



Canterbury Bankstown Development Control Plan 2021

Key Development Sites

11.XX
165-169 Holden Street
Ashbury

DRAFT June 2021





SECTION 1–INTRODUCTION

Explanation

The Canterbury Local Environmental Plan 2012 provides objectives, zones and development standards such as lot sizes, floor space ratios and building heights. The Canterbury Bankstown Development Control Plan 2021 supports the LEP by providing additional objectives and development controls to enhance the function, design and amenity of the site at 165 -169 Holden Street, Ashbury.

Note: If applicable to a development application, the development controls of this chapter will prevail if there is an inconsistency with any other development controls in this DCP. To ensure consistency with the surrounding development in the Ashbury Heritage Conservation Area, and this section should be read in conjunction with Chapter 4 of the Canterbury Bankstown DCP 2021.

Objectives

- 01** To protect the heritage value of the Ashfield Reservoir and Ashbury Heritage Conservation Area (HCA) and ensure future development on the site is sympathetic to the heritage values of the Reservoir and conservation area.
- 02** To preserve the amenity of and enhance access to the adjoining Peace Park.
- 03** To protect the amenity of the adjacent residential properties.
- 04** To ensure that the future development does not cause significant overshadowing to adjoining residential properties.
- 05** To ensure that the future development does not significantly impact on the acoustic or visual privacy on adjoining residential properties.
- 06** To minimise the bulk of development through high quality design and landscaping.

Development Controls

1.1 Subdivision for Residential Development

- C1** Specific consideration of the location of the site within the Ashbury HCA and adjacency to the Ashfield Reservoir are to be addressed in preparation of any Development



Application and supported by an appropriate Heritage Assessment.

- C2** Any subdivision of the land for the purposes of a dwelling house or dual occupancy development is to reflect the predominant streetscape in Holden Street by the provision of a maximum of two dwellings fronting Holden Street.
- C3** Lots fronting Holden Street are to be a minimum of 460m² each reflecting the subdivision pattern of Holden Street.
- C4** A maximum of 2 vehicular crossings are to be provided to Holden Street for access to the site. Where existing street trees require removal suitable replacement trees are to be provided.
- C5** For dwellings fronting an internal driveway, design widths must be provided to ensure that all vehicles can access and egress the site in a forward gear.
- C6** Driveway access or a right of way to the rear lots is to be provided along the southern boundary.
- C7** Pedestrian access to the Peace Park is to be provided through the site. This access should also be provided on the southern boundary to create a positive interface with the Ashfield Reservoir and to align with Crime Prevention through Environmental Design principles of passive surveillance and clear sight lines.
- C8** Potential for pedestrian and vehicle conflict should be minimised through any of following:
 - a. Varying the height between the pedestrian pathway and the private driveway
 - b. Material treatment of the pathway and driveway
 - c. Placement of a landscaped verge between the pathway and driveway

1.2 Setbacks and Building Separation

- C1** All dwellings fronting Holden Street are to have 50% of the front elevation built to the predominant building line (7m), with the remainder setback a further 1m (8m).
- C2** Any two-storey dwellings fronting Holden Street should have a minimum 12m first floor setback from Holden Street.
- C3** All dwellings should have a minimum building separation of 4m.
- C4** Any dwelling without a direct street frontage to Holden Street is to provide the following setbacks to Peace Park along the northern boundary of the site:
 - minimum 8m minimum or ground level



- 10m for first floor

1.3 Built Form and Design

- C1** The maximum number of storeys of any building is 2 storeys, with a maximum external wall height of 7m.
- C2** Future development on the site should avoid impacting upon any solar panels on adjoining properties.
- C3** For lots addressing Holden Street, single dwellings are strongly preferred to align with the character of the streetscape and Ashbury HCA.
- C4** Fencing on the frontage to Holden Street must not exceed 1.2m in height. On lots without a frontage to Holden Street no fencing forward of the main building line is permitted.
- C6** No fencing is to exceed 1.8m in height around the site. Side fencing forward of the main building line should taper down to the height of the front fencing.
- C7** No front facing balconies should be placed on front elevations.
- C8** Suitable lighting is to be provided on the site in accordance with Crime Prevention through Environmental Design principles. Lighting provided on the site should not unreasonably affect the amenity of adjacent residences.
- C9** Detailed design of all dwellings on this site, including matters wall height, roof form, materials and finishes, articulation, window design and internal room dimensions should comply with Chapter 4 of the Canterbury Bankstown DCP 2021.

1.4 Traffic and Parking

- C1** Two parking spaces should be provided for each dwelling, with at least one of these spaces provided in a carport or garage.
- C2** For lots fronting Holden Street no garages are permitted in front of the main building line. Detached garages to the rear are preferred over integrated garages.
- C3** If integrated garages are proposed these should be single car only, with a minimum setback of 1m behind the building line to minimise visual impacts on the Holden Street frontage.



1.5 Landscaping

- C1** In addition to the landscaping objectives and controls in Part B, a landscape plan by a qualified landscape architect is required.
- C2** Visual impacts of the proposed dwellings as viewed from Holden Street and the Peace Park must be minimised through tree selection of an appropriate height and canopy.
- C3** Dwellings fronting Holden Street should provide an appropriate landscaped setting consistent with the character of the Ashbury HCA.
- C4** Dwelling fronting Holden Street should provide a deep soil zone to accommodate mature canopy trees within the front setback.
- C5** Dwellings to the rear of the site fronting the driveway should also provide low level landscaping on the frontage, with a maximum mature height of 1.2m
- C6** The Landscape Plan must consider appropriate plant selection.
- C7** Where possible deep soil zones, with dimensions of at least 3m³ should be provided along site boundaries.
- C8** Existing mature trees should be retained where possible.

1.6 Development for other permissible uses

- C1** Development on the site for any other permissible use (non-residential) is required to address applicable provisions of this DCP as they apply to the proposed development. Specific consideration of the location of the site within the Ashbury HCA and adjacent to the Ashfield Reservoir are to be addressed in preparation of any Development Application and supported by an appropriate Heritage Assessment.

1.7 Services and Waste Management

- C1** Integrate utility areas (such as air conditioners and the like) with the design of the whole development and ensure they are not visible from Holden Street.
- C2** All services are to be provided underground to minimise visual clutter.
- C3** Waste collection and address management should be facilitated from Holden Street as per Chapter 3 of Canterbury Bankstown DCP 2021.