

Development  
Control  
Plan No. 42

82 Rogers Street  
Lakemba

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# 1.

## Preliminary

### 1.1 Purpose

The purpose of this Development Control Plan (DCP) is to establish design principles and development controls for the redevelopment of land at 82 Rogers Street, Lakemba.

It supplements the provisions of the Canterbury Planning Scheme Ordinance, as amended (including Canterbury Local Environmental Plan No. 203). Under the provisions of the Planning Scheme Ordinance the site is zoned Residential 2(a) and development is permissible for, subject to consent, purposes of single dwelling houses and dual occupancy.

### 1.2 Aims

The aims of this Development Control Plan (DCP) are to:

- Establish general site planning and design concepts for the redevelopment of the site.
- Establish minimum requirements for solar access for adjoining residential properties.
- Minimise the potential for adverse impacts on adjoining residential properties.
- Minimise the potential for adverse impacts from adjoining industrial land uses.
- Ensure issues relating to site contamination, stormwater management and noise intrusion are taken into account in the design and development of the site.

### 1.3 Development Applications

Any application for development is to be accompanied by at least the following information.

- Locality Plans and Site Analysis
- Building Plans and Elevations
- Statement of Environmental Effects
- Traffic, Parking and Transport analysis
- Acoustic report
- Site contamination report
- Flood impact assessment.

**Note:**

- *Council's Development Application Guide sets out in detail the requirements for the submission of a Development Application.*
- *Please ensure that **all** the information requirements set out in this section and the DA Guide are supplied as part of the application.*

Applicants are advised that insufficient information will either result in the application being delayed as clarification is sought, or the application may be refused if the objectives of this DCP can not be achieved.



#### 1.4 Relationship to other plans

Any development application submitted in respect of the site will be assessed and determined under the provisions of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). Detailed requirements are contained in Section 79C of the Act and clause 65 of the *Environmental Planning and Assessment Regulation 2000*. Section 79C requires, among other considerations, that the provisions of the LEP and this DCP are taken into account.

Compliance with the numerical standards contained in this DCP does not necessarily mean that an application will be approved. All applications will be assessed on their merits including how well they achieve the aims and objectives of this DCP.

Any departures from the requirements and controls contained within this DCP will need to be identified and fully justified, with specific reference to the relevant objectives.

In addition to the requirements of this DCP, the provisions of the following documents will need to be taken into account and addressed as part of any application for the redevelopment of the site.

- Canterbury Planning Scheme Ordinance
- Single Unit Dwelling House Code
- Development Control Plan No. 14 – Dual Occupancy
- Development Control Plan No. 20 – Car Parking
- Development Control Plan No. 29 – Crime Prevention through Environmental Design
- Development Control Plan No. 30 – Subdivision
- Development Control Plan No. 37– Energy Smart Homes



## 2. Site Planning and Design Principles

### 2.1 Site analysis

#### Objectives

- **To ensure site characteristics are taken into account in the formulation of design concepts for the site.**

#### *Matters for consideration*

Location of site adjoining established industrial area.

#### DCP Requirements

A detailed site analysis is to be submitted with any development application for the site. The site analysis is to be prepared in accordance with the requirements of Council's Development Application Guide.

The site analysis is to pay particular attention to the adjoining industrial land uses and the setting of the proposed development in relation to those uses.

### 2.2 Design Principles

#### Objectives

- **To establish a framework for the design of new development.**
- **To set environmental and design parameters which will deliver a high quality and environmentally responsive urban environment.**

#### *Matters for consideration*

Subdivision patterns and proposed land tenure.

Maximise solar access to adjoining residential properties.

Open spaces and landscaped areas provide an open setting to the site.

#### DCP Requirements

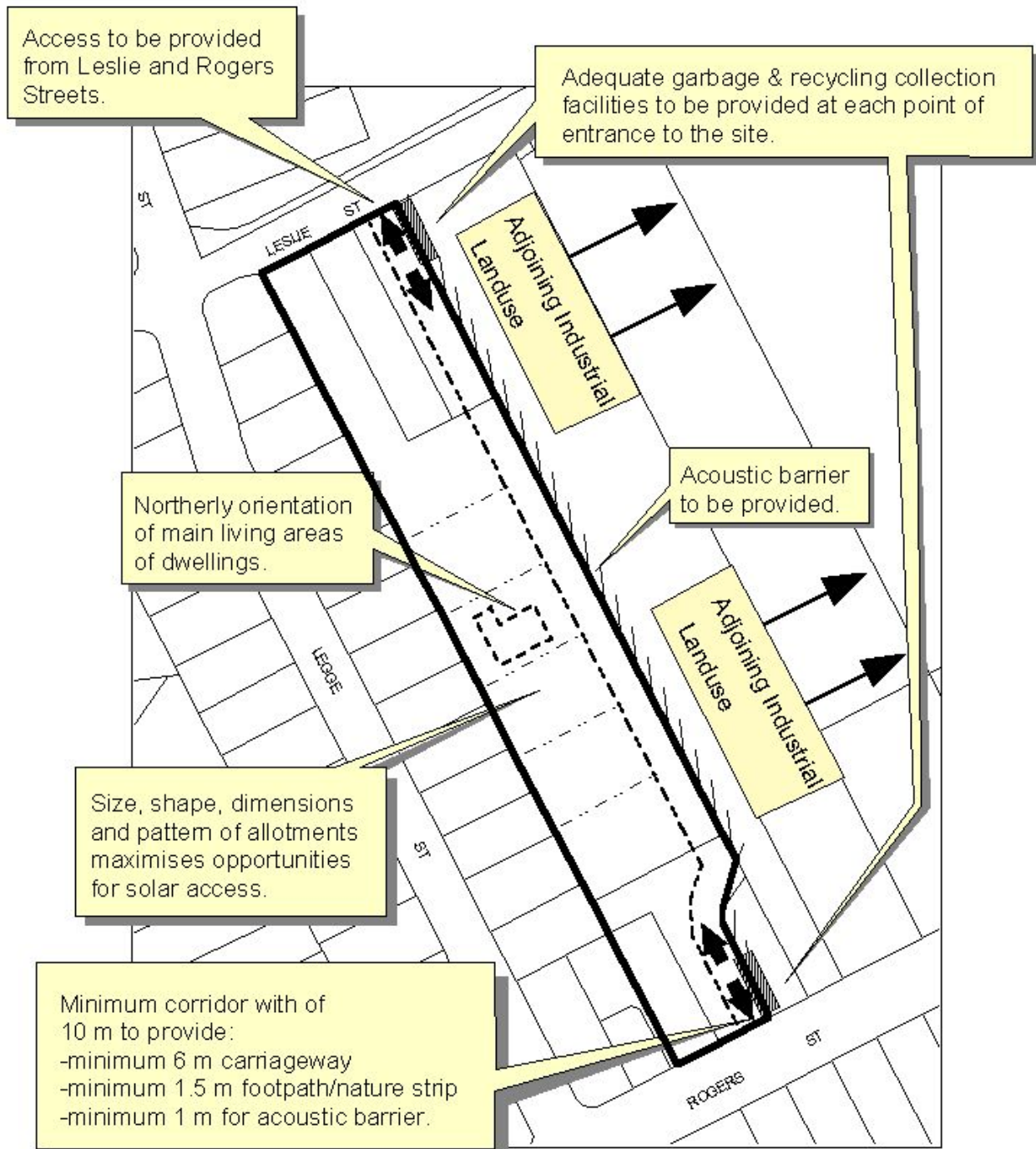
Details of the proposed system of land tenure to be provided with the development application.

Building forms are to be designed and sited to not significantly reduce existing levels of solar access to adjoining residential properties.

The size, shape, dimensions and pattern of allotments is to maximise opportunities for solar access and provide for a northerly orientation of the main living areas of individual dwellings.

Dwellings are to be sited and orientated to maximise opportunities for solar access within the site.

## Site Planning and Design Principles





## 2.3 Environmental Amenity

### Objectives

- **To ensure that potential environmental impacts are taken into account and adverse effects are minimised.**
- **To ensure adjoining residential properties are not affected by increased levels of overshadowing.**
- **To establish appropriate mitigation measures for unwanted noise intrusion.**

### *Matters for consideration*

The site was previously used for industrial purposes and may contain traces of site contamination.

The site adjoins land zoned for industrial purposes and as such is potentially affected by adverse impacts. Effects include noise, fumes, dust, and traffic.

The site adjoins a Sydney Water drainage canal and may be subject to inundation.

### DCP Requirements

Windows facing industrial areas to the east and all upper level windows are to be acoustically treated to minimise the intrusion of unwanted noise, fumes and dust.

An acoustic barrier is to be provided along the north-eastern boundary of the site to assist with the mitigation of unwanted noise from the adjoining industrial land uses.

Any development application for redevelopment of the site will need to be accompanied by:

- Detailed shadow diagrams, including plans, elevations and sections, which demonstrate that the proposed building forms do not cause any additional overshadowing of adjoining residential properties. Measurements are to be taken at 9.00 am, 12.00 noon and 3.00 pm, at the winter solstice, summer solstice and the eqinox.
- A detailed acoustic report addressing potential noise impacts and methods proposed to mitigate any adverse impacts. The Environment Protection Authority's *Industrial Noise Policy* is to be addressed. Reference should also be made to AS 2107 Acoustics-Recommended design sound levels and reverberation times for building interiors.
- Site contamination report, including methods proposed for any rehabilitation of the site if warranted. This is to include the details and results of any consultations with relevant authorities. The requirements of SEPP 55 and the 1998 EPA/(former) DUAP *Managing Land Contamination Planning Guidelines* are to be addressed.
- A detailed flood investigation study is to be carried out. Evidence of consultation with Sydney Water and incorporation of any of their requirements into the final design is to be presented with the DA.

Principles of Water Sensitive Urban Design are to be examined as part of the design and development of the site. Specific details are to be demonstrated in the Statement of Environmental Effects.



## 2.4 Traffic, Access and Parking

### Objectives

- **To ensure adequate off street parking is provided.**
- **To ensure adequate provision for delivery and service vehicles.**

### *Matters for consideration*

Impacts on the operation of the surrounding local street system.

Provision of access and manoeuvring for resident, visitor, service and delivery vehicles.

### DCP Requirements

All vehicles must be able to enter and leave the site in a forward direction at all times.

An access corridor is to be provided along the north-eastern boundary of the site adjacent to the stormwater canal. The corridor is to have a minimum width of 10 metres, based on:

- A minimum clear carriageway width of 6 metres;
- A minimum footpath/nature strip width of 1.5 metres; and
- A minimum strip of 1 metre on the boundary to accommodate the acoustic barrier

The private access road is to be designed and constructed to Council's minimum requirements. Specific details can be obtained from Council's City Works Division.

Proposed methods for waste collection and postal delivery are to be detailed. This includes design and siting of collection and delivery facilities. The requirements of the relevant service providers are to be sought and accommodated in the design of any development proposals.

The provision, design and construction of all parking and vehicle manoeuvring areas is to be in accordance with the requirements of Development Control Plan No. 20 – Car Parking.

Any development application for the site will need to be accompanied by a detailed traffic impact and parking assessment.



## 3. Other Matters

### 3.1 Further Information

Further information is available from Council's City Planning Division.

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