

Part D

Business Centres

Exhibition version – March 2019

Note:

Changes to the DCP are shown as:

- ~~Strike-through~~ is deleted text.
- underlined is added text

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D1 Business Centres - General

Business centres in Canterbury are lively and diverse. Most were established in the early to mid-twentieth century, along a main street or at the intersection of important streets, where there was and still is good public transport. Most retain the fine grain character that comes from consistent building scale, proportions and materials, as shown in the characteristic narrow frontages and rendered parapet shopfronts. The community generally values these attributes that contribute to the character of Canterbury's centres.

Most neighbourhood centres will not experience significant growth or change, and the DCP controls are aimed at minimising any impacts of development, that does occur, on adjacent low-density residential areas. Specific controls for Undercliffe Bridge Precinct reflect its location as a gateway site to Canterbury, and on the Cooks River open space network.

Local centres are generally larger and provide a more comprehensive range of goods and services. Campsie is the largest of the local centres. The Campsie Civic Centre Precinct will be an economically strengthened north end, to Campsie, with a civic focus, improved public facilities and a wider range of uses.

This chapter applies to development for the purposes of commercial premises, shop top housing and mixed use development in B1, B2 and B5 zones in the LGA. Commercial premises include business premises, office premises and retail premises as defined under the LEP.

This chapter comprises objectives and controls for new development, alterations and additions to existing development or change of use applications relating to commercial premises, shop top housing and mixed use development in B1, B2 and B5 zones.

This chapter of the DCP should be read in conjunction with Part B – General Controls, Chapter C5 for proposals involving shop top housing residential accommodation and the following chapters of the DCP which provide objectives and controls for specific business centres:

- D2 Canterbury Town Centre;
- D3 Roselands Shopping Centre;
- D4 Campsie Civic Centre Precinct;
- D5 Undercliffe Bridge Precinct;
- D6 Canterbury Road Structure Plan; and
- D7 Local Centres (includes Belmore, Lakemba, Earlwood, Hurlstone Park, Narwee, Punchbowl, Wiley Park, Belfield and Croydon Park).

This chapter should also be read in conjunction with Chapter F1 Signage.

D1.1 General Objectives

- O1 To encourage lively business centres capable of accommodating a mix of retail, commercial and community activities, that caters to the community, relative to their size and intended function.
- O2 To ensure long-term social and economic viability of business centres is maintained and they remain significant to the community for their individual character, ease of access, and urbane appeal.
- O3 To maintain commercial activity at ground level to promote pedestrian activity and contribute to lively streets in centres.
- O4 To maintain facades in business centres where they contribute to the character of the streetscape.
- O5 To ensure frontages are appropriate for the location and will maximise activity at the public/private interface, and provides weather protection for pedestrians.
- O6 To minimise impacts of commercial activities on adjacent residential properties.

D1.2 Site Planning

D1.2.1 Minimum Frontage

Objectives

- O1 To ensure efficient vehicular access to parking and servicing and reduce driveway crossings.
- O2 To facilitate efficient building envelopes that achieve optimum density.

Controls

- C1 Where redevelopment is proposed in a B1 or B2 Zone of the LEP a minimum frontage of at least 18m shall be provided.
- C2 Where redevelopment is proposed in the B5 zone, the minimum site frontage is 30m. ~~This control is to be applied to Canterbury Road frontages and only when the consolidation of the B5 Business Development and B6 Enterprise Corridor zones are gazetted within the Canterbury Local Environmental Plan 2012 as resolved by Council on 31 October 2013.~~

D1.2.2 Isolated Sites

Isolation of a site occurs where a property that adjoins a development site becomes narrower or smaller than the required width and size for redevelopment following the approval of development on that adjoining site. Consequently, the isolated site becomes incapable of accommodating the form of redevelopment envisaged by the LEP.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Negotiations are to be undertaken with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence is to be provided of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that provides:
- (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.

D1.3 Building Envelope**Objectives**

- O1 To guide the form and shape of new buildings.
- O2 To ensure the appearance and performance of development is considered throughout the design process.

D1.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur.

FSR is expressed as a ratio of the gross floor area to the site area, as defined under the LEP.

Most land zoned for business purposes within the LGA does not have an FSR. An exception is land zoned B2 Local Centre under the LEP on Canterbury Road, Close Street, Broughton Street and Charles Street within the Canterbury Town Centre has an FSR. The location of this land and the maximum permissible FSR for any development is prescribed in the LEP.

D1.3.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones.

D1.3.3 Floor to Ceiling Height

Objectives

- O1 To ensure floor to ceiling height is adequate for the operation of the intended and potential use.

Controls

- C1 Floor to ceiling heights must:
- (a) Provide a minimum 3.3m floor to ceiling height for the ground floor.
 - (b) Provide a minimum 3m floor to ceiling height per storey for development in the B6 Enterprise Corridor Zone.
 - (c) Car parking is required to have a floor to ceiling height in accordance to Australian Standard AS 2890.1.
 - (d) The floor to ceiling height may need to be increased to meet the requirements of the intended use, however, the maximum building height will still need to be complied with.

Note: Developments with shop top housing must comply with the objectives and controls outlined in Chapter C5 Shop Top Housing of this DCP for ceiling heights.

D1.3.4 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To minimise building size and bulk by setting back upper storeys.
- O3 To minimise amenity impacts on adjoining properties.
- O4 To encourage increased setbacks along Canterbury Road to provide for possible future implementation of street parking and assist in reducing traffic noise impacts.
- O5 To allow for flexible design and building articulation by permitting minor encroachments.

Controls

General

- C1 Where a setback applies, buildings are to provide articulated and varied facades (Refer to D1.4.3 for façade design) that do not result in a ziggurat

appearance (i.e. do not have the form of a terraced structure with successive receding storeys).

Front Setbacks

C2 Development must comply with the minimum front setbacks as follows:

Location	Number of Storeys at the Street and Setback	Upper Level (Podium) Setback
B1 Zone (except Undercliffe Bridge Precinct)	1-2 storeys Build to front boundary	3m
B2 Zone (except Campsie Civic Centre Precinct, Canterbury Town Centre and Roselands Shopping Centre and Roselands Shopping Centre and where existing facade is to be retained)	1-3 storeys Build to front boundary	Fourth storey – 3m Greater than four storeys – 5m (all storeys to be set back this distance including the fourth storey)
B2 Zone along Canterbury Road <u>and any secondary frontage</u>	1-4 storeys minimum setback of 9m <u>3m</u> from street boundary Basements to be 3m from street boundary	Above 4 storeys an additional 5m
B5 Zone along Canterbury Road <u>and any secondary frontage</u>	1-4 storeys a minimum setback of 3m from street boundary.	Above 4 storeys – an additional 5m
B6 Zone along Canterbury Road <u>and any secondary frontage</u>	1-3 storeys minimum setback of 9m <u>3m</u> from street boundary Basements to be 3m from street boundary	N/A

Table D1.1: Minimum Front Setbacks In Business Zones

Side Setbacks

C3 Except where a proposed development adjoins a residential zone boundary, setbacks are not required in the B1 or B2 zones when the desired character is for a continuous street frontage.

On boundary with residential zone – side setback

C4 Establish a 45° height plane projected at 1.5m from the residential boundary.

C5 Provide minimum 1.5m setback to the residential zone boundary.

C6 A two-storey limit on the boundary with residential zone applies. (refer to Figure D1.1)

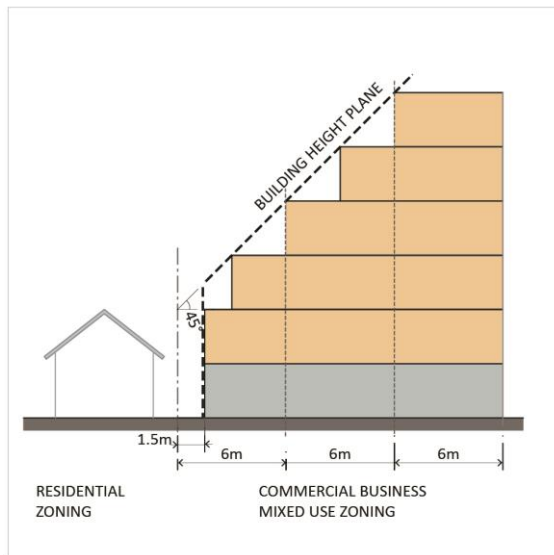


Figure D1.1: Building height plane side

On boundary with residential zone – rear setback

C7 Establish a 45° height plane projected at 6 m from the residential boundary.

C8 Provide minimum 6m setback to the residential zone boundary.

C9 A two-storey limit on the boundary with residential zone applies. (Refer to Figure D1.2)

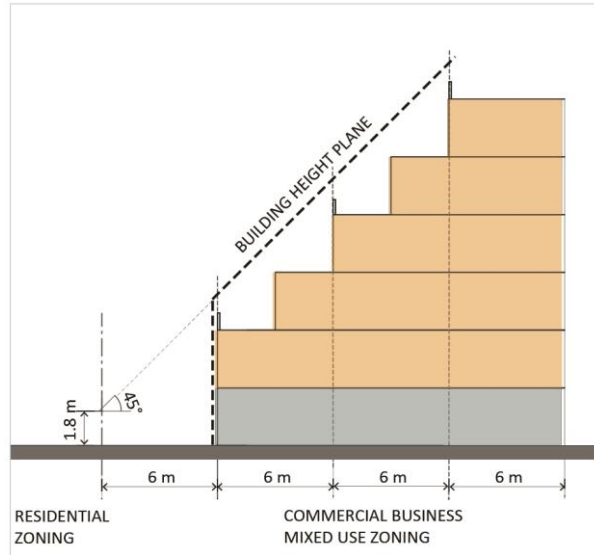


Figure D1.2: Building height plane rear

Side Setbacks

- ~~G3—Except where a proposed development adjoins a residential zone boundary, setbacks are not required in the B1 or B2 zones when the desired character is for a continuous street frontage.~~
- ~~G4—Proposed developments that adjoin residential zone boundaries to the side, are to comply with a side setback that is defined by:~~
- ~~(a)—A 45° building height plane projected at 6m from the residential boundary;~~
 - ~~(b)—A minimum 1.5m setback to the residential zone side boundary; and~~
 - ~~(c)—A two-storey limit on the side boundary with the residential zone applies.~~

Rear Setbacks

- ~~G5—A rear setback to a residential zone boundary, or land on which an existing dwelling is located, is not required if the land adjoins a lane.~~
- ~~G6—Proposed developments that adjoin residential zone boundaries to the rear, or land on which existing dwellings are located, are to comply with a rear setback that is defined by:~~
- ~~(a)—A 45° building height plane projected at 1.8m at the residential side boundary;~~
 - ~~(b)—A minimum 6m setback to the residential zone boundary; and~~
 - ~~(c)—A two-storey limit on the boundary with the residential zone applies.~~

Exceptions

~~C7C5~~ The following minor building elements may project into the minimum side setback area:

- (a) Roof eaves, awnings, pergolas and patios;
- (b) Stair or ramp access to the ground floor; and
- (c) Rainwater tanks.

Note: Developments with shop top housing must comply with the objectives and controls outlined in Chapter C5 Shop Top Housing of this DCP for building separation.

D1.3.5 Building Depth**Objectives**

- O1 To ensure that natural daylight is available in all parts of the building so that artificial light is not necessary during daylight hours
- O2 To ensure an appropriate level of depth is available to create viable building spaces for retail and commercial use.

Controls

- C1 Building depth for commercial premises must be in accordance with the following requirements:
 - (a) Minimum depth of 10m; and
 - (b) Maximum street frontage wall length of 50m.
- C2 Street frontages greater than 50m in length may be considered if a 9m x 9m landscaped deep soil indent is provided.
- C3 Courtyards may be appropriate for deep blocks or blocks where basement or semi-basement parking is possible.
- C4 All façade treatments are to in accordance to section D1.4.3 of the DCP.

Note: Developments with shop top housing must comply with the objectives and controls outlined in Chapter C5 Shop Top Housing of this DCP for building depth.

D1.4 Building Design

D1.4.1 Orientation and Layout

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Design and orient development to maximise solar access and natural light, without unduly increasing the building's heat load.
- C2 Design and site development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.

D1.4.2 Ground Level Interface

Objectives

- O1 To facilitate positive interaction between the private and public domain.

- O2 To encourage passive surveillance of streets and other publicly accessible places, and promotion of safety and security.
- O3 To encourage different frontage treatments to maximise activity at the public/private interface.
- O4 To provide protection for pedestrians against adverse weather elements.
- O5 To ensure retail shop premises present a suitable streetscape appearance while allowing adequate for security.

Controls

Building entries

- C1 Locate entries so they relate to the existing street, subdivision pattern, street tree planting and pedestrian access network and are clearly visible.
- C2 Provide entries to upper levels from the street front facade to encourage activities on the ground floor.
- C3 Provide entries for service activities to rear of the buildings.
- C4 Provide an awning over the entry to contribute to the legibility of the development and the public domain.

Ground level awnings

- C5 The façade of the building shall be built to the front street boundary;
- C6 A cantilevered awning from the building facade shall overhang the footpath at a minimum width of 3m;
- C7 Cantilevered awning height is to be in the range of 3.2m - 4.2m from natural ground level;
- C8 Awnings must complement the height, depth and form of the desired character or existing pattern of awnings and should match adjoining awnings so as to provide continuous pedestrian cover and eliminate gaps wherever possible;
- C9 Awnings shall provide sufficient protection from sun and rain; and
- C10 Posted awnings or colonnades will not be support.

Shop Fronts

- C11 Windows on the street frontage must not be mirrored to provide visibility between interior and exterior spaces, allow for surveillance of the street and provide interest for pedestrians.
- C12 Do not place external solid roller shutters or brick walls on shopfronts.
- C13 Transparent or open grille shutters behind the glass of shopfronts are acceptable.

- C14 Security grilles must be discreet, have minimal visual impact, and not dominate the shopfront.
- C15 Consideration of alternatives to security grilles must be made such as the installation of a security alarm and well-lit shopfronts.
- C16 Where shop use does not require a window shop display, incorporate expanding security doors or grilles behind the glass doors.

D1.4.3 Façade Treatment

Objectives

- O1 To encourage articulated building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O2 To encourage vertical and horizontal building elements that contribute to streetscape modulation and enhance the pedestrian experience.
- O3 To protect features of existing buildings that influence streetscape and local character.
- O4 To ensure that front setbacks are consistent with the existing streetscape where this has been maintained.
- O5 To ensure alterations and additions complement the architectural character of the existing building.
- O6 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building.
- O7 To achieve building emphasis on corner sites to strengthen the legibility of the urban structure.

Controls

- C1 Façade Design:
 - (a) New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
 - (b) Avoid long spans of blank walls along street frontages and address both street frontages with façade treatment, and articulation of elevations on corner sites.
 - (c) Incorporate contrasting elements in façades.
 - (d) Emphasise corner sites by using treatments to make the sites visually prominent. Retention of traditional facades will be given precedence over emphasising corner sites. Treatments may include:
 - i. Wrap around balconies;
 - ii. Vertical elements; and
 - iii. Changes in materials or colours.

- (e) Use a harmonious range of high quality materials, finishes and detailing:
 - i. Define a base, middle and top related to the overall proportion of the building;
 - ii. Express key datum lines using cornices, change in materials or change in setback;
 - iii. Express the variation in floor to floor height, particularly at lower levels;
 - iv. Articulate building entries with awnings, porticos, recesses, blade walls and projecting bays;
 - v. Use a variety of window types to create a rhythm or express building uses and use recessed balconies and deep windows to create shadows, adding visual depth to the façade;
 - vi. Detail balustrades to reflect the type and location of the balcony and its relationship to the façade;
 - vii. Incorporate architectural features which give human scale at street level, including entrances, awnings, colonnades, pergolas and fences;
 - viii. Use colour, variation in the types of materials and arrangement of façade elements and materials to articulate different parts of a building façade - a material palette can include brickwork, rendered masonry, sheet materials, glazing, sandstone and treated metals and timbers; and
 - ix. Incorporate horizontal and/or vertical elements, such as indentations in the façade plane, string courses and bandings, window openings and building entrances.
- (f) Consideration in the design of commercial premises is to be made for mechanical ventilation required by potential future food shops and restaurants. Mechanical ventilation is to be located behind the building facade. Alternatively, ventilation for future uses must be considered in the facade design.
- (g) Design facades to reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
- (h) Modulate the wall alignment with a step in of at least 1m.
- (i) Refer to existing datum lines for any new developments integrated to heritage and/or existing buildings, such as eave and parapet line, as a guide to aligning the height to levels of adjoining development.
- (j) Use a solid to void ratio of 50%, with each facade measured independently. Disharmony arises when the range of solid to void is extreme. Do not include shopfronts in the 50% solid to void ratio calculation.
- (k) Locate and proportion windows to minimise scale and bulk of new building.

C2 Period Facades:

- (a) Traditional facades should be integrated into the overall design of new development.

- (b) Pre-1950 shop front facades are to be maintained in the parts of the B2 Zone where building height is five (5) storeys or less (infill development is permitted behind so that the traditional main street character of the centres is maintained).
- (c) Where the permitted height is greater than five (5) storeys, facades do not need to be retained.



Figure D1.1: Characteristic facades

- C3 Consent for demolition of pre-1950's shopfront facades will only be granted in exceptional circumstances and only if it can be demonstrated that:
- (a) The structural condition or size of the existing façade makes it unsuitable for maintaining;
 - (b) The existing façade does not contribute positively to the character of a centre; and
 - (c) There will be improvement in the design outcome with a replacement facade.



Figure D1.2: Indicative development with retention of characteristic façade

- C4 Paint existing facades (where appropriate) in a colour scheme that is sympathetic to the period and style of the building. Original unpainted surfaces, particularly face brick, are to remain unpainted.
- C5 Design additional storeys (above the building base) so they do not compete with the aesthetic character and dominance of the existing façade. The preferred design approach is for additions to be contemporary in style and distinct in form and character from the façade to be retained. Vertical elements should be used to break up the mass of the additions.
- C6 Where existing facades are retained, remove any uncharacteristic or intrusive additions and reconstruct, restore or repair with existing building fabric. If sufficient historical material is not available, use new fabric sympathetic to the period and style of the building and façade.
- C7 Additions to retained facades should incorporate the following in the composition of the new upper façade:
 - (a) Traditional external finishes for walls, such as exposed dark brickwork and render, or painted concrete;
 - (b) Vertical window and door opening, columns, and colour to create vertical elements;
 - (c) Parapets and window hoods;
 - (d) Recessed balconies and deep windows to create shadow lines;
 - (e) High solid to void ratio; and

- (f) Individual smaller shop front, or articulation to reflect the fine grain pattern of the traditional shopping streets.
- C8 Design upper levels so they do not compete with the aesthetic character and dominance of the street level façade.
- C9 On land adjoining railway or busy roads, address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline' (NSW Department of Planning and Environment).
- C10 Balconies:
 - (a) Do not allow balconies and voids to dominate publicly visible facades (excluding glass shop fronts and colonnades in business centres).
 - (b) Use balconies in moderation and integrate them into the overall composition of the façade - do not use a monotonous or repetitive configuration of balconies.
 - (c) Where possible place balconies facing an internal courtyard and do not place all balconies on an external façade.
 - (d) Use balcony types that respond to the street context, building orientation and residential amenity.
 - (e) Use lightweight materials and construction for balconies.
 - (f) Support verandas and balconies with slender metal or timber frames, rather than concrete columns or masonry piers.
 - (g) Construct balcony balustrades with glass panels, open metal framing, board or sheet cladding, rather than entirely of masonry, or break up significantly blank walls of masonry with panels.

D1.4.4 Roof Design

Objectives

- O1 To ensure roof design contributes to the overall design and performance of a building.
- O2 To ensure roof design is compatible with the building style and use.
- O3 To minimise the impact of large surface areas of a roof when viewed from other buildings and public spaces.

Controls

- C1 Roofs must not exceed a pitch of 10°.
- C2 Maintain the existing parapet line where it contributes to the early to mid-twentieth century character of the traditional main streets.
- C3 Emphasise building articulation with the shape and alignment of the roof.

- C4 Relate to the size and scale of the building, the building elevations and three dimensional building forms – including the design of any parapet or terminating elements, and the selection of roof materials.
- C5 Respond to the orientation of the site, for example, by using eaves and skillion roofs to maximise solar access.
- C6 Relate roof design to the desired built form and context.
- C7 Integrate service elements into the design of the roof - including lift over-runs, fire hydrants, electricity substations, service plant, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes and signage.
- C8 The location of ventilation that may be required for potential future food shops and restaurants in commercial premises must be considered in the roof design.
- C9 Facilitate the use or future use of the roof for sustainable functions, for example:
 - (a) Provide rainwater tanks for water conservation;
 - (b) Orient and angle roof surfaces suitable for solar applications; and
 - (c) Allow for future innovative design solutions, such as water features or green roofs.
- C10 Do not use dormer windows.

D1.4.5 Parking and Access

Refer to Part B1 – Transport and Parking of this DCP for objectives and controls relating to transport, parking and access.

D1.4.6 Laneways

Objectives

- O1 To create a new rear lane system that will improve streetscape and pedestrian safety, and encourage active street frontages.

Controls

- C1 New laneways are identified for some town centres. Refer to relevant Chapter in Part D for controls relating to specific centres. Where sites are to be redeveloped and a new lane is identified over private land, creation of the laneway is required even if the laneway cannot be immediately utilised.
- C2 Where creation of a laneway is identified an area of land 6m wide is required for the laneway. This land can be taken into account for the purposes of calculating setbacks.
- ~~C3 Where the laneway has resulted in the severing of land, concessions will be available to compensate for offset the loss of development potential through the development process.~~

- G4C3** On sites where a laneway is identified, they are to be amalgamated and developed to create the lane to get full development potential.
- G5C4** Sites with no connection to the laneway system (see Figure D1.3) will need to provide temporary access from street 3m wide. This can be converted to a pedestrian accessway once the lane is connected to the street.
- G6C5** The land forming the laneway must be subdivided and dedicated to Council prior to release of any Occupation Certificate (including an interim certificate).
- G7C6** The developer will be responsible for either construction of the laneway to Council's specifications or paying a Developer Contribution for its construction. If the laneway is not immediately required then the land must be suitably paved. If not immediately required the land can also be leased from Council for a nominal amount and used for car parking or other suitable purposes.

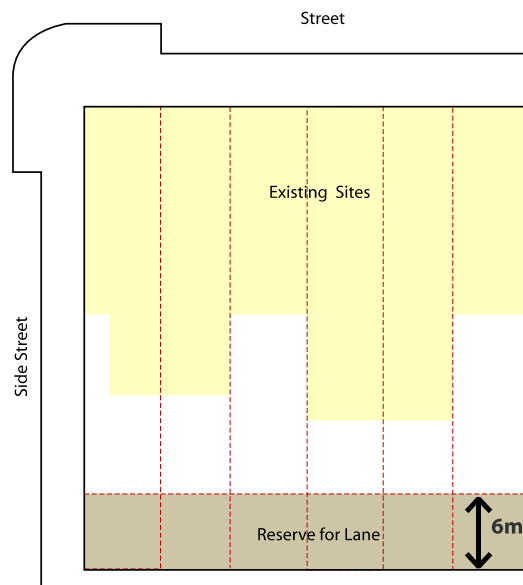


Figure D1.3: A Land Prior to Lane Formation

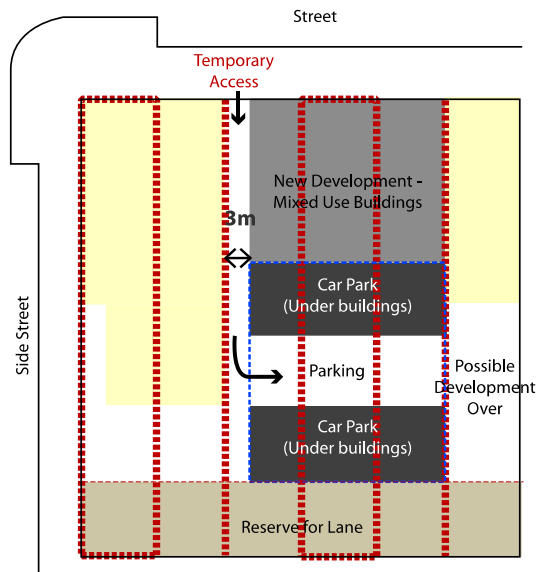


Figure D1.4: Creation of Temporary Access Street

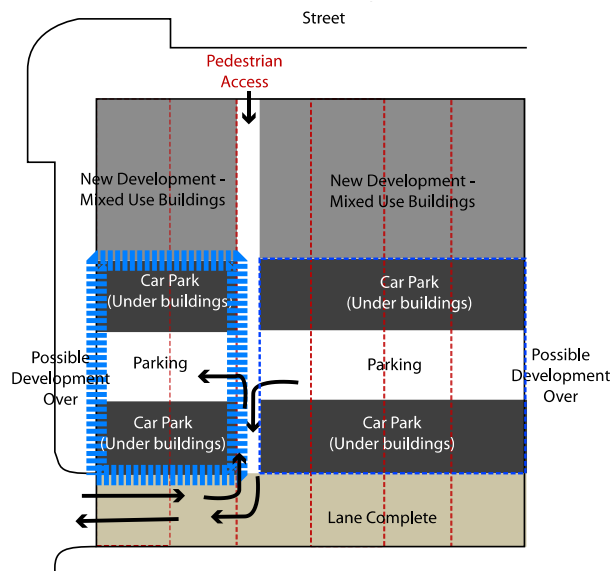


Figure D1.5: Finalisation of New Lane

D1.4.7 Building Services

Objectives

- O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- C2 Facilities should not be visually obtrusive.

C3 The location of substations is to be shown on plans. Substations should be provided underground where possible. Where not possible, substations are to be concealed and incorporated into the overall building design. Substations located at ground level must be setback as far from the street frontage as possible, not be located in between the building form and the street frontage, and must be screened with landscaping.

G3C4 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired character of streetscapes.

G4C5 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

- (a) Screen air conditioning units behind balcony balustrades;
- (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and
- (c) Locate meters in service cabinets.

G5C6 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

G6C7 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

G7C8 Minimise visual impact of solar hot water systems by:

- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
- (b) Using a colour that is consistent with the colour of roof materials;
- (c) Designing solar panels, where possible, as part of the roof;
- (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
- (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

D1.5 Shop Top Housing

The controls for the shop top housing component of a mixed use development are located in Part C Residential Accommodation of this DCP (Chapter C5 Shop top Housing).

D2 Canterbury Town Centre

Canterbury Town Centre is the area of highest density along Canterbury Road, and comprises buildings ranging from three (3) to nine (9) storeys. Buildings over six (6) storeys are restricted to specific sites, where they will have minimal impact on streetscape character and other residential areas.

The transformation of the Canterbury Town Centre includes two zones; the traditional Town Centre, which lies to the northern side of the railway station, and the riverfront precinct. The latter, a collection of currently obsolete industrial/commercial sites, is located between the Cooks River and the Railway.

The lower scaled buildings are likely to be infill sites, additions to existing or heritage buildings, or buildings in sensitive locations (such as close to the Cooks River or residential land).

Active retail exists along the major thoroughfares and pedestrian paths, with commercial and residential above creating a genuinely mixed-use environment. Residential is expected to be located on the upper floors.

Buildings accommodating retail are built to the footpath, whilst the residential buildings have setbacks appropriate to the context (road traffic and air quality). Showrooms are not permitted. Open space takes the form of regularly shaped streets, paths, promenades and plazas/piazzas.

D2.1 General Objectives

- O1 To achieve the full development potential of land and best use of services in the centre;
- O2 To encourage the redevelopment of the riverfront district into an attractive vital and vibrant mixed-use environment via a network of publicly accessible spaces and places;
- O3 To create an attractive waterfront along the Cooks River through the provision of pedestrian and cycle ways, landscaped open spaces and opportunities for outdoor activities; and
- O4 To reinstate the role of the town centre on Canterbury Road.

D2.2 General Controls

- C1 Redevelopment in the Canterbury Town Centre requires a minimum lot size of 1500m².

- C2 Development is to be consistent with the public domain requirements identified in Figures D2.1 to D2.4.
- C3 Key elements of the public domain that are to be provided for includes:
- (a) The foreshore promenade along the Cooks River; and
 - (b) The creation of the Market Lane that provides a retail link from the railway station through to the foreshore promenade.

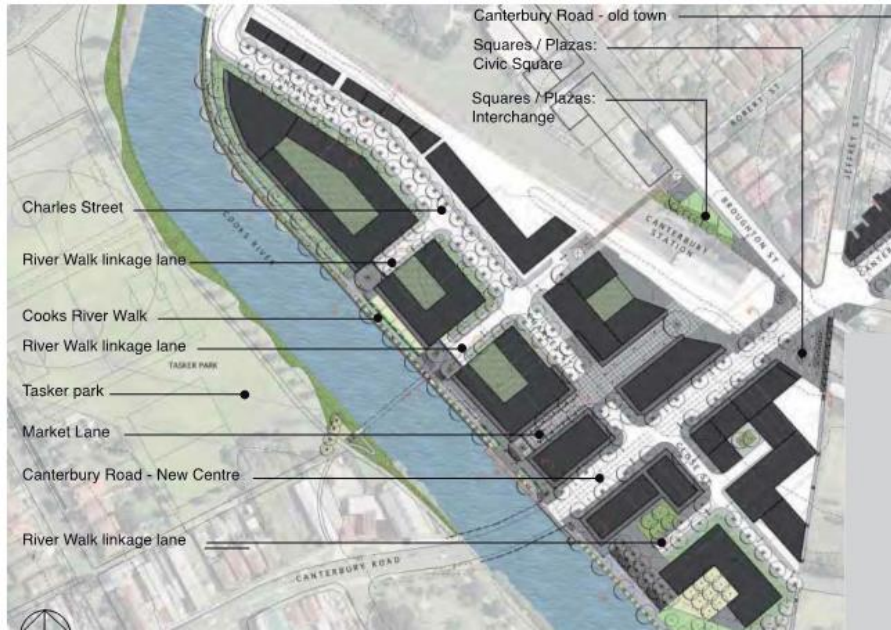


Figure D2.1: Canterbury Town Centre Structure Plan

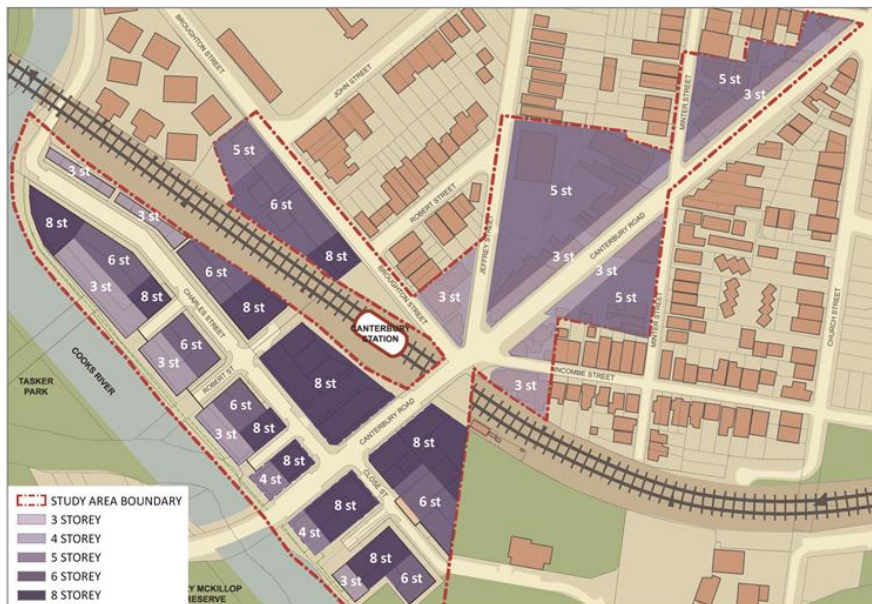


Figure D2.2: Canterbury Town Centre Specific Heights in Storeys

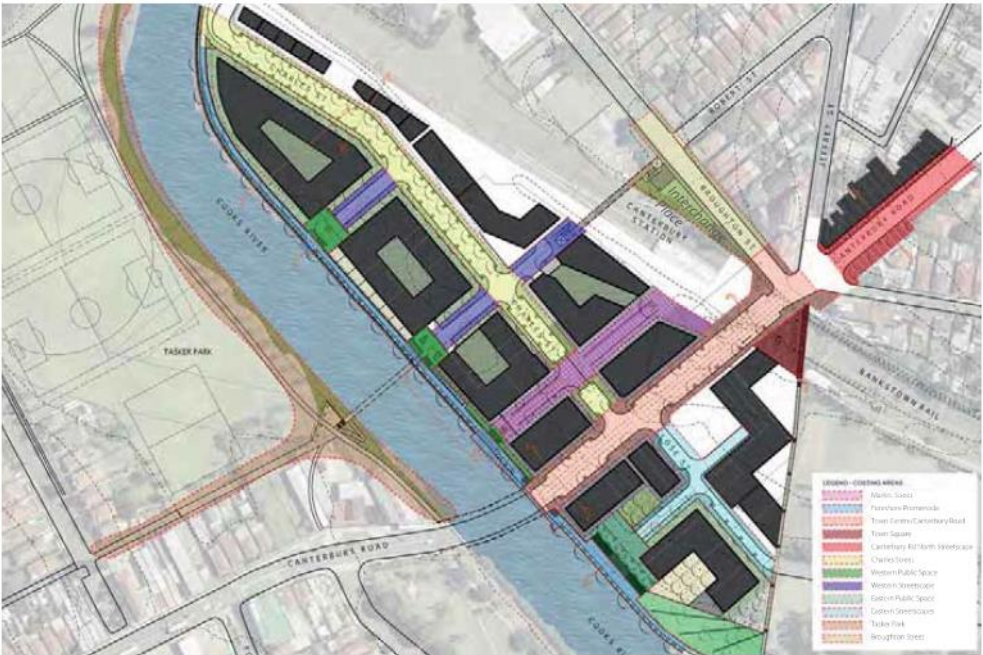


Figure D2.3: Canterbury Town Centre Public Domain Structure Plan

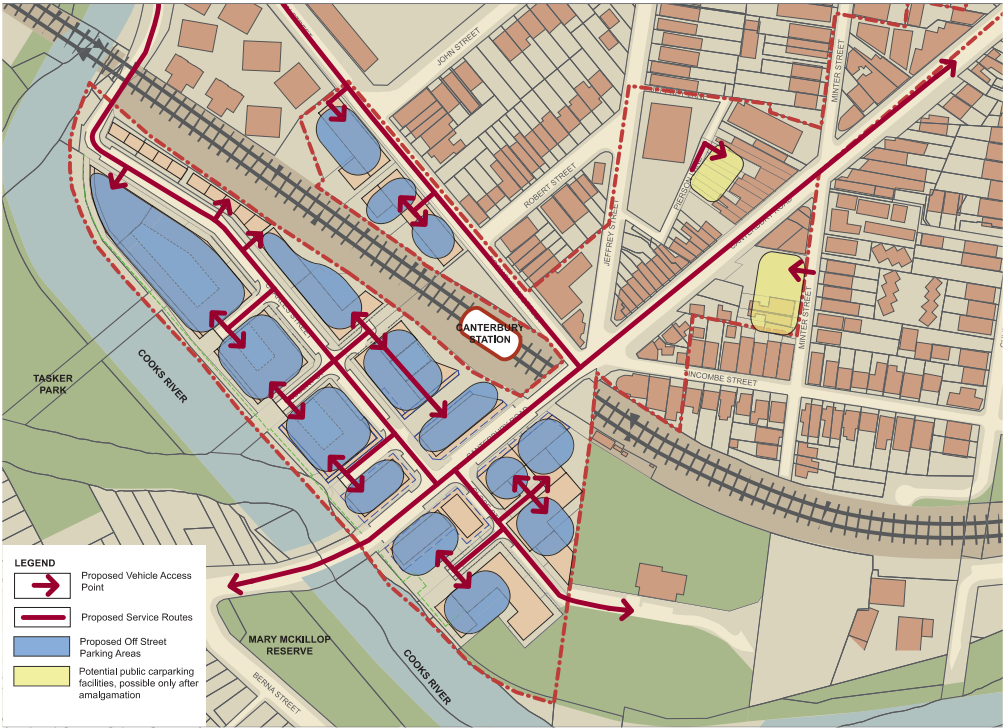


Figure D2.4: Canterbury Town Centre Parking and Vehicle Access

D3 Roselands Shopping Centre

Roselands is the only shopping mall development in the Canterbury LGA. While most of the centre is in the B2 Local Centre Zone, its infrastructure (access, car parking and landscaping) is in the SP2 Infrastructure Zone. Some of the general controls relating to business zones and other aspects of such development (such as traffic) will apply to development at Roselands. However, due to its size and built form more specific controls are required as detailed in this chapter.

D3.1 General Objectives

- O1 To ensure that direct, safe and convenient pedestrian and bicycle access is provided, through and around the centre.
- O2 To provide an open setting to the site through open spaces and landscaped areas.
- O3 To ensure that traffic generated by the centre does not impact on residential neighbourhoods or impede regional traffic flow.

D3.2 Pedestrian, Bicycle and Vehicle Access

Controls

- C1 Maintain pedestrian access from Martin Street, Hilton Avenue, Roseland Drive and King Georges Road.
- C2 Maintain access along Martin Street/Roselands Drive without the need for users to enter the centre complex.
- C3 Maintain existing vehicular connections between Roselands Avenue and Martin Street/Roselands Drive.

D3.3 Car Parking Structure

Controls

- C1 The ground floor level of the car park (or any structure) is no higher than existing ground level.
- C2 Minimum 35m setback for car park on western side, adjacent to Roseview Avenue.
- C3 Maximum height of 8m for any car park (or other structure) in the southern part of the site (height limit includes any visual and/or acoustic screens), measured above existing ground levels at any point.

D3.4 Vehicle Access

Controls

- C1 Separate access and manoeuvring for service and delivery vehicles from public parking and access ways.
- C2 Design the Martin Street/Roselands Drive access route so that the option to close off Martin Street to through traffic (and traffic leaving the centre to be directed towards King Georges Road) is available and can be readily implemented (based on an assessment of traffic conditions following completion of building works).

D3.5 Solar Access

Controls

- C1 Maintain existing levels of solar access to adjoining properties.

D3.6 Urban Design

Controls

- C1 Buildings should follow the topography and step down in height with the site.
- C2 Minimise the height and bulk of podiums to reduce the perceived bulk of buildings.

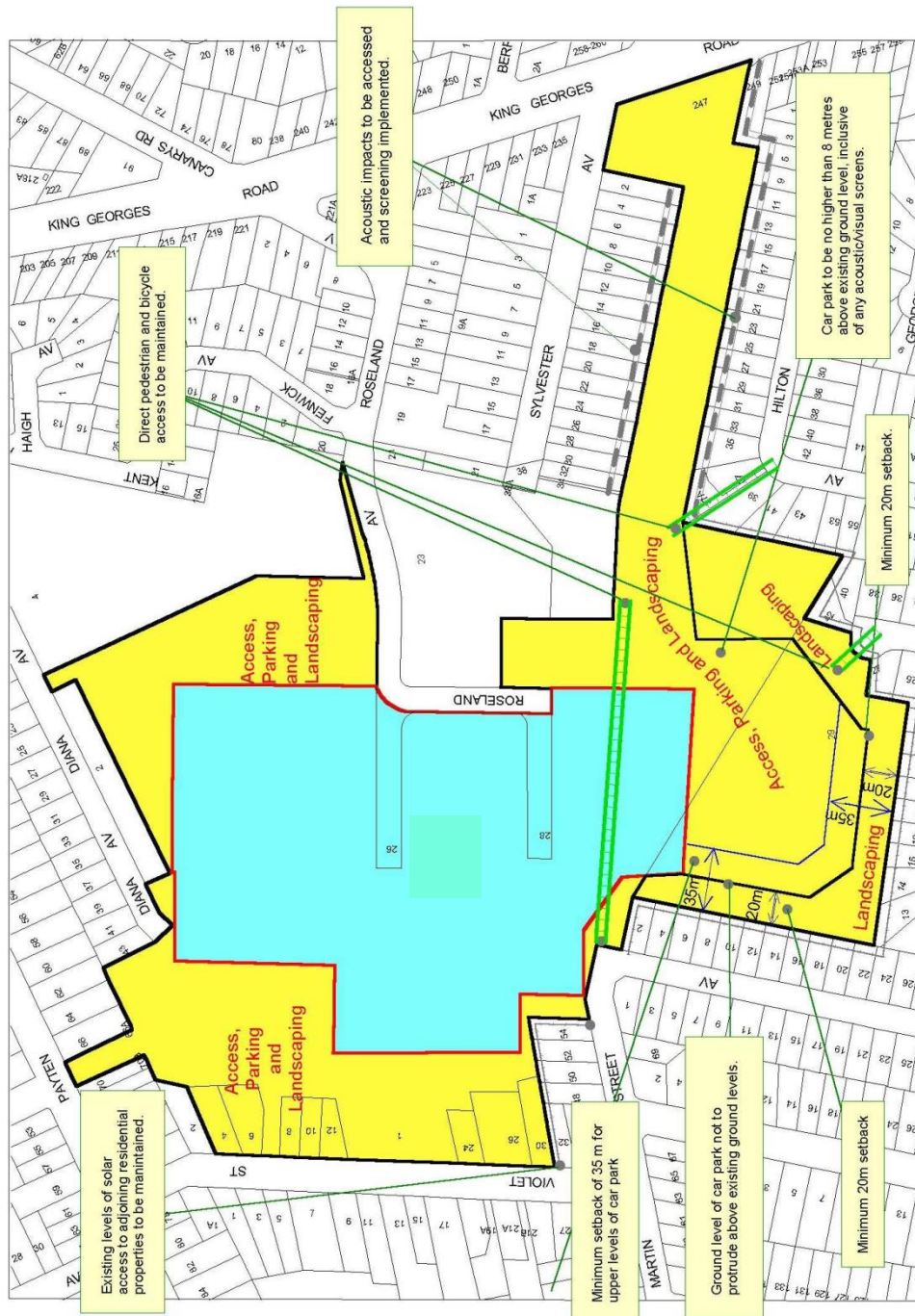


Figure D3.1: Roselands Structure Plan

D4 Campsie Town Centre

D4.1 General Objectives

Objectives

- O1 To achieve the full development potential of land and best use of services.
- O2 To improve community facilities.
- O3 To improve the structure and function of the Campsie Local Centre with an economically vibrant northern end.
- O4 To increase the range of uses with the Campsie Local Centre.

D4.2 Urban Design

Controls

- C1 Development in the Campsie Town Centre is to be in accordance to the Campsie Town Centre Structure Plan shown in Figure D4.1.
- C2 Development is to be consistent with the public domain requirements identified in Figures D4.2 and D4.3.

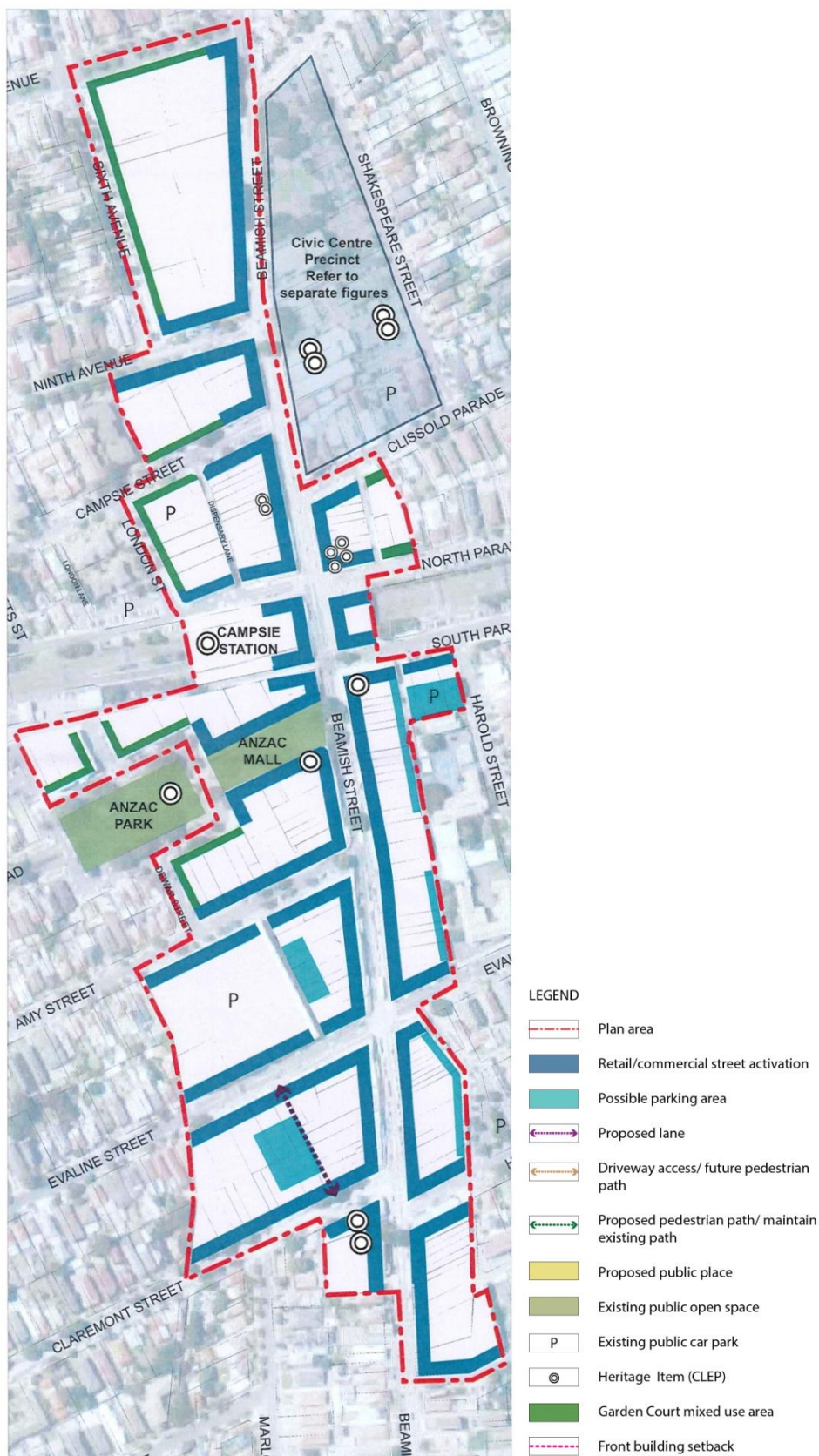


Figure D4.1: Campsie Town Centre Structure Plan

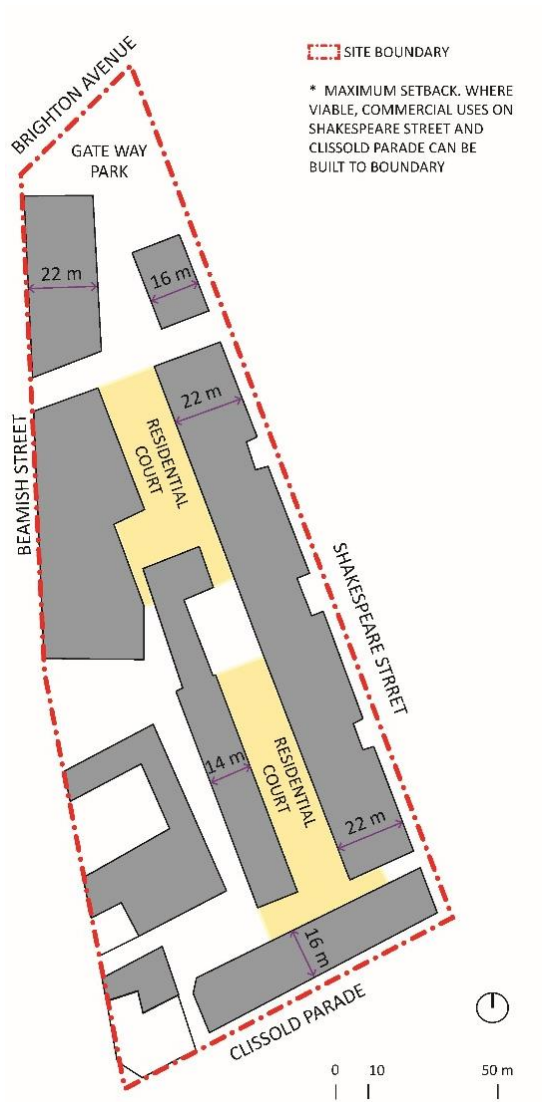


Figure D4.2: Campsie Civic Centre Upper Level Open Space

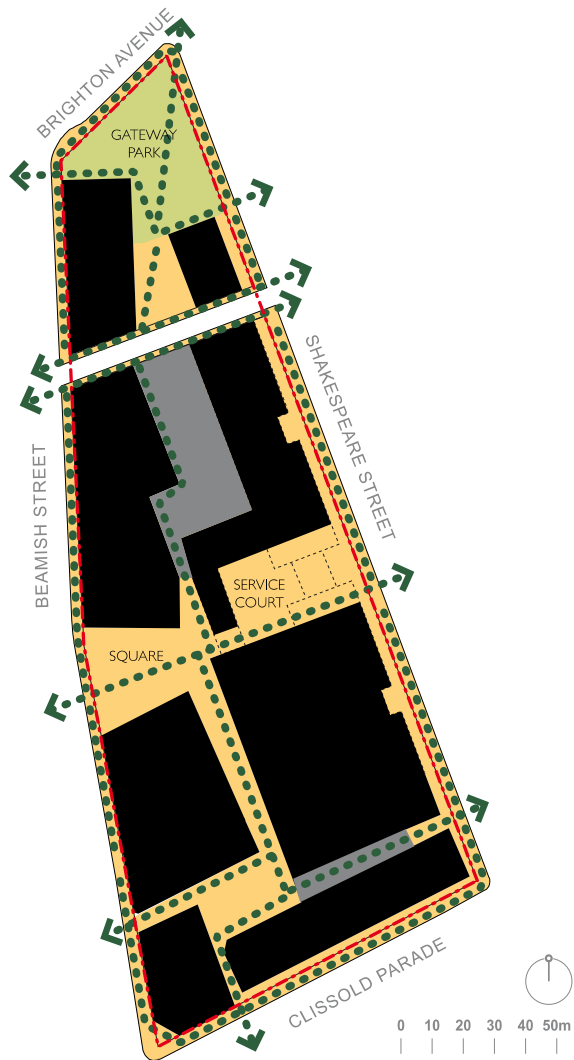


Figure D4.3: Campsie Civic Centre Pedestrian Through Site Links

D5 Undercliffe Bridge Precinct

D5.1 General Objectives

- O1 To promote the Undercliffe Bridge Precinct as a mixed-use activity hub, set within the green topography on the southern banks of the Cooks River.
- O2 To maintain and improve the precinct's relationship with the Cooks River.
- O3 To respect the scale and proportions of the existing Adora Chocolate Shop building at 10 Homer Street due to its important role in establishing the streetscape of the precinct.

D5.2 Height

Objectives

- O1 To ensure that buildings relate to the Cooks River foreshore and residential properties.
- O2 To protect the visual amenity and views of the precinct's most significant building (10 Homer Street).

Controls

- C1 Future development is to step buildings down in accordance with Figure D5.1.
- C2 Heights, in conjunction with setbacks, are to result in podium style development.

Note: The storey controls of this section of the DCP must be read in conjunction with the maximum permissible height of building provisions prescribed in the LEP. The definition of height of building is defined under LEP.



Figure D5.1: Undercliffe Bridge Specific Heights

D5.3 Setbacks

Objectives

- O1 To encourage a consistent built form edge along Homer Street, activating and uniting the area, and encouraging a sense of the precinct as a hub.
- O2 To complement open space areas, particularly on the foreshore.
- O3 To maintain curtilage and views of the façade of 10 Homer Street.

Controls

- C1 Provide setbacks at street level and at podium level in accordance with Figure D5.2.



Figure D5.2: Undercliffe Bridge Specific Setbacks

- C3 Site and design buildings to permit view corridors through to foreshore open space and do not impede views of the River along Homer Street as per Figure D5.3.
- C4 Provide landscaping at the boundary with the River Corridor to reinforce the tree lined character of the foreshore as per Figure D5.3.

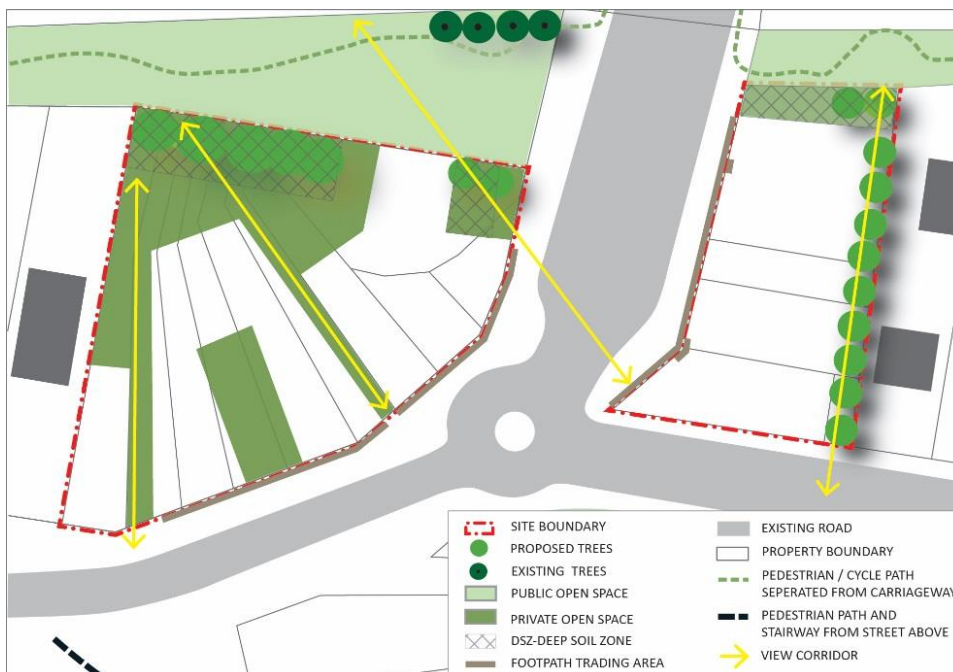


Figure D5.3: Undercliffe Bridge Open Space and View Corridors

D6 Canterbury Road Structure Plan

D6.1 Canterbury Road Corridor

Objectives

- O1 To create attractive, vital and vibrant mixed-use environments via a rich network of publicly accessible spaces, walkable streets and places.
- O2 To provide improved open space / public domain within each node, where possible to serve the local community.

Controls

- C1 Development of the Canterbury Road Corridor is to be in accordance with the characteristics of the following five character areas:

- (a) Urban Core:

Canterbury Town Centre (as described in Chapter D2 Canterbury Town Centre).

- (b) Urban Centres (B2 – Local Centre):

Comprise lower scale buildings, ranging in height from three (3) to five (5) storeys, and will likely be infill sites, additions to existing or heritage buildings, or buildings in sensitive locations. Urban development will provide an active mix of retail, employment, community and residential, with major areas of activation on cross streets. Active retail is desirable at ground level with commercial and residential above. Open space takes the form of regularly shaped streets, plazas, piazzas, paths and promenades. Transit nodes may include an open space feature where it provides significant public transport connections between Canterbury Road and the cross street bus network. Small floor space showrooms may be appropriate in secondary retail frontages to the movement economy.

- (c) Urban General (B5 – Business Development):

Comprise medium scale buildings, ranging in height from three to ~~six-five~~ (5) storeys, with varying street alignment. Street level activities include retail, commercial and residential. Showrooms are permitted, but they must be designed to reinforce pedestrian quality. This character area predominantly applies to the commercial transitions between the Urban Centre and Urban Residential character areas.

(d) Urban Enterprise (B6 – Enterprise Corridor):

Comprise buildings ranging from 1-3 storeys with varying street alignments. Street level uses may include light industrial, large floor plate retail/bulky goods, showrooms and commercial. Upper levels may incorporate ancillary and/or commercial uses. This character area predominantly applies to previous employment zones, and is intended to maintain employment functions in a more street oriented and contemporary manner. There will be no new residential in this character area.

(e) Urban Residential (R4 – High Density Residential):

Comprise residential buildings ranging in height from three to five storeys. The smaller scale buildings are appropriate to areas where the existing building stock is uniformly 1-2 storeys or to narrow infill sites. Residential apartment buildings are setback 6m from the street creating a private, landscaped forecourt. The naturalistic landscaping of the forecourt, combined with street tree planting over time, will substantially green Canterbury Road and create a green break between more intensive land use activities of the Urban Core, Urban Centre and Urban General areas. Residential apartment buildings are setback 6m from the new front property line which in turn is setback 2m from the existing street boundary to allow for footpath /verge/on-street parking improvements.

Note: The following diagrams illustrate how a number of the Canterbury Road Corridor public domain outcomes can be achieved.

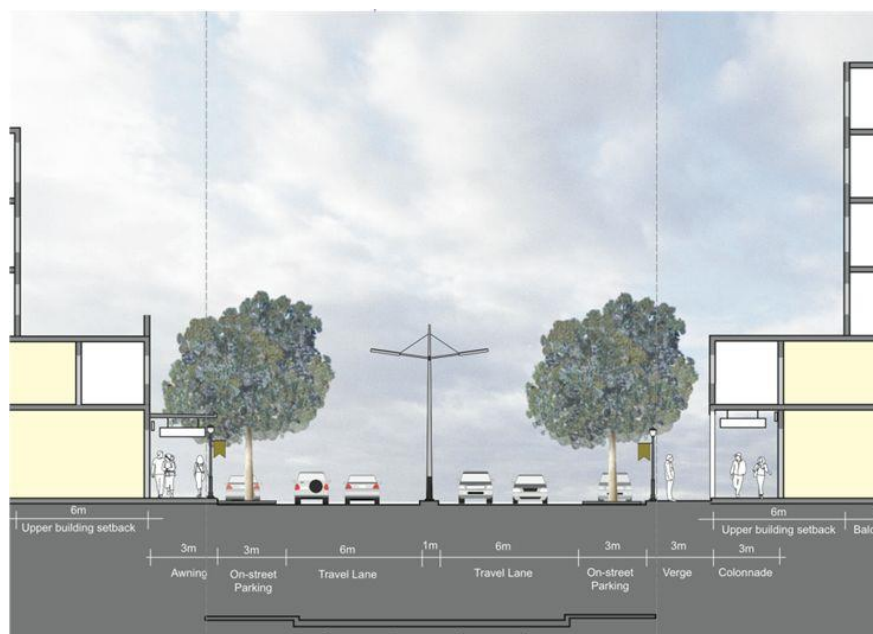


Figure D6.1: Impression of Canterbury with public domain improvement and business development

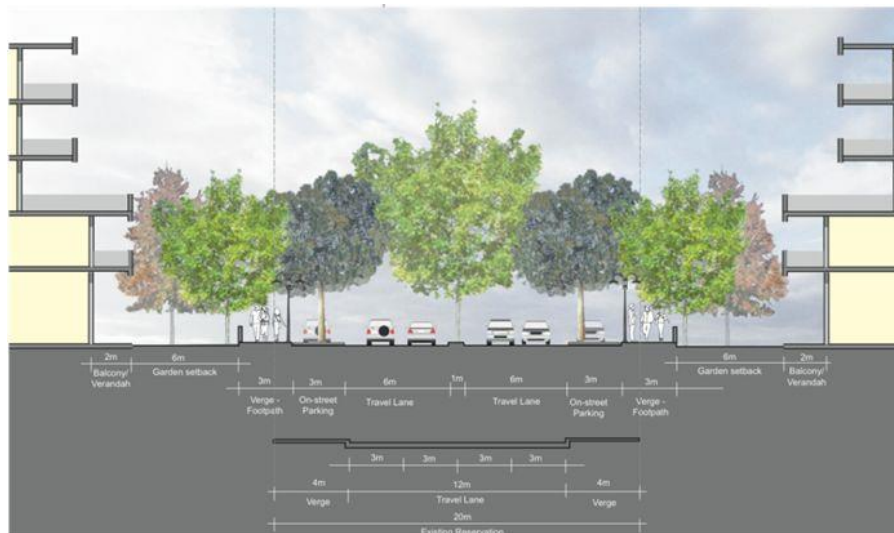


Figure D6.2: Impression of Canterbury Road with Public Domain Improvement and Residential Development

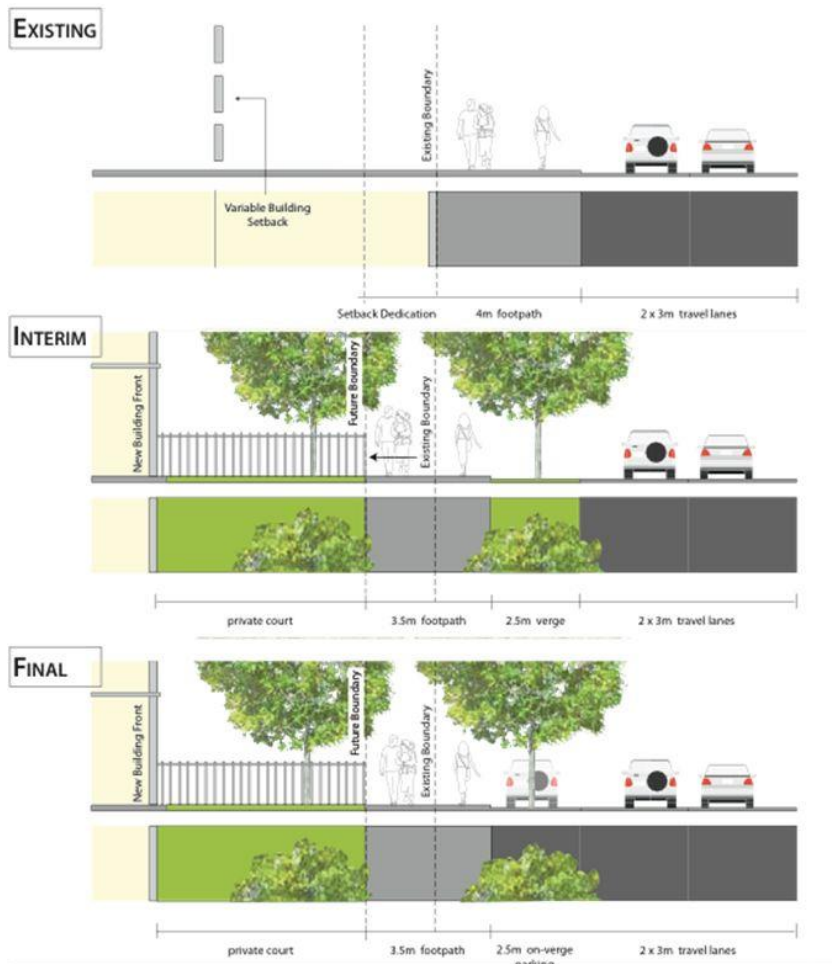


Figure D6.3: The transformation of Canterbury Road through interim works that are achievable in stages



Figures D6.4: Typical Road Structure (Refer to Figure D6.5 below)



Figures D6.5: How a Typical Road Structure Might Be Improved Over Time With Left Turn Circulation (Refer to Figure D6.4 above)

D7 Local Centres

This chapter applies to the following local centres of the LGA including:

- Belmore;
- Lakemba;
- Earlwood;
- Hurlstone Park;
- Narwee;
- Punchbowl;
- Wiley Park;
- Belfield; and
- Croydon Park.

The following sections establish objectives and controls to guide the design of the urban structure of those local centres.

These sections comprise structure plans that are to be read in conjunction with the general and specific controls contained in this DCP, including Part B – General Controls and Chapter D1 Business Centres – General). Chapter C5 of the DCP will also be relevant where shop top housing is proposed.

The structure plans contain controls in relation to parking, laneways, pedestrian pathways, retail/commercial activation locations and other matters.

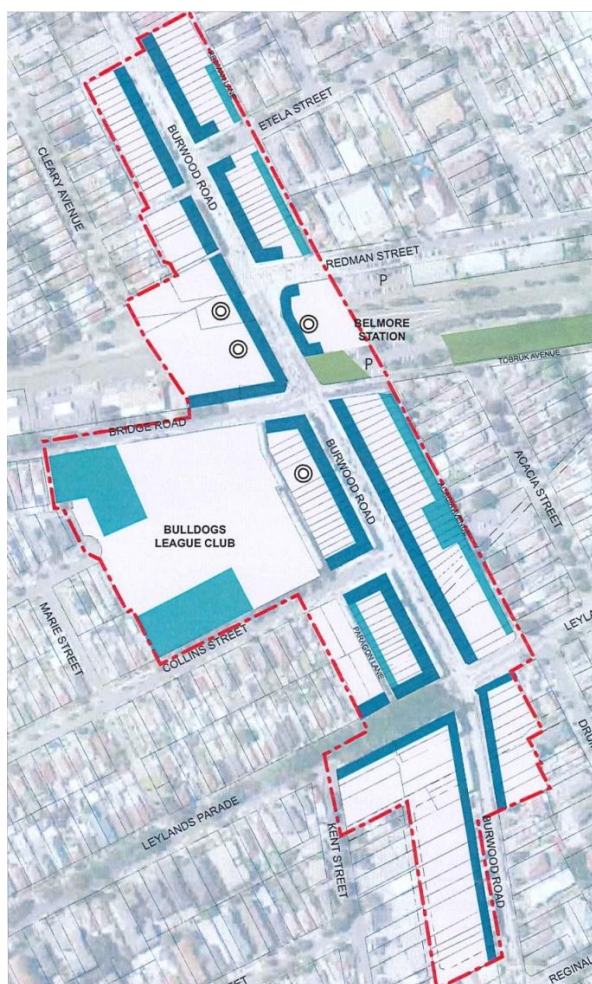
D7.1 General Objective

- O1 To improve the structure and function of local centres.

D7.2 Belmore

Controls

- C1 Development in the Belmore Local Centre is to be in accordance to the structure plan shown in Figure D7.1.



LEGEND

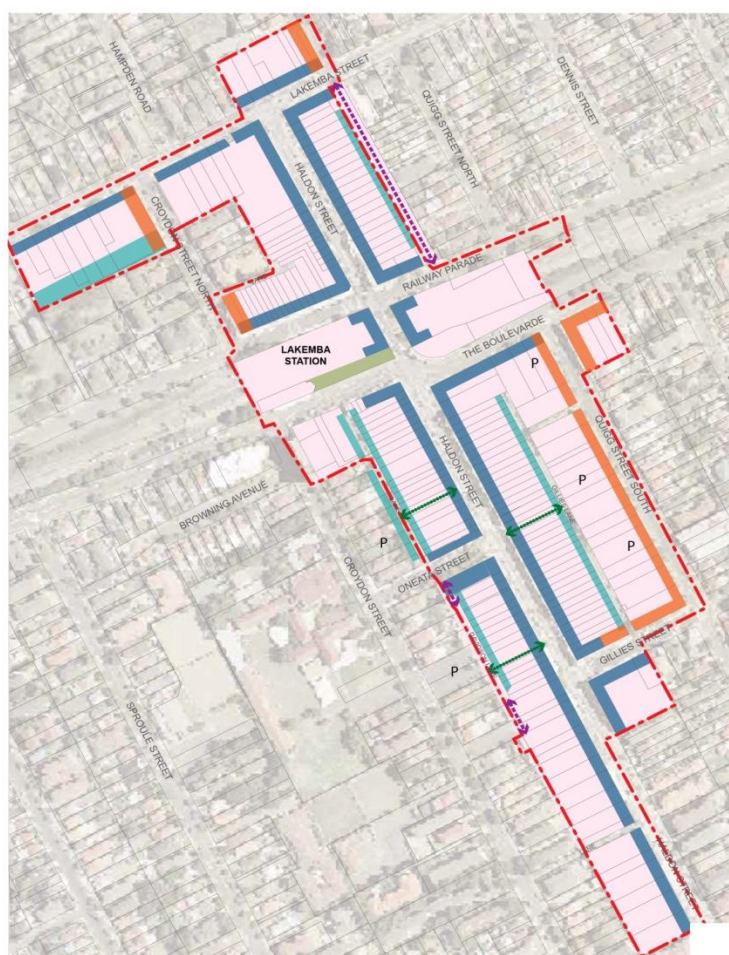
- Plan area
- Retail/commercial street activation
- Possible parking area
- Proposed lane
- Driveway access/ future pedestrian path
- Proposed pedestrian path/ maintain existing path
- Proposed public place
- Existing public open space
- P Existing public car park
- Heritage Item (CLEP)
- Garden Court mixed use area
- Front building setback

Figure D7.1: Belmore Local Centre Structure Plan

D7.3 Lakemba

Controls

- C1 Development in the Lakemba Local Centre is to be in accordance to the structure plan shown in Figure D7.2.



LEGEND

	Plan area
	Retail/commercial street activation
	Possible parking area
	Proposed lane
	Driveway access/ future pedestrian path
	Proposed public place
	Existing public open space
	Existing public car park
	Heritage Item (CLEP)
	Garden Court mixed use area
	Front building setback

Figure D7.2: Lakemba Local Centre Structure Plan

D7.4 Earlwood

Controls

- C1 Development in the Earlwood Local Centre is to be in accordance to the structure plan shown in Figure D7.3.

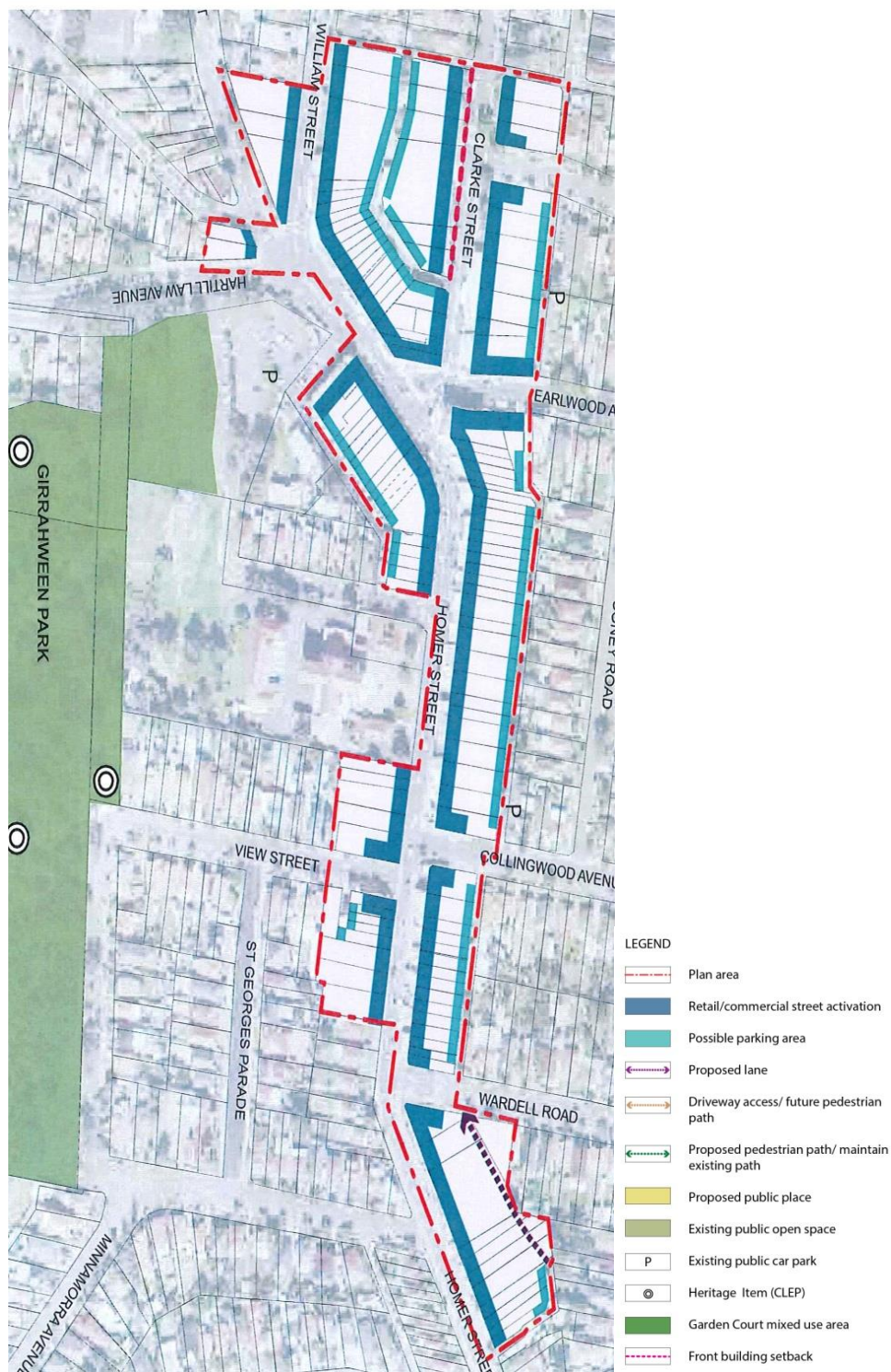


Figure D7.3: Earlwood Local Centre Structure Plan

D7.5 Hurlstone Park

Controls

- C1 Development in the Hurlstone Park Local Centre is to be in accordance to the structure plan shown in Figure D7.4.



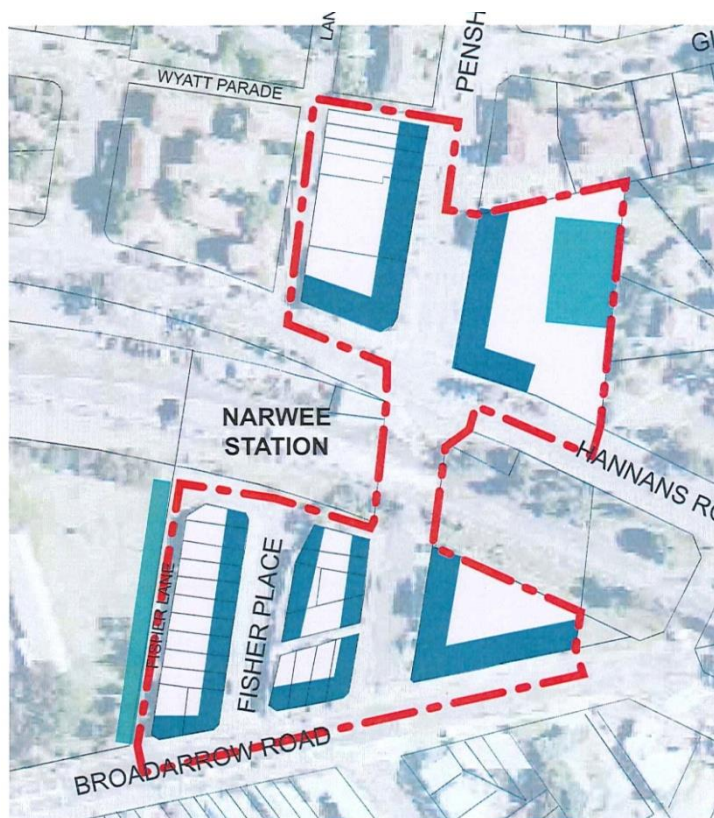
LEGEND	
	Plan area
	Retail/commercial street activation
	Possible parking area
	Proposed lane
	Driveway access/ future pedestrian path
	Proposed pedestrian path/ maintain existing path
	Proposed public place
	Existing public open space
	Existing public car park
	Heritage Item (CLEP)
	Garden Court mixed use area
	Front building setback

Figure D7.4: Hurlstone Park Local Centre Structure Plan

D7.6 Narwee

Controls

- C1 Development in the Narwee Local Centre is to be in accordance to the structure plan shown in Figure D7.5.



LEGEND

-  Plan area
-  Retail/commercial street activation
-  Possible parking area
-  Proposed lane
-  Driveway access/ future pedestrian path
-  Proposed pedestrian path/ maintain existing path
-  Proposed public place
-  Existing public open space
-  Existing public car park
-  Heritage Item (CLEP)
-  Garden Court mixed use area
-  Front building setback

Figure D7.5: Narwee Local Centre Structure Plan

D7.7 Punchbowl

Controls

- C1 Development in the Punchbowl Local Centre is to be in accordance to the structure plan shown in Figure D7.6.

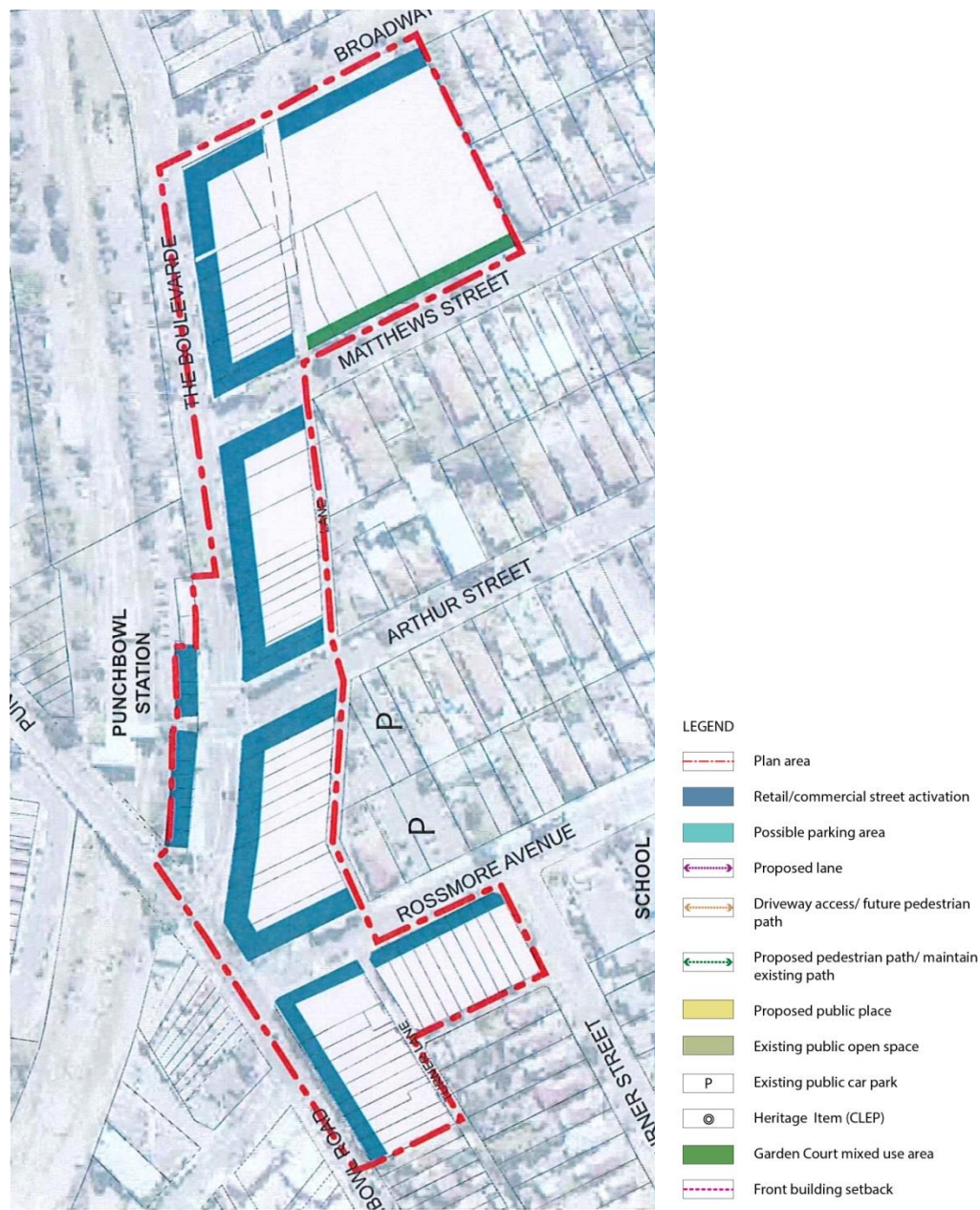


Figure D7.6: Punchbowl Local Centre Structure Plan

D7.8 Wiley Park

Controls

- C1 Development in the Wiley Park Local Centre is to be in accordance to the structure plan shown in Figure D7.7.

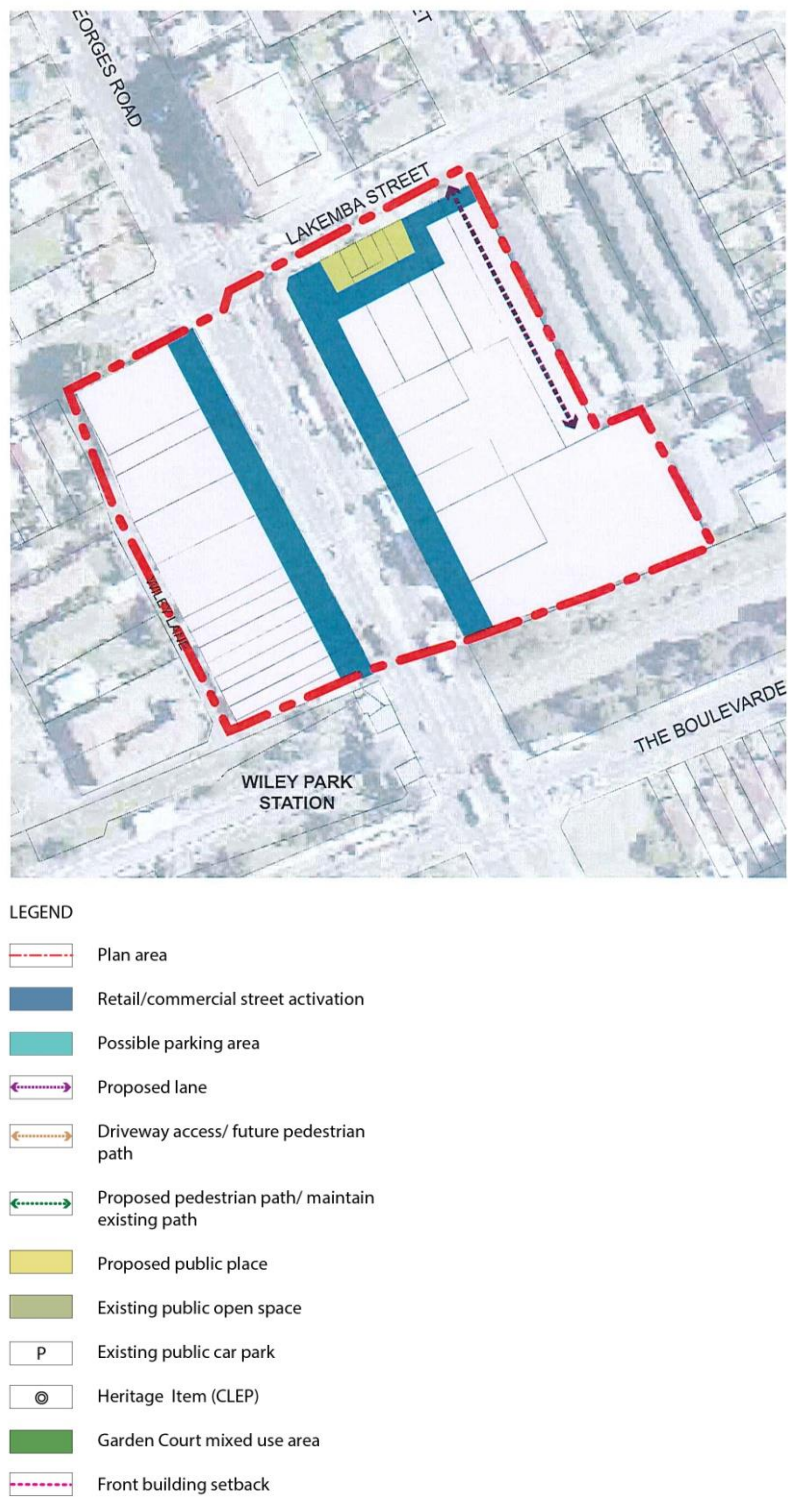


Figure D7.7: Wiley Park Local Centre Structure Plan

D7.9 Belfield

Controls

- C1 Development in the Belfield Local Centre is to be in accordance to the structure plan shown in Figure D7.8.

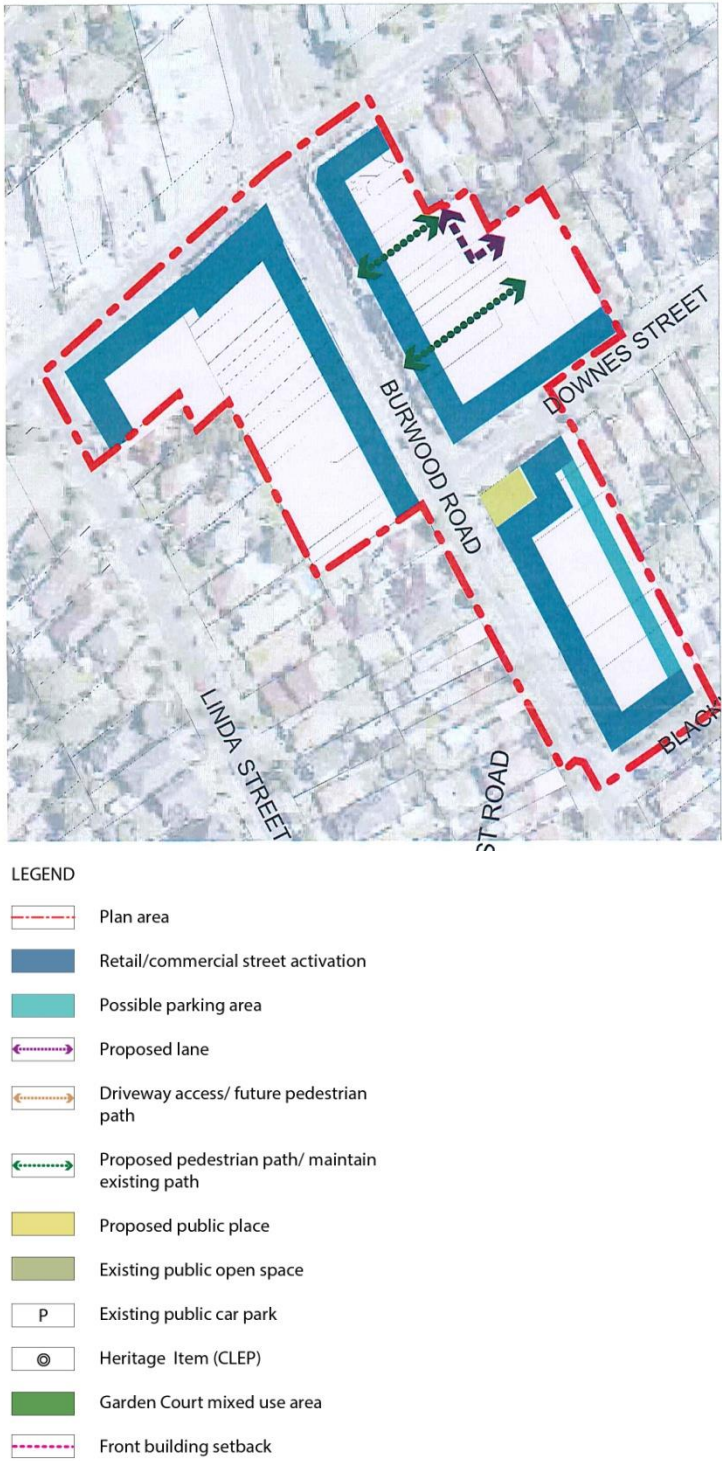


Figure D7.8: Belfield Local Centre Structure Plan

D7.10 Croydon Park

Controls

- C1 Development in the Croydon Park Local Centre is to be in accordance to the structure plan shown in Figure D7.9.

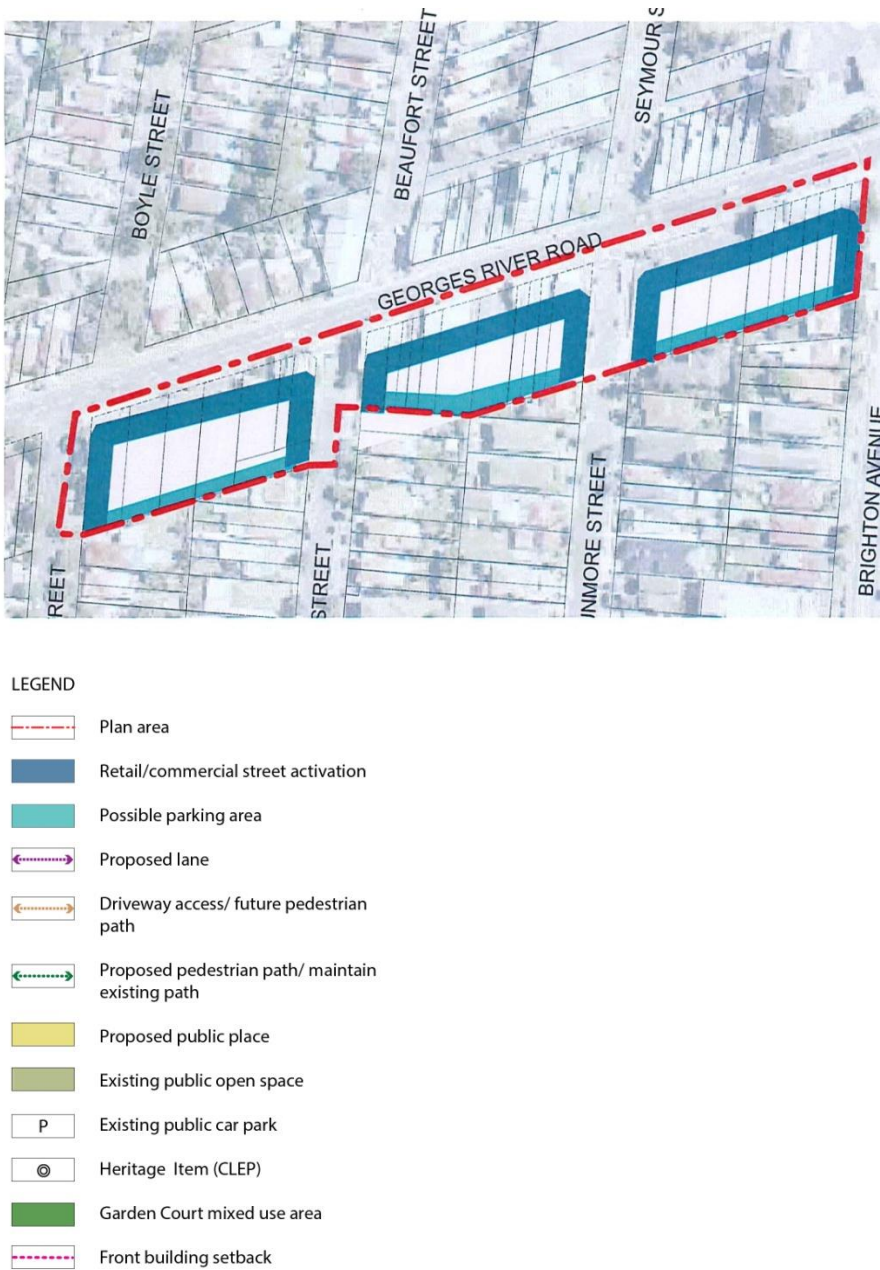


Figure D7.9: Croydon Park Local Centre Structure Plan