

Explanatory Note

This document contains potential content for an addition to the current Inner West DCP 2016 (former Ashfield Council Area)

to provide site specific additional design guidelines for development associated

with the Planning Proposal for 55 -63 Smith Street Summer Hill in the event the Ashfield LEP 2013 amendment was gazetted.

Application

This Guideline applies to the following development categories:

- Development at 55- 63 Smith Street Summer Hill.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To produce controls which are specific to development at 55 – 63 Smith Street, Ashfield where non-residential uses are proposed, in order to protect the amenity of adjacent and nearby residents.
- Provide guidelines for non-residential uses of the site which suit and reflect the design and configuration of existing buildings.
- To enhance the character of the neighbourhood by maintaining existing buildings and enabling adaptive reuse principles for building sustainability.
- Ensure design considerations and site use are holistic and takes into account all existing building uses on the site at any one time.

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
General	
<p>PC1. Development:</p> <p>Development Applications are to be holistic by taking into consideration all the uses on the site and ensuring that the use of the premises causes no adverse impacts for adjacent and nearby properties.</p>	<p>DS1.1 Any future development application for each building compartment will need to document the building operations for the entire site, to ensure that the requirements of a DCP are met, including car parking and servicing, waste management, and any relevant operational matters. Documentation shall include plans which are drawn accurately and at scale which is adequate to describe various components of the site.</p> <p>Any building works, are to be carried out entirely within the subject site</p>
Operation of land	
<p>PC2. No nuisance caused to adjacent and nearby residential properties, including controlling hours of operation, and noise attenuation.</p>	<p>DS2.1 Hours of Operation are limited to</p> <p>Monday to Friday 7 am to 7 pm Saturday 7am to 5 pm Sunday 8 am to 12 Middyay</p> <p>Justification for any Variations to these hours will only be approved by Council if it is demonstrated that there will not be adverse impacts on adjacent and nearby residents.</p> <p>DS2.2 All machinery in use on the site will be soundproofed to reduce the emissions of noise external to the site in compliance with the Protection of the Environment Act 1997 and EPA noise control guidelines, with details submitted at Development Application stage.</p> <p>DS2.3 The site will operate in accordance with the Protection of the Environment Operations (Noise Control) Regulation 2008.</p> <p>DS2.4 Details of building fabric components shall be submitted with a Development Application showing that there the premises are adequately acoustically insulated so as to not cause any noise nuisance for adjacent and nearby residences. This includes use of entry airlocks where necessary, and documenting the types and thicknesses of window and door glazing.</p> <p>DS2.5 Security or other lighting shall not cause light overspill to adjoining property owners occupiers or residents</p> <p>DS2.6 There will not be any fume emissions from the site which would affect adjacent or nearby residences. Where applicable, mechanical engineers details will be submitted with a Development Application showing how</p>

Performance Criteria		Design Solution	
		this will be achieved and compliance with relevant environmental legislation.	
Parking			
PC3.	Each individual building compartment on the site will provided adequate on-site employee and visitor car parking, taking into consideration all existing uses which shall be shown on any development application	DS3.1	<p>The operation of each land use will provide the necessary onsite vehicular parking layout in accordance with the DCP Section 2 Chapter A, Part 8 –Parking.</p> <p>Building uses at the rear of the site shall ensure there is adequate width for safe pedestrian pathway travel from the entry to the site which is free of any vehicles.</p> <p>Pathway protections such as bollards, and pavement demarcation treatments, shall be shown on the drawings.</p>
Servicing			
PC4.	Provision of access and loading bay to allow for on-site vehicular deliveries.	DS4.1	<p>All deliveries of goods to and from the site will be conducted from vehicles standing wholly within the site and this shall be demonstrated by showing on a site layout plan that vehicles are able to move in a forward direction when entering or exiting the site, and locations for loading and unloading.</p> <p>Deliveries will take place between the hours of 8am and 4pm Monday to Friday.</p>
Waste			
PC5.	Provision of Waste Storage areas for any individual building compartment shall be provided and shall take into consideration all existing uses, and this shall be shown on any Development Application.	DS5.1	A waste management plan will be provided and updated with every new additional use to the site, including showing all likely amounts of waste generation and storage locations, in accordance with Section 2, Chapter C, Part 3 Waste and recycling Design and Management Standards of the DCP.
Urban Character and amenity			
PC6.	Improvement of the current building appearance and enhancement of the historic streetscape.	DS6.1	<p>Details of the appearance, and maintenance schedule, for buildings shall be submitted with a Development Applications including showing building elevations and arrangement of any Business Identification signs.</p> <p>This must be demonstrated to be compatible with the existing character of the neighbourhood, including material and finishes.</p> <p>No goods associated with the use, advertising structures or machinery shall be stored or displayed outside the premises at any time</p>