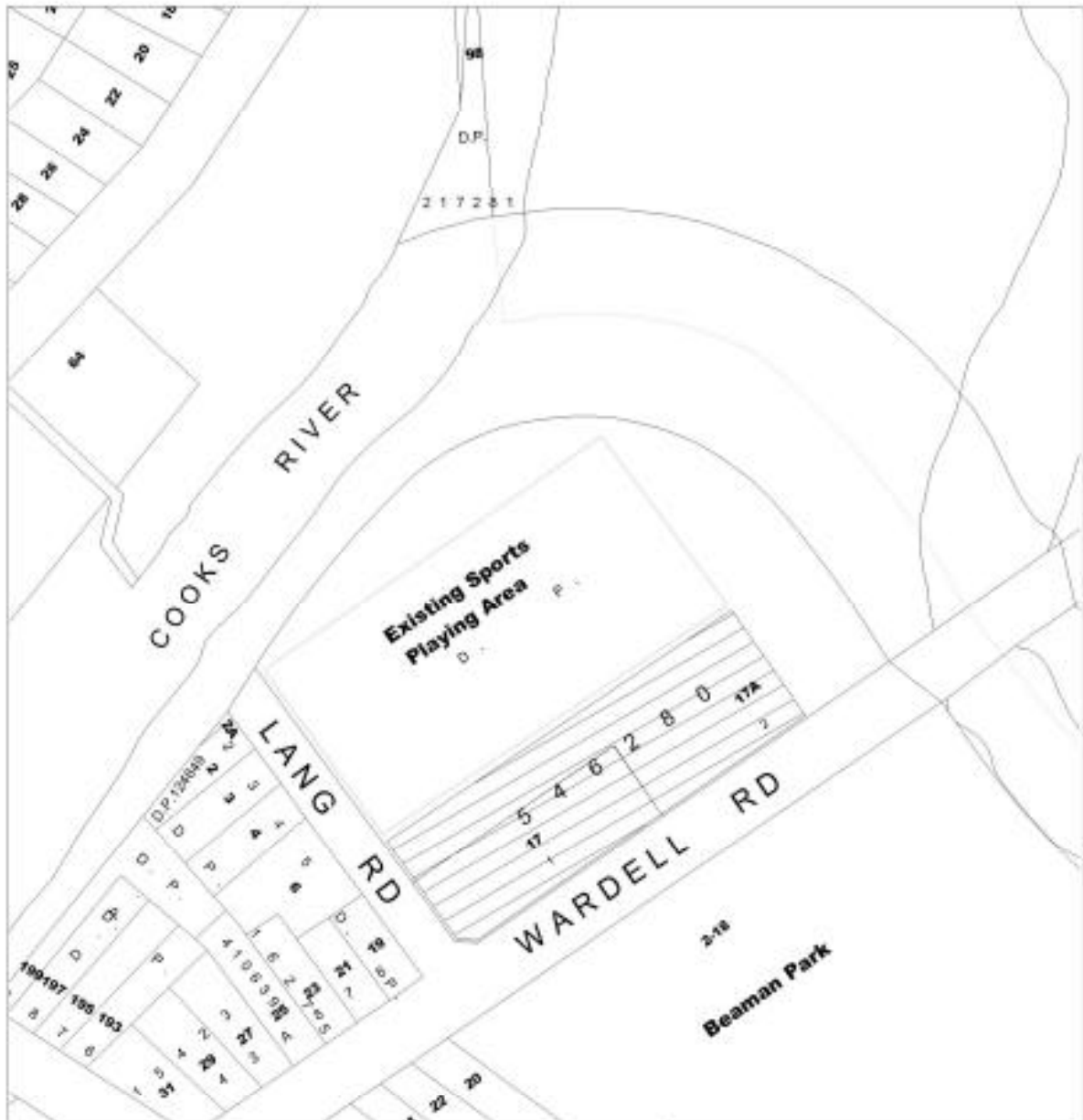
5. This plan should be read in conjunction with other Council plans, including:
 - Canterbury Planning Scheme Ordinance as amended by Canterbury Local Environmental Plan No's 190 and 193
 - Development Control Plan No. 9 – Non Residential Buildings Adjoining Residential Zones
 - Development Control Plan No. 20 – Off Street Parking Code
 - Development Control Plan No. 24 – Advertising Signs Code
 - Development Control Plan No. 28 – Flood Management And Flood Proofing Code
 - Development Control Plan No. 29 – Crime Prevention Through Environmental Design
 - Development Control Plan No. 31 – Exempt /Complying Development

Controls


6. The following controls must be considered in any development proposals for the site. They should be read in conjunction with the accompanying siting plan:
 - a) Retain the existing sports playing area (or fields occupying a similar area in the same place)
 - b) Any proposed development should not obstruct the visual continuity of the Cooks River open space system.
 - c) Fencing with at least 50% transparency should be used around the site and not exceed 1.8m in height.
 - d) No buildings, other than ancillary sport associated structures such as scoreboards, sightcreens, goal posts and the like, will be located outside of the area shown by distinctive shading on the accompanying siting plan.
 - e) Any proposed building(s) should have a minimum setback of 3m from Lang and Wardell Road boundaries.
 - f) The setback areas should be landscaped to the satisfaction of Council.
 - g) Any parking need generated by the use of the site should be catered for fully within the site. Such area should be appropriately paved. Assessment of parking need requires the submission of a parking report.
 - h) Principal vehicular and pedestrian access will be obtained from Wardell Road. Lang Road entrance will be used for emergency and pedestrian access only. Assessment of traffic impact requires the submission of a traffic report
 - i) Lighting provided on the site should not unreasonably affect the amenity of the adjacent residences
 - j) Any noise generated from use of the site should not unreasonably affect the adjacent and nearby residents
 - k) The floor level of any new building should be a minimum of 100mm above 1 in 100 year flood level
 - l) The maximum height of any new building is limited to 6.5m measured from the existing ground level to the ceiling of the topmost floor.
 - m) Design of any new building(s) should be complementary to the adjacent residential development in size, bulk, roofing profile and materials.
 - n) Any advertising signs to be provided on the site should comply with Council's Advertising Sign Code.
 - o) Any works which are below the ground surface or likely to lower the watertable require an assessment of the risk of disturbance of acid sulfate soils. This assessment includes the submission of an Acid Sulfate Soils Management Plan, the likelihood of the development resulting in the discharge of acid water, and comments from the Development of Land and Water Conservation.

A variation to a standard will be considered where it can be shown that the relevant objectives can still be satisfied and that the variation will result in a better planning result for the site.

Wills Oval - Siting Plan



 Subject Land

 Clause 6(d) of DCP 34-
Design Guidelines for Will Oval

20 0 20 40 60 80 100 120 Metres

