

# **Airds Bradbury Urban Renewal Development Control Guidelines (DCG)**

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# **1. INTRODUCTION**

## **1.1 Purpose of the Development Control Guidelines**

These guidelines have been prepared to guide the design of subdivision and construction of housing in the Airds Bradbury Urban Renewal area (Figure 1).

These guidelines form part of the Concept Plan approval for the renewal project. Development for the purpose of subdivision of land and the construction of dwellings are to occur generally in accordance with these guidelines and with the terms of approval of the Concept Plan (MP101\_0186).

## **1.2 Aims and Objectives of the Development Control Guidelines**

The aims of the DCG are to:

1. Ensure that development occurs generally in accordance with the Airds Bradbury Urban Renewal Project Concept Plan (MP10\_0186).
2. Encourage the creation of safe, secure and liveable environments.
3. Provide high quality affordable housing choices.
4. Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development.

The objectives of the DCG are to:

### **Social:**

1. Provide for a mixture of affordable housing types.
2. Foster greater social interactions between residents from various housing styles and tenure.
3. Create a network of open spaces, focal points and community facilities which provide for the active and passive recreational opportunities for the community.
4. Provide for a network of pedestrian and cycle routes throughout the site which connect open space areas and community facilities for direct access and encourages walking and cycling as an alternative and desirable method of transport.
5. Ensure safety and security through passive surveillance of streets and open space areas by following the principles of 'safety by design'.
6. Build on the existing sense of community and further develop the sense of place and distinctive identity.

### **Environmental:**

1. Create a legible and functional road network which provides good connections with the surrounding areas and encourages safe and convenient access throughout the site.
2. Establish quality streetscapes which add to the visual and environmental amenity of the site.
3. Design an integrated stormwater management system which improves the quality and quantity of the water entering and leaving the site, and which also harnesses the principles of water sensitive urban design.
4. Create linkages between open spaces along the streets inside the site and into the surrounding areas by an extensive street tree planting strategy.

5. Encourage environmentally responsible building practices including solar passive design solutions for all housing and community buildings.

**Economic:**

1. Ensure that social and private housing design is of equal quality, in accordance with the desired character of the area;
2. Ensure that the future development enhances the surrounding suburbs and positively impacts upon market values in the area;
3. Create variety in housing types and tenure mix which is marketable and feasible;
4. Provide appropriate housing for low income earners, the aged and people with disabilities.

### 1.3 Land to which the DCG applies

The DCP applies to all land contained within the Airds Bradbury Renewal Area as defined in Figure 1.



Figure 1: Airds Bradbury Renewal Area

## **1.4 The Consent Authority**

Campbelltown City Council (Council) is the consent authority for local development within the Airds Bradbury Renewal Area.

## **1.5 Variation to Development Guidelines**

The consent authority may consider variations to the requirements of the DCG in certain circumstances. Requests for variations are required to be in writing and shall clearly demonstrate the reason(s) why the variation sought would not adversely impact on the environment or local amenity and would not erode the relevant standard and requirement. Any such variations are to be justified in the circumstances of the case including an indication of how the objectives of the guidelines are met.

## **1.6 Relationship to other Plans and Documents**

The provisions of these DCG are site-specific and reflect the planning and design objectives desired by the relevant stakeholder parties. In the event of any inconsistency between these DCG and Campbelltown (Sustainable City) Development Control Plan 2009), these DCG shall prevail to the extent of any inconsistency.

## **1.7 Project Background**

The Airds Bradbury Urban Renewal Project seeks to improve the quality of the social and urban environment by creating conditions conducive to the establishment of a sustainable place to live. The project seeks to rationalise the existing built form pattern using a combination of existing and new roads, rationalised open spaces and new residential lots and dwellings. The existing urban structure and form will be redeveloped including new streets and subdivision pattern, new or improved open spaces, new lots for residential development enhanced community facilities and associated services and infrastructure.

In short, the development as outlined in the concept plan includes:

- The demolition of existing townhouses, poorly configured cottages and structures including roads and services;
- The HNSW cottages to be retained on site are planned to be upgraded;
- The construction of a new subdivision with works including:
  - new streets;
  - new stormwater management works;
  - utility services; and
  - bulk earthworks;
- Public domain improvements including landscaped reserves and new parks as part of a network of public open spaces and street trees;
- Provision of enhanced community facilities; and



- The use of land for housing and related purposes.

The Concept Plan is shown on Figure 2.

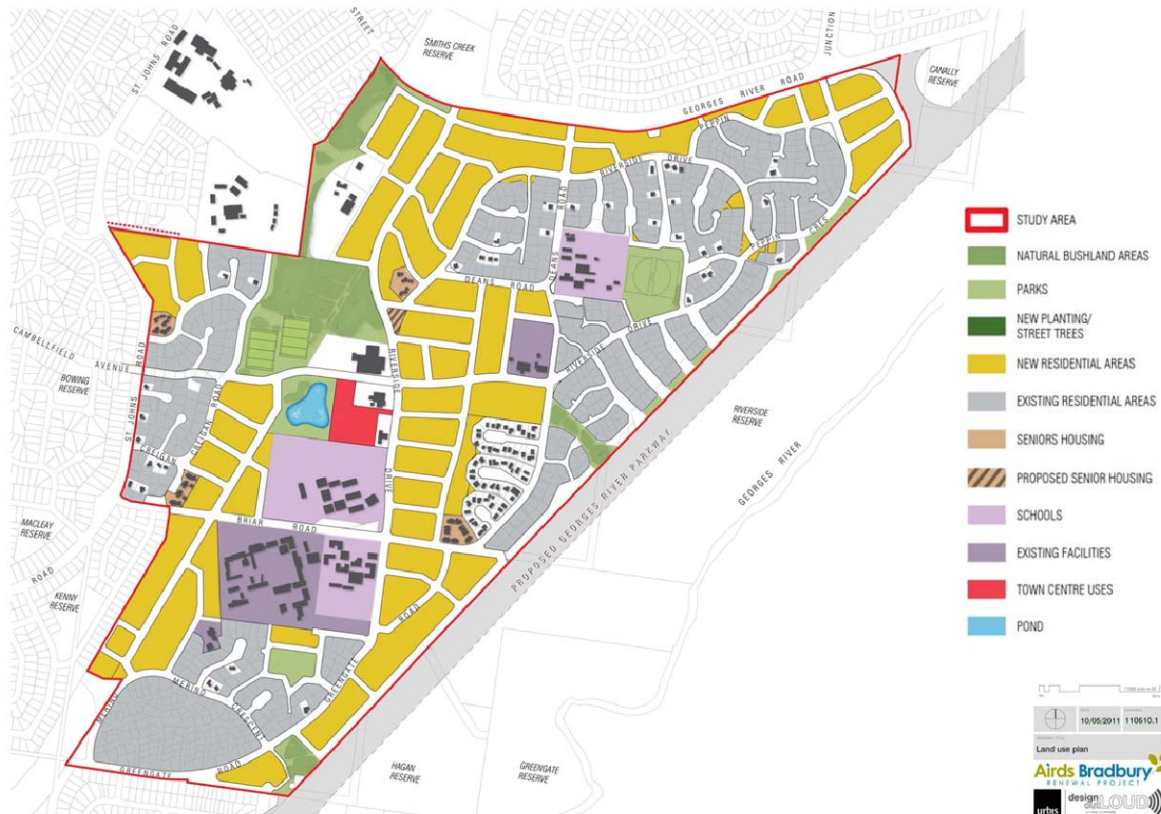


Figure 2: Airds Bradbury Concept Plan

## 1.8 Definitions

**“Battleaxe Allotment”** means an allotment that does not have primary frontage to a public road and is accessed via a driveway (handle) located between two adjoining allotments.

**“Dwelling”** means a room or suite of rooms occupied or used or so constructed, designed or adapted as to be capable of being occupied or used as a separate domicile.

**“Dwelling House”** means a building containing one dwelling and may contain a subordinate structure such as a studio apartment or outbuilding.

**“Habitable Room”** means a room used for normal domestic activities and includes a bedroom, living room, lounge room, music room, television room, rumpus room, sewing room, study, play room, family room, sunroom and the like.

It excludes a bathroom, laundry, water closet, pantry, walk in wardrobe, lobby, garage, internal stairwell, clothes drying room, and other spaces of a specialised nature that are not occupied frequently or for extended periods.

**“Natural Ground Level”** means the ground level at completion of the subdivision development.

**“Primary Street Frontage”** means the area between the building/structure and the road to which it is orientated.

**“Primary Street Setback”** means the distance between the building/ development and road upon which it faces and or the road from which the allotment is accessed.

**“Secondary Street”** in relation to a corner lot is the street adjacent to the longer side of the lot.

**“Secondary Street Setback”** means distance between the building/ development and the road upon which the building does not front.

**“Storey”** means that space within a building which is situated between one floor level and the floor level above or if there is no floor above, the ceiling or roof above.

**“Studio Apartment”** means a self contained dwelling constructed above a double garage fronting a laneway or car court. These dwellings shall not be subdivided from the main allotment into a separate title.

**“Zero Lot Line”** means the construction of a dwelling or garage wall on top of and/or along the side property boundary of an allotment.

## **2. SUBDIVISION GUIDELINES**

### **2.1 Introduction**

The Concept Plan provides an urban structure based on a more inter-connective street system focussing movement onto streets. It makes use of existing streets where practical and desirable and proposes new streets that respond to local conditions such as topography. Subdivision to create streets and lots within the blocks formed by the new streets will provide a range of lot sizes capable of accommodating dwelling houses that can be constructed in an affordable manner by a range of home builders.

The subdivision pattern provides a range of lot sizes with the more intensive development located closer to the town centre and adjacent to parks and along the main north south access street.

The formation of new lots is constrained in places by existing dwellings and lots. The development seeks to achieve an efficient lot layout within the context of these constraints.

### **2.2 Objectives:**

- Provide a range of lot sizes with the more intensive development located closer to the town centre, around parks and along bus routes;
- Provide lot dimensions capable of accommodating a range of affordable house types;
- Create efficient layouts that respond to existing site conditions and context;
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks;
- Promote walking and cycling as the primary mode of travel within a residential neighbourhood;
- Provide a network of bus, pedestrian and cycle routes within the public domain which connect open space areas and community facilities and encourage alternative modes of transport.

### **2.3 Development Guidelines:**

#### **Allotment Size and Design**

1. Design of residential allotments shall have regard for the impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.
2. All proposed allotments shall have a street frontage.



3. Battle axe lots shall only be permitted where a street frontage can not otherwise be provided because of existing conditions.
4. All allotments intended for residential housing will have a minimum site area of 200 square metres with a minimum width measured at the building line of 6 metres.
5. Any allotment with a width to the street frontage of less than 9 metres is to have the garage located to the rear of the property accessed from a rear lane or accessway.
6. Allotments are to have a minimum depth of 25 metres.

## 3. DWELLING CONTROLS

### 3.1 Development Guidelines

#### Objectives:

- Encourage diversity in housing types to that there is a choice of housing that is affordable and capable of meeting the needs of a range of household types;
- Encourage good house designs on a range of lot sizes including compact lots;
- Create attractive landscaped front gardens;
- Ensure an acceptable level of amenity for residents and neighbours;
- Encourage quality-designed dwelling houses that make a positive contribution to the streetscape and amenity of the neighbourhood;
- Encourage homes that achieve good environmental performance.

#### Key Guidelines

1. Dwellings shall comply with the Development Guidelines contained in Table 1.

Dwelling Development Criteria						
Item	Lot Size	200-250m <sup>2</sup>	250-300m <sup>2</sup>	300-450m <sup>2</sup>	450-600m <sup>2</sup>	600-900m <sup>2</sup>
1	Maximum site coverage	70%	65%	60%	55%	55%
2	Primary street setback	3.0m	3.0m	4.0m	4.0m	4.0m
3	Secondary street setback	1.0m	1.0m	2.0m	2.0m	2.0m
4	Rear boundary setback	1.0m for rear access garage	1.0m for rear garage or 3.0m where no garage	3.0m	4.0m	4.0m
5	Side setbacks	refer Item 6	refer Item 6	0.9m	0.9m	0.9m
6	Built to boundary (zero lot line walls)	Lot width 6-8m: both sides Lot width 8-10m: one side and 0.9m other		n/a	n/a	n/a
7	Maximum length of zero lot line walls	66% of the lot depth		n/a	n/a	n/a
8	Garage setback	1.0m for rear access garage or 5.5m to primary street		5.5m	5.5m	5.5m
9	Garage dominance	Rear access garage (6.0m max door width) or single garage only to primary street		Garage door not wider than 50% of the total dwelling width		
10	Principal private open space area (directly accessible to living room)	16 square metres (provision of 4m x 4m square)		24 square metres (provision of 6m x 4m rectangle)		
11	Maximum building height	9.5m				
12	Maximum floor area for detached studio on laneway	45 square metres (not to be separately titled)		n/a		

## **Additional Guidelines**

### ***Dwelling Design***

1. A site analysis shall be lodged with the development application for all development involving the construction of a building. The scope of the site analysis will depend on the scale and nature of the development and shall address:
  - i) levels, slope and north point;
  - ii) existing landscaping and vegetation;
  - iii) existing buildings and structures;
  - iv) roads, access points, parking, and traffic management devices and the like;
  - vi) easements, services, existing infrastructure and utilities;
  - vii) hydraulic features; drainage lines, water features, drainage constraints, and the like;
  - viii) natural hazards (e.g. flooding)
  - ix) solar orientation, overshadowing, prevailing winds, rainfall;
  - x) views and vistas to, from and within the site;
2. Dwellings are to be of contemporary architectural design.
3. Articulation elements of a dwelling such as entry porticos, verandahs, pergolas and other feature elements may extend beyond the front façade to a maximum distance of 1 metre.
4. Roofs are to have a maximum roof pitch of 36 degrees and are to include eaves up to 450mm (except on zero lot line or parapet walls).
5. Locate all services and bin storage areas behind the front building line out of public view.

### ***Solar Access***

1. Living areas shall generally have a northern orientation and be directly accessible to private open space areas<sup>1</sup>.
2. Shadow diagrams are required for any development proposing two storeys.
3. Development shall have appropriate regard to the impact on solar access to usable private open space, solar collectors and clothes drying areas of adjoining residential development.

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<sup>1</sup> In some cases, such as small cottage homes on the southern side of the street, it may not be possible to have a north facing living room that directly access private open space. The overarching principle is to design to orientate living rooms and private open spaces to the north.

4. New dwellings shall be designed to reduce the need for artificial lighting during daylight hours.
5. Materials selection and construction shall respond to orientation and potential for heat retention and protection including insulation.
6. An outdoor clothes line with adequate solar access shall be provided for every dwelling.
7. Windows and doors shall be arranged to encourage cross ventilation.
8. Consideration to be given to the use of deciduous trees at the north and west elevations to protect against hot summer temperature and to allow for solar penetration in winter, where it may otherwise be inappropriate to plant native trees.
9. A BASIX certificate is to be submitted with the development application for all residential dwelling development.

### ***Garages***

1. A minimum of 1 enclosed car space per dwelling is required;

### ***Landscape and Fences***

1. Front gardens are to include one tree that will reach a height of 5m to 8 metres on maturity;
2. Rear gardens are to include at least one tree that will reach a height of 10 to 15 metres on maturity
3. Retaining walls shall be stepped / terraced at a maximum height of 900mm and incorporate a minimum step of 900mm face to face.
4. For the purpose of creating a building platform, the sum of the maximum cut below natural ground level and the maximum depth of fill above natural ground level shall not exceed 1 metre.
5. Front fences are to be provided in accordance with the Fencing Strategy as approved by Campbelltown Council for each stage of development.