

Neil Street Precinct

This Section comprises part of Part G - Site Specific Controls of Draft Holroyd Development Control Plan 2007 and has been prepared in accordance with the provisions of the Environmental and Planning Assessment Act, 1979. This Section is to be read in conjunction with the whole document.

This Section came into force as a separate development control plan in 1 December 2004. It was subsequently incorporated into Holroyd Development Control Plan 2007 upon adoption of the latter document.

Any references to “this Plan” or “this DCP” are to be interpreted as referring to Holroyd Development Control Plan 2007.

PART 1 PRELIMINARY			
1.1	Introduction	1	
1.2	Citation	1	
1.3	Land covered by this DCP	1	
1.4	Interpretation	1	
1.5	Aims and purpose of the DCP	1	
1.6	How to use this DCP	1	
1.7	Preparing a site analysis	2	
1.8	Pre-development application process	2	
1.9	Pre-development application submission requirements	2	
1.10	Development application process	3	
1.11	Development application submission requirements	4	
1.12	Relationship of this DCP to other DCPs and policy documents	5	
1.13	The consent authority	5	
1.14	Date of approval and commencement of this DCP	5	
PART 2 BACKGROUND / PUBLIC DOMAIN			
2.0	Introduction	7	
2.1	The vision	7	
2.2	Objectives for the Neil Street Precinct	7	
2.3	Opportunities and constraints	8	
2.4	Urban strategy	12	
2.5	The public domain	14	
2.6	Indicative street sections	21	
PART 3 DEVELOPMENT CONTROLS			
3.0	Using the development controls	29	
3.1	Primary development controls	29	
3.1.1	Building height and ceiling height	30	
3.1.2	Building depth	31	
3.1.3	Building separation	32	
3.1.4	Articulation zone	33	
3.1.5	Street setbacks	34	
3.1.6	Side and rear setbacks	35	
3.1.7	Amalgamation	36	
3.2	Block-by-block controls	37	
3.2.1	Block 1	38	
3.2.2	Block 2	42	
3.2.3	Block 3	46	
3.2.4	Block 4	50	
3.2.5	Block 5	54	
3.2.6	Block 6	58	
PART 4 DETAILED DESIGN GUIDELINES			
4.0	Using the Detailed Design Guidelines	63	
4.1	Site configuration		
4.1.1	Deep soil zones	64	
4.1.2	Fences and walls	65	
4.1.3	Landscape design	66	
4.1.4	Open space	68	
4.1.5	Planting on structures	69	
4.1.6	Stormwater management	70	
4.1.7	Flood management	72	
4.2	Site amenity		
4.2.1	Safety and security	73	
4.2.2	Visual privacy	75	
4.3	Site access		
4.3.1	Building entry	77	
4.3.2	Parking	79	
4.3.3	Pedestrian access	81	
4.3.4	Vehicle Access	82	
4.4	Building configuration		
4.4.1	Apartment layout	83	
4.4.2	Apartment mix	85	
4.4.3	Balconies	86	
4.4.4	Ceiling heights	88	
4.4.5	Corner buildings	90	
4.4.6	Flexibility	91	
4.4.7	Ground floor apartments	92	
4.4.8	Internal circulation	94	
4.4.9	Storage	95	
4.5	Building amenity		
4.5.1	Acoustic privacy	96	
4.5.2	Daylight access	97	
4.5.3	Natural ventilation	99	
4.6	Building form		
4.6.1	Awnings and signage	101	
4.6.2	Facades	102	
4.6.3	Roof design	104	
4.7	Building performance		
4.7.1	Energy efficiency	105	
4.7.2	Maintenance	107	
4.7.3	Waste management	108	
4.7.4	Water conservation	109	
4.7.5	Managing external noise + vibration	110	
4.8	Public Art + Design	112	
	Appendix – Acoustic Study Requirements		113
	Glossary		117
	Acknowledgments		119
	Image Credits		120

CONTENTS Part A

1.1 INTRODUCTION

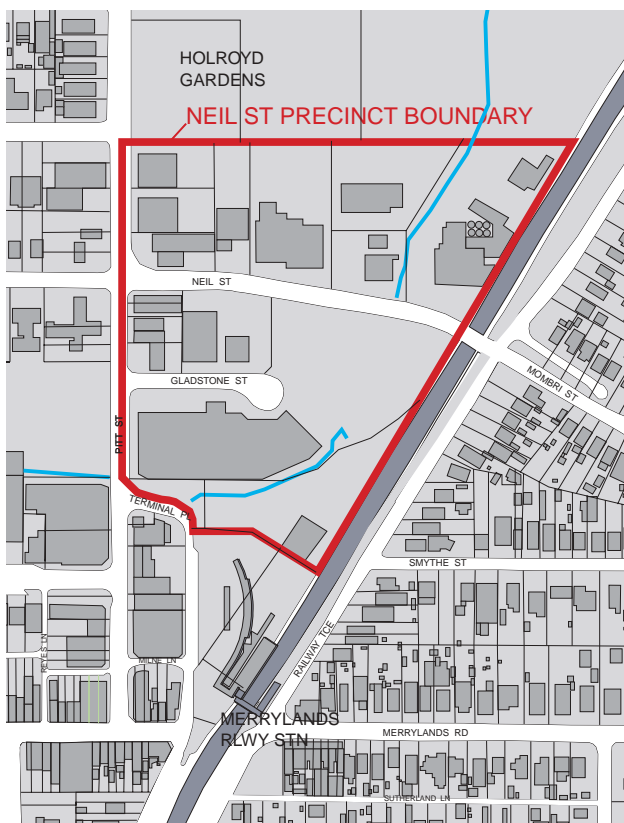
This Development Control Plan [DCP] aims to provide a framework that will guide future development in the Merrylands Neil Street Precinct. This DCP specifies built form controls for each block, outlining desired future character for the precinct, and setting in place urban design guidelines to help achieve the vision of Merrylands as a vibrant community, a place to live in, conduct business in, and to visit. This DCP was developed through a process of ongoing discussion involving Holroyd City Council and through a series of community workshops with the various stakeholders. The controls laid down in this DCP have been developed based on extensive site and built form analysis undertaken by The Urban Design Advisory Service (UDAS) and Holroyd City Council.

1.2 CITATION

This Plan may be cited as **'Development Control Plan No. 44 – Neil Street Precinct'**.

1.3 LAND COVERED BY THIS DCP

The land covered by this DCP is generally bounded by Holroyd Gardens on the north, Terminal Place on the south, the railway on the east and Pitt Street on the west, as indicated on the map below.



1.4 INTERPRETATION

Terms in this DCP generally have the meaning ascribed to them in the Environmental Planning and Assessment Act 1979. Where the meaning of terms differ, definitions have been included in the Glossary.

1.5 AIMS AND PURPOSE OF THIS DCP

This document is a Development Control Plan as provided for under section 72 of the Environmental Planning and Assessment Act 1979, and in accordance with the Regulations made as a result of the Act. The purpose of this DCP is to provide background, objectives, controls and design criteria to achieve desirable and sustainable development outcomes for the Neil Street Precinct. This DCP supplements the Holroyd Local Environmental Plan 1991 by providing detailed development principles, controls and guidelines. Compliance with the provisions of this Plan does not guarantee that consent will be granted to a development application. A number of other documents and Council policies sets out requirements which must also be taken into account when making a development application.

1.6 HOW TO USE THIS DCP

Each level of control, as outlined in parts 2, 3 and 4 of this DCP, must be read and understood to guide any development proposal in this precinct.

1.6.1 Understanding the background/urban structure [Part 2 of this DCP]

Part 2 of this DCP contains the opportunities and constraints, vision statement, a proposed urban strategy, along with public domain diagrams for the Neil Street precinct, which further illustrate the proposed design strategy for the precinct. It gives the user a good idea of the overall design principles underlying the controls in Part 3. After considering the relationship between the development site and its broader urban context, Part 3 of this DCP provides specific built form controls pertaining to your site.

1.6.2 Using the block-by-block controls [Part 3 of this DCP]

The first section of Part 3 (3.1 Primary Development Controls) outlines controls which apply generally to all sites within the precinct. The latter section (3.2 Block-by-block controls) provides detailed block-by-block controls for building envelopes. To establish the building envelope for a specific site:

- 1 Identify the site's block number** using the key map in 3.2;
- 2 Review the primary development controls which apply to ALL sites within the precinct.** These controls include building height, building depth, building separation, articulation zone, street setbacks, and side + rear setbacks.
- 3 Review the block-by-block controls** for the site. Block studies determine the following controls for each site: building height, building use, building zone/depth, front setback, side setback, rear setback and deep soil zone location;

PART 1 PRELIMINARY

- 4 Once a building envelope has been determined, use Part 4 of the DCP to **guide the detailed design** of the development proposal.

1.6.3 Using the detailed design guidelines [Part 4 of this DCP]

This section provides detailed information and guidance on best practice urban design criteria and how they can be applied to buildings. Use the information in this section to guide building design in relation to the following:

- Site configuration
- Site amenity
- Site access
- Building configuration
- Building amenity
- Building form
- Building performance
- Heritage + conservation areas
- Public Art + design

Following a review of the detailed design guidelines, commence the preparation of the site analysis and development of the design proposal.

1.7 PREPARING A DEVELOPMENT APPLICATION

Site-specific constraints identified through the analysis for the Neil Street Precinct DCP must be further investigated and incorporated into the location and design of new development. In particular, Council will require further studies for flood management, contamination management and traffic management and parking.

These studies need to be linked with the overall DCP master plan for the precinct. They will inform the final design of buildings within the envelopes provided in this DCP. Within the suggested envelopes, there are numerous ways in which a building design can be resolved. Note that detailed investigation may also reveal that envelopes can be varied to accommodate constraints. Where variation is proposed, it is the responsibility of the Applicant to demonstrate that Council's objectives for the precinct can be met, and that the development provides high design quality and amenity.

A Development Application must contain:

- detailed site analysis (the accompanying Background Report is a reference tool for contextual analysis)
- landscape plan
- flood management information, including confirmation of culvert location, for new and existing infrastructure
- confirmation and detail of road layouts and swales
- phasing of development
- confirmation of building envelopes
- deep soil zones
- site and building entries
- vehicle-pedestrian movement (eg shared zones)
- on-site parking plan
- consolidated private open space
- noise and vibration assessment

1.8 PRE-DEVELOPMENT APPLICATION MEETING

Discussions with Council are strongly encouraged at an early stage in the development proposal process to discuss and agree the compliance of the design approach with the DCP master plan before a detailed building design is developed. For pre-development application discussions, the proposal is usually in sketch form, showing the broad design strategies for the site layout and building mass and illustrating the design issues, such as the internal layout of the building, its adjoining private and public open spaces and the opportunities and constraints of the local context. Design options may be appropriate to illustrate a variety of solutions for discussion, particularly on large or difficult sites.

1.9 PRE-DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

Suggested material to be submitted by the Applicant to Council at pre-DA stage is:

1.9.1 Scale - Local

Submission - Local context sketch plan - 1:5000 showing:

- the site plan of the land to be developed
- significant local features such as water courses, heritage items, buildings and construction areas
- significant views/vistas
- existing buildings, shopping and employment areas
- traffic and road patterns, pedestrian routes and public transport nodes
- parks, community facilities and open space
- existing development controls

Submission - Streetscape elevations - 1:200 or 1:500

- photographs for at least 50m in both directions, or the three adjacent properties in both directions, whichever is the lesser
- for sites with multiple street addresses, photographs should be prepared for each separate address
- properties opposite the site should also be documented in the same manner

1.9.2 Scale - Site

Submission - Existing site plan - 1:500 showing:

- site boundaries
- spot levels and 0.5 metre contours
- existing significant vegetation, built and topographic features
- location and height of adjacent buildings, their window locations and private open space.

Submission - Analysis - 1:500

- A drawn and written explanation of the local and site constraints and opportunities revealed through the above documentation.

Submission - Sketch concept plan - 1:500

showing:

- the indicative footprint of the proposal
- site entry points
- areas of communal open space and private open space
- indicative ground plane treatment, indicative locations of planting and deep soil zones

- any proposed site amalgamation or subdivision.

1.9.3 Scale - Building

Submission - Building organisation sketch - 1:200 or 1:500

showing:

- the general location and size of vertical and horizontal circulation of lifts
- communal facilities
- servicing points
- indicative apartment location, size and orientation.

Submission - Sketch building mass elevations - 1:500 or 1:200

showing:

- basic massing of the proposal in the context of the three adjacent properties in each direction, or 50m in each direction, whichever is more appropriate, on each elevation.
- the components of the elevations (base, middle, top; primary elements) in a diagrammatic form
- building separation along the street
- the profile of any existing buildings

Submission - Sketch sections - 1:500 or 1:200

showing:

- the proposal and adjacent buildings
- the relationship of the proposal to the ground plane, streets and open spaces

Submission - Schedule

- Indicative density/number of apartments or shops, etc

Submission - Brief statement

- An explanation of the proposal in terms of the 10 design quality principles set out in Part 2 of State Environmental Planning Policy No. 65
- Any other information required by Council.

1.10 DEVELOPMENT APPLICATION PROCESS

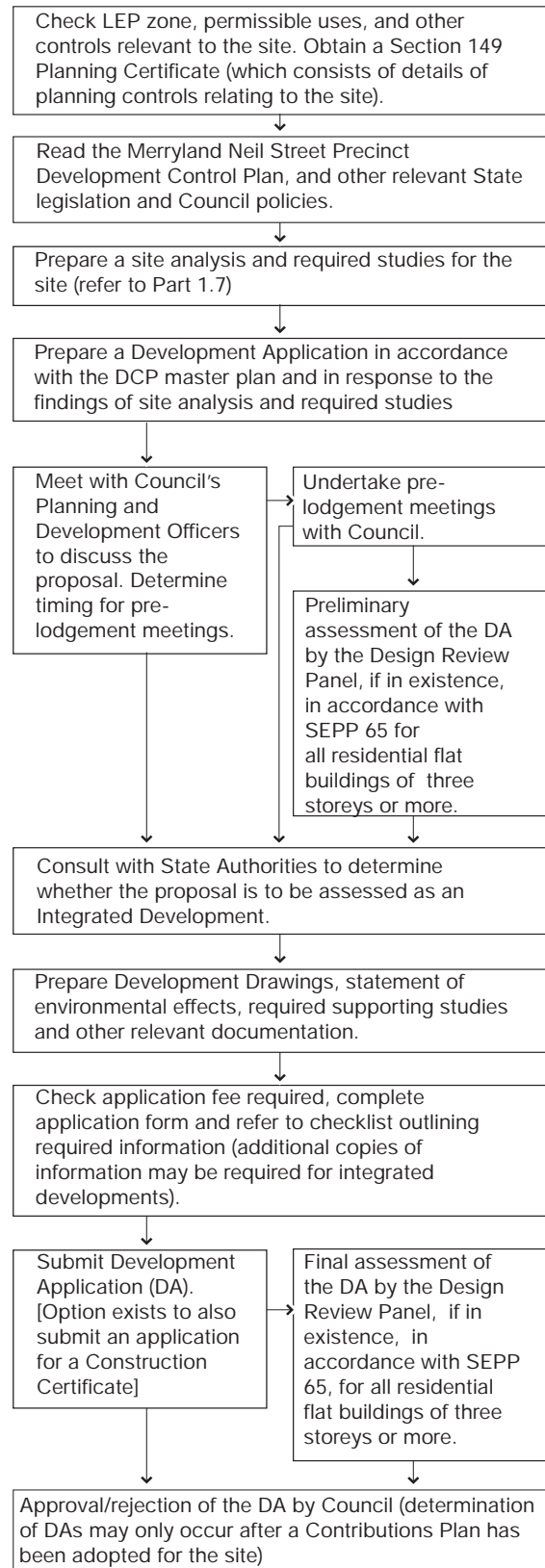
The Applicant is strongly encouraged to meet with Council prior to lodgement of the DA.

Council will consider the following when determining Development Applications:

- Section 89 of the Local Government Act 1993 and Clause 12 of the Local Government [Approvals] Regulation;
- Section 79C of the Environmental Planning and Assessment Act 1979;
- relevant State Environmental Planning Policies and Regional Environmental Plans
- Holroyd Local Environmental Plan 1991;
- Relevant DCP's;
- Council Policies and Guidelines;
- Submissions received from the public; and
- Relevant determinations of the Land and Environment Court.

The following flowchart outlines the development application process.

1.10.1 Development Application Process Flowchart



PART 1 PRELIMINARY

1.11 DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

Material to be submitted by the Applicant to Council at DA stage should include:

1.11.1 Scale - Local

Submission - Local context sketch plan - 1:5000 showing:

- the site plan of the land to be developed
- significant local features, parks and open space, heritage items and buildings
- significant views/vistas
- existing buildings on site
- traffic and road patterns, pedestrian routes, bus stops and train stations
- shopping and employment areas and community facilities
- significant natural features and water courses, conservation areas, sensitive natural areas and their setbacks

Submission - Streetscape elevations

- Drawings or photomontage for at least 50m in both directions, or the adjacent three properties in both directions, whichever is more appropriate.
- For sites with multiple street addresses, photographs should be prepared for each separate address.
- Properties opposite the site should also be documented.

1.11.2 Scale - Site

Submission - Existing site plan - 1:500 showing:

- site boundaries
- spot levels and 0.5 metre contours
- existing significant vegetation, built and landscape features
- location and height of adjacent buildings, their window locations and private open space.

Submission - Existing site sections - 1:500 or 1:200 showing:

- at least 50m beyond the site in 2 directions, or showing three adjacent properties in either direction, whichever is more appropriate.
- building heights and levels
- existing vegetation.

Submission - Analysis - 1:500

- A drawn and written explanation of the local and site constraints that demonstrates the opportunities and constraints of the site supporting the broad site planning principles and design decisions, and responding to reports relating to traffic, site drainage, daylight access, environmental design, etc.

Submission - Site plan - 1:500

showing:

- the indicative footprint of the proposal
- site entry points and areas of communal open space
- private open space, indicative locations of planting
- indicative ground plane treatment and deep soil zones
- any proposed site amalgamation or subdivision.

Submission - Shadow diagrams showing:

- solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March and September 21) at 9.00am, 12.00 midday and 3.00pm.

Submission - Landscape plan - 1:100 or 1:200 accurately showing:

- building footprint of the proposal
- proposed site entries
- ramps, stairs and retaining wall levels
- lines of fencing, security and access points
- built elements (pergolas, walls, planters, water features)
- details of public, communal open space and private open space
- trees to be removed shown dotted
- trees to remain and proposed trees/planting including species and size
- deep soil zones and/or adequate soil depth for planting on structures
- detailed ground plane treatment with general materials and finishes
- site lighting
- vegetation on adjacent sites.

1.11.3 Scale - Building

Submission - Floor plans - 1:100 or 1:200 showing:

- apartment layouts, corridors, lifts and stairs
- pedestrian accessibility and entries
- vehicle and service access
- parking
- communal facilities, services
- fenestrations, balconies etc.

Submission - Elevations - 1:100 or 1:200 showing:

- height and key datum lines
- building length and articulation
- the composition of the façade
- roof design
- existing buildings on the site
- building entries (pedestrian, vehicular and service)- profile of buildings on three adjacent properties in each direction or for 50m in each direction, whichever is most appropriate.

Submissions - Sections - 1:100 or 1:200 showing:

- adjacent buildings
- the relationship of the proposal to the ground plane, the street and open spaces
- the location and treatment of car parking
- building separation within the development and between neighbouring buildings
- ceiling heights.

Submission - Materials and finishes board showing:

- representative materials, samples and colours of the proposal.

Submission - Photomontages

- Photomontages or similar rendering or perspective drawings illustrating the proposal in its context.

Submission - Schedules

schedules on a floor by floor basis providing information on:

- density of development
- number of apartments and aspect
- apartment sizes
- apartment types

Submission - Statement of Environmental Effects

- In written form, a table of description of the compliance of the development proposal with the objectives and controls laid down in this DCP.
- A written explanation of the proposal's response to the 10 design quality principles set out in Part 2 of SEPP 65.

Submission - Massing Models 1:500

Massing models are required for each development site to illustrate how proposed development fits with the surrounding sites and overall precinct. These models will be incorporated into Holroyd Council's 1:500 model of Merrylands CBD.

Architectural Models - 1:100 or 1:200

Architectural models are required:

1. In residential development where the proposed development has a value of work exceeding \$600,000.00 or a minimum of 6 dwellings (single storey development excluded)
2. In commercial development where the proposed development has a value of work exceeding \$2 million.

Models are to show:

- development on adjoining land (at least 3 adjacent properties in each direction and on the opposite side of the road), in block form
- architectural details of proposed development
- materials and finishes used
- landscaping details

1.11.4 Other Submission Requirements

- Owner's consent
- Required Council fees
- Six (6) copies of all plans and documentation supplied as part of a Development Application
- Two (2) A4 copies of plans and elevations for the purpose of public exhibition
- Wind analysis for buildings of 4 or more storeys
- Waste management plan
- Plans / sections showing proposed cut and fill
- A Crime Risk Assessment for all developments consisting of 20 or more new dwellings
- A Social Impact Assessment
- BASIX rating
- any additional submissions required by Council.

1.12 RELATIONSHIP OF THIS DCP TO OTHER DCPS AND POLICY DOCUMENTS

This DCP should be read in conjunction with the provisions of the EP&A Act 1979, Holroyd Local Environmental Plan 1991, and other relevant planning instruments, DCPS, Codes and Policies of the Council. You can find out the relevant instruments that apply to your site by obtaining a Section 149 Certificate. The onus is on any prospective Applicant to check with Council if there are any additional or updated documents relevant to the town centre that should be considered when making a development application. Should there be any inconsistency between the provisions of this DCP and the Holroyd Local Environmental Plan 1991, then the provisions of the Holroyd Local Environmental Plan 1991 shall prevail.

Should there be any inconsistency between the provisions of this DCP and any other Development Control Plan, Policy or Code of the Council, the provisions of this DCP shall prevail, unless otherwise stated.

1.13 THE CONSENT AUTHORITY

Holroyd City Council is the consent authority for all development in the Merrylands Neil Street Precinct.

1.14 DATE OF APPROVAL AND COMMENCEMENT OF THIS DCP

This Plan was adopted by Holroyd City Council on 6 July 2004 and came into effect on 1 December 2004.

PART 1 PRELIMINARY