



Explanatory Note

This is a proposed new part to be added to
Section 2: General Guidelines, Chapter D –Precinct Guidelines

Draft Part 2

Ashfield East

Application

This Guideline applies to the following development categories:

- All development within the “Ashfield East” area as defined in **Map 1** within this Part.

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.

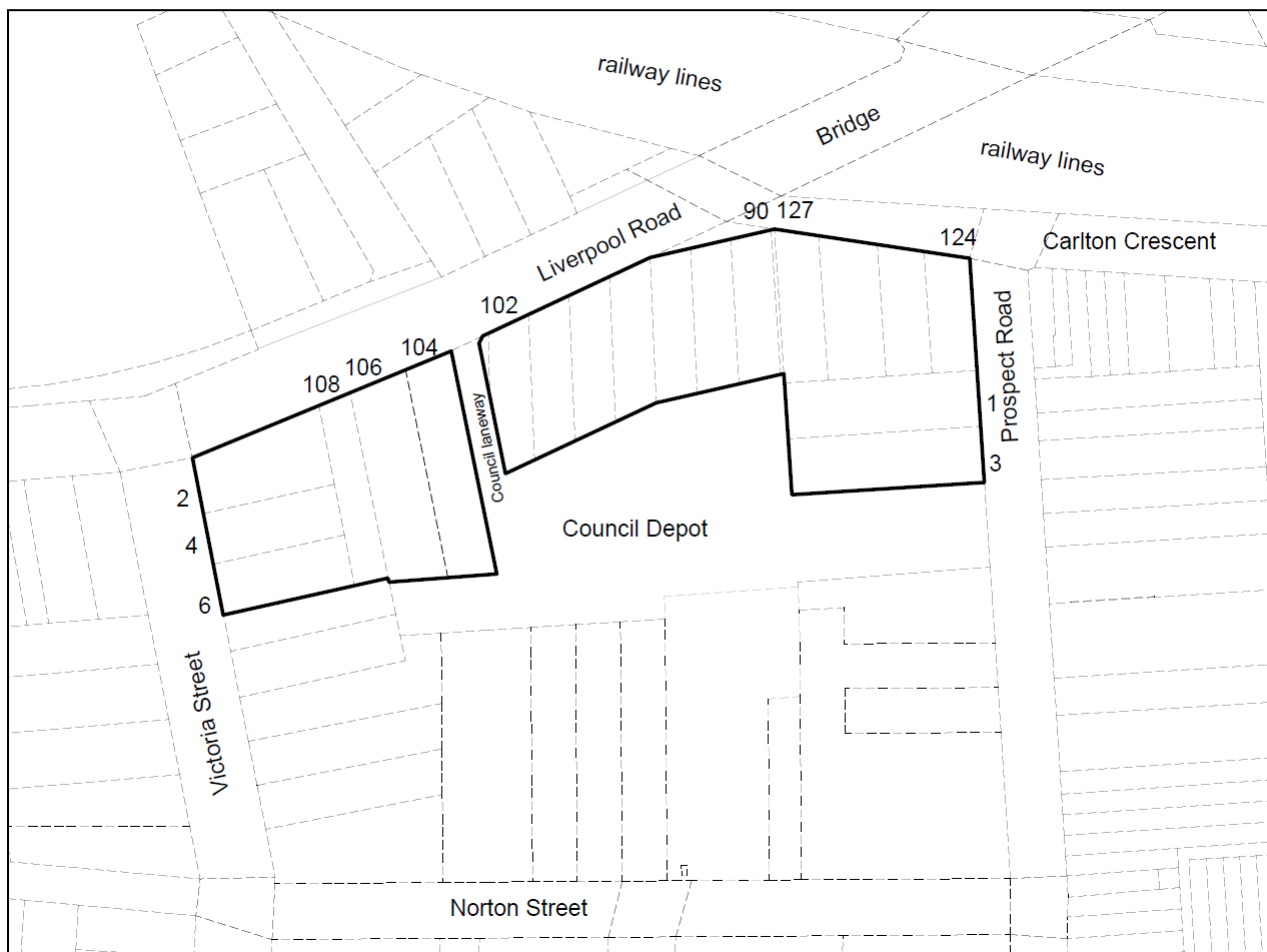
Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

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 identify the desired character of the townscape which must be taken into account pursuant to the **SEPP 65** Principle - ‘Context and neighbourhood character’ for applicable residential development.
- To define the desired spatial character of the Ashfield East in terms of building scale, building setback, site layout, open space requirements, and the desired interface between public and private domain. This is in order to promote development outcomes that will have a positive, transformative effect for the eastern gateway to the Ashfield Town Centre.
- Achieve a high level of architectural composition in order to provide an attractive built form, a sense of place for residents, and create a distinct landmark spatial character for the eastern nodal Ashfield East gateway location.
- To provide a high quality natural landscape setting, and green canopy cover, to the frontages of buildings along Liverpool Road and entry to the town centre.
- To require active street frontages where appropriate, with good physical and visual connections between buildings and the street, in order to provide good levels of pedestrian safety.
- To ensure residential development provides adequate occupant amenity, including winter solar penetration, minimising traffic noise impacts from Liverpool Road, and provision of communal open space with winter solar access.
- Ensure development sites have vehicular ingress and egress locations which cause least disruption to main arterial roads, are in position which enables safe entry and exit from developments, and comply with relevant Roads and Maritime Services requirements.
- Ensure developments and their allotment configuration do not adversely affect the potential for adjacent sites to redevelop to their full potential under the Ashfield LEP 2013, including taking into consideration vehicular access points and necessary allotment amalgamations.
- Provide surveillance of the public domain from new buildings to achieve adequate levels of public safety.





Map 1 - Applicable Land - Area within black outline is referred to as “Ashfield East” in this DCP part.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context			
PC1.	<ul style="list-style-type: none">Contextually to identify key matters that affect building and open space design and influence the desired character of the townscape of the Ashfield East strip and address Principle 1 - Context and neighbourhood character of SEPP 65.	DS1.1	As a response to State Environmental Planning Policy No. 65 Principle 1 - Context, Principle 9 - Aesthetics, the desired character for architectural composition of residential flat buildings shall be of a traditional architectural composition, (see Definitions) except in circumstances where DS1.2 below applies.
	<ul style="list-style-type: none">Landscaping provides an aesthetically attractive, visually consistent landscaped public domain along Liverpool Road and other roads within Ashfield East.	DS1.2	Council will support a modern/contemporary architectural appearance only when a high compositional standard (refer to Definitions) and therefore architectural excellence is achieved. If a high compositional standard (see Definitions) cannot be achieved, in order to avoid a “bland” building appearance, a traditional architectural composition which displays longstanding design canons is required in accordance with DS1.1.
		DS1.3	Non-residential buildings employing contemporary or non-historic building styles shall also achieve a high compositional standard.
		DS1.4	Large side wall facades which are prominent/ visible such as occur in apartment and/or commercial buildings, must be modelled to give the building an attractive, articulated appearance and a high compositional standard. This shall include use of varying building cladding materials and building planes.
		DS1.5	Development along the main road(s) of the Ashfield East “strip” shall create a lively pedestrian environment by having an active frontage to any ground level shopfronts or for other commercial uses, or by having wide glazed ground level entry foyers into apartment buildings. Refer to the requirements for Pedestrian Safety at PC5.
		DS1.6	Refer to the requirements for Building Heights in PC2 and Building Location in PC3 and Map 2 within this part which requires buildings to address the road, be in a position which gives spatial definition to the road, have consistent front buildings setbacks, and buildings to be located in positions which provide communal open space which has adequate winter solar access.
		DS1.7	Refer to PC4 for Landscaping Performance Criteria. Trees are to be planted along the frontage of sites and shall be: <ul style="list-style-type: none">planted at a minimum initial height of 1.8m;species approved by Council; And planted at regular intervals.
		DS1.8	On grade (ground level or above ground) car parks are not permitted.



Building Height and Scale

PC2. Building height:

- minimises amenity impacts on adjoining residential properties.
- defines the maximum permitted building scale in terms of number of storeys as restricted by the **Ashfield LEP 2013**.
- Enables adequate levels of winter solar access to ground level communal open space.
- Maximum number of storeys accommodates non habitable roof top zones and their potential installations, such as lift overruns, any required mechanical plantrooms, enclosed access stairways, pergolas and open space structures for green canopy cover.

DS2.1 Maximum building heights as defined are shown on the **Ashfield LEP 2013 - Height of Buildings Map**, and the number of storeys is further restricted by the limitation in **Clause 4.3 of Ashfield LEP 2013**, see the explanatory notes in **Figure 1**. Maximum storeys are found in clause **DS 2.2**.

DS2.2 The maximum number of storeys are shown in **Map 2** which defines the maximum desired building scale for Ashfield East.

DS2.3 Provide adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts, including the guidelines found in the Apartment Design Guide.

DS2.4 Provide adequate ground level floor to ceiling clearances for servicing for waste collection and loading and unloading by trucks.

DS2.5 Locate any functional structures such as plantrooms, lift motor rooms or roof top structures as required at the top of the building and within the maximum building height. Refer to **Figure 1**.

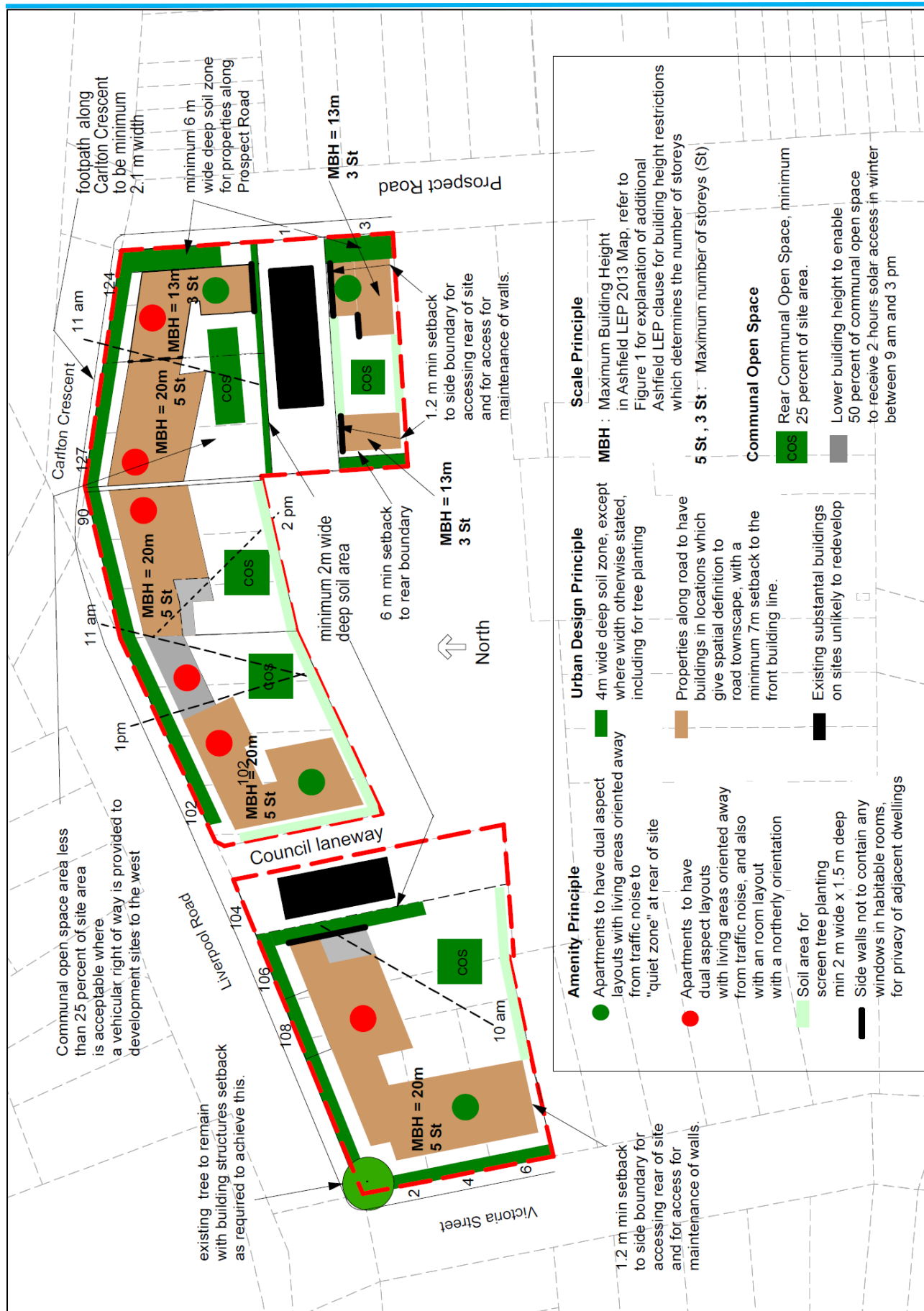
DS2.6 Provide rooftop architectural features within the maximum building height.



Building Location and coordinated development

<p>PC3. Buildings are:</p> <ul style="list-style-type: none"> to be located and arranged in a consistent way which gives spatial definition to Liverpool Road and side streets. buildings provide surveillance of the road for public safety. buildings and basements are setback from Liverpool Road, Carlton Crescent, Prospect Road and Victoria Street in order to provide a garden setting, deep soil planting areas wide enough to accommodate large and dense tree planting, improve the public domain and visually frame Council's verge areas, for pedestrian comfort, and amenity of residents. provide sufficient areas for ground level communal open space which has adequate levels of winter solar access and complies with the minimum areas stipulated in the Apartment Design Guidelines. to ensure the building scale is sympathetic with nearby lower density residential properties. to ensure development does not compromise future development potential of residual adjoining properties and /or reduce solar access for adjoining properties. there is adequate amenity for residents of buildings. 	<p>DS3.1 Buildings should be located and arranged in a way which addresses PC3 and adequately responds to the site layout guidelines shown in Map 2.</p>
	<p>DS3.2 Buildings within locations where front setbacks apply - see Map 2 - shall have a minimum setback to the front building line of 7m in order to provide uniformity, order, and continuity of building form along the public domain.</p>
	<p>DS3.3 Basements shall have a minimum setback of 4 metres to the front building line in order to provide deep soil planting areas and establishment of trees, as shown on Figure 2 - Verge Section and front garden.</p> <p><i>Note: A 4-metre deep soil width is necessary in order to have adequate soil volume, drainage conditions etc, for trees to thrive and create sufficient width to allow for tree canopies, and to compensate for any hard paved areas that must be accommodated in the front setback zone.</i></p>
	<p>DS3.4 Designs shall show all required functional installations between the front building line and front boundary, including any mechanical installations for services such as fire hydrant boosters, and locate these structures and design and screen their setting so as to minimise their visual impacts.</p>
	<p>DS3.5 Buildings are located and apartment layouts and room locations are provided which maximise amenity for residents, refer to PC6 - Resident Amenity.</p>
	<p>DS3.6 Building are located and arranged, and have maximum building heights, so that adequate levels of winter solar access is provided to communal open space areas for residential flat buildings as shown on Map 2.</p>
	<p>DS3.7 Communal Open Space identified in Map 2 -Landscape Areas:</p> <ul style="list-style-type: none"> must be provided for apartment development to which SEPP 65 applies; <p>and</p> <p>complies with the communal open space requirements of the Apartment Design Guide.</p> <p>and</p> <p>is at ground level and contains the amount of deep soil area specified by the Apartment Design Guide.</p>





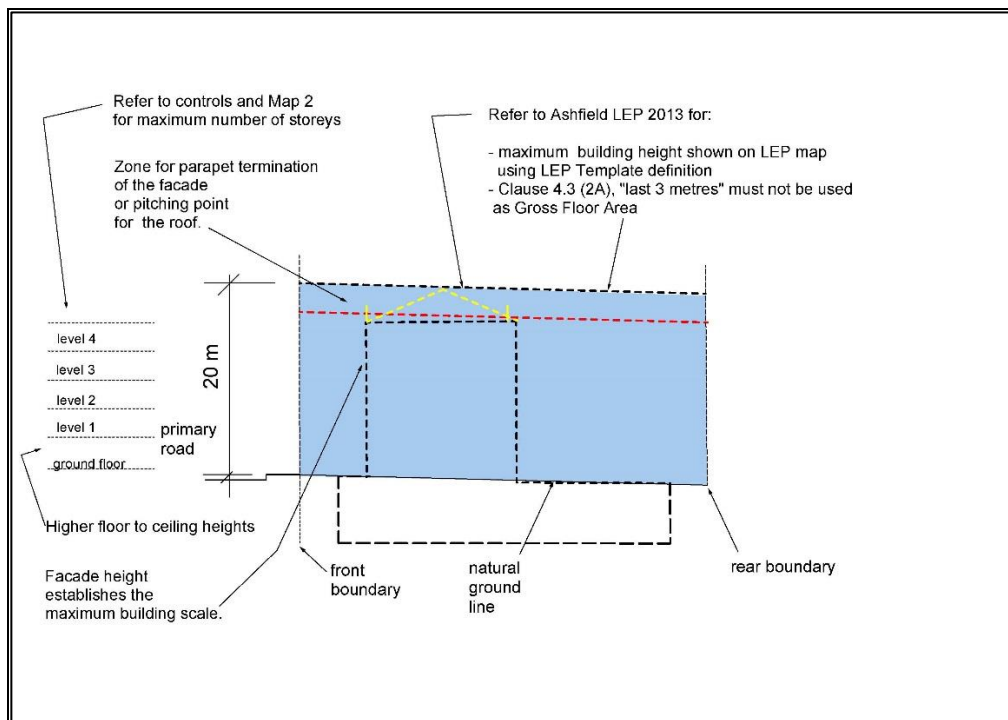


Figure 1 – Maximum Building Envelope

Note: The maximum number of Storeys shown on **Map 2** which defines the maximum building scale and the principles illustrated on Figure 1 above, is based on the following:

1. **Ashfield LEP 2013** requires "**Building Height**" to be measured from the line of **slope of the natural ground level** to the uppermost part of the building including plant rooms etc. **Maximum building heights** stipulated in the LEP have been derived at by taking into account a 3 metre height allowance for a non-habitable "roof level" containing structures such as plant rooms, rooftop green canopies, and general use of rooftops, refer to **Clause 4.3 2A** of Ashfield LEP 2013.
2. Maximum permitted building height accommodates sloping land levels. It also accommodates high ground floor to ceiling heights for commercial uses to accommodate vehicle servicing requirements and truck access into buildings.

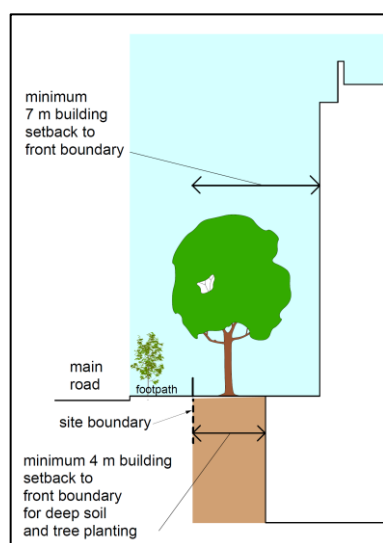


Figure 2 - Public verge and front garden deep soil area

Performance Criteria		Design Solution	
Landscaping			
PC4.	<p>Landscaping:</p> <ul style="list-style-type: none"> provides an aesthetically attractive, visually consistent landscaped public domain along Liverpool Road and other roads within Ashfield East. provides areas that have deep soil planting, allowing for planting of substantial tall trees and significant plantings. The aim is to enhance the townscape setting of buildings and improve urban air quality/ biodiversity, and to provide amenity for residents, given the RMS restrictions on Council verges. provides adequate areas for green canopy cover. <p><i>Note Road Maritime Services guidelines do not permit non frangible trees, being ones with trunk diameter more than 100 mm, within 3 metres of kerb on a main road. Reasons include avoiding interference with traffic and large vehicles and various services. This restricts planting by Council on public verges to small trees.</i></p>	DS4.1	Development must provide building setbacks and deep soil zones in accordance with DS 3.3 to establish trees and ground cover.
		DS4.2	Provide landscaped areas in locations accordance with Map 2 .
		DS4.3	<p>Trees are to be planted along the frontage within sites and shall be:</p> <ul style="list-style-type: none"> planted at a minimum initial height of 1.8m; species approved by Council taking into account the Ashfield Tree Strategy 2015; planted at regular intervals.
		DS4.4	<p>Planter boxes, such as those provided on roof top open space, shall:</p> <ul style="list-style-type: none"> provide soil depth, soil volume and soil area appropriate to the size of the plants to be established, in accordance with the Apartment Design Guide; provide appropriate soil conditions and irrigation methods; provide adequate drainage.
		DS4.5	Communal open space shall be in locations shown on Map 2 and shall have substantial planting, and which has adequate levels of winter solar access in order for the establishment and maintenance of planting.



Performance Criteria		Design Solution	
Safety and Security			
PC5.	Ensure adequate levels of pedestrian safety and security by <ul style="list-style-type: none">• promote pedestrian activity and safety in the public domain.• maximise active street frontages in Ashfield East and define areas where active street frontages are required. Security: <ul style="list-style-type: none">• ensures developments are safe and secure for occupants by reducing opportunities for crime through environmental design.• contributes to the safety of the public domain.• encourages a sense of ownership over public and communal open spaces.	DS5.1	Mixed use and residential development facing roadways, side streets or public spaces must have windows positioned along that frontage to ensure that surveillance of the public domain occurs.
		DS5.2	Where shopfronts or business reception areas are provided at ground level they should be predominantly glazed in order to ensure they are visible from the street.
		DS5.3	Where there are entry lobbies only to residential flat development at ground level, such as to lift lobbies, the width of the lobby shall be a minimum of 3 m which is glazed, and has glazing a minimum of 2.1 metres high in order to achieve adequate visibility and surveillance of the street.
		DS5.4	The following security devices are required in a building containing apartments: <ul style="list-style-type: none">• ground and first floor levels shall have fitted security devices which comply with the Australian Standard;• ground floor and entry porticos shall have as a minimum double barrel security and fire locks;• lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian paths;• for developments higher than 3 storeys, an electronic surveillance system for open space on the site and for the basement car park areas, which includes a closed circuit television and surveillance camera, linked to a Manager’s office which has the relevant control panels.

Performance Criteria	Design Solution
Residential Amenity	
<p>PC6. Residential amenity:</p> <ul style="list-style-type: none"> Ensure that amenity considerations affecting residents are addressed including solar access, privacy/overshadowing impacts affecting adjacent and nearby residential properties and traffic noise mitigation. Ensure careful consideration is given to the matter of apartment layout design and reducing traffic noise from Liverpool Road to protect the amenity of occupants of apartments. Provide adequate areas of recreational open space for residents. Adequate amenity is provided for existing adjacent residential flat buildings and houses. 	<p>DS6.1 Development of a standalone residential flat building shall ensure that ground level apartments have adequate setback from the main road in accordance with clause DS3.2, and have adequate treatments to building facades to minimise noise impacts from the roadway, and floor layouts that comply with Clauses DS 6.5 and DS 6.6.</p>
	<p>DS6.2 Ceiling height of residential ground floor is to be consistent with the Apartment Design Guide in order to increase ground floor amenity through greater daylight access and retain adaptability of ground floor for alternative uses (Refer to Figure 3 below).</p> <div data-bbox="852 703 1347 1196" data-label="Figure"> </div> <p>Figure 4C.2 Ceiling heights of minimum 2.7m help to achieve good daylight access and natural ventilation to residential apartments</p> <p>Figure 3 Source: Department of Planning & Environment Apartment Design Guide</p>
	<p>DS6.3 Where rooftops are used for resident open space adequate structures shall be provided for a person's shading. This may include pergolas.</p>
	<p>DS6.4 Maximum noise levels for the following rooms within apartments shall be:</p> <ul style="list-style-type: none"> Living areas 40 dBA Bedrooms 35 dBA <p>Note: Development Applications for apartment buildings shall provide evidence that this requirement can be achieved including details of the type of glazing materials and design methods used.</p>
	<p>DS6.5 Apartment building design - buildings facing Victoria Street and Prospect Road.</p> <p>For buildings located parallel to and along the above roads, the majority of apartments shall have "cross through" layouts which have living rooms opening onto the "quiet side" within the site, and also have a dual</p>

	<p>orientation to enable morning and afternoon winter solar access, as shown in the design principles in Figure 6 and building locations in Map 2. This is in order to minimise exposure to traffic noise, provide acceptable levels of amenity to residents and provide adequate surveillance of the main road verges for public safety.</p> <p><i>Note: The above requirement may require the use of more than one lift per level.</i></p>
	<p>DS6.6 Apartment building design - Southern Side Liverpool Road and Carlton Crescent.</p> <p>For buildings located along the southern side of Liverpool Road, the majority of apartments shall have their living areas within a “cross through” apartment layout, with living areas having a dual orientation opening onto the southern “quiet side” and also northern orientation for solar access as shown in the apartment layout principles in Figure 5 and building locations in Map 2. This will minimise exposure to traffic noise, provide acceptable levels of amenity to residents, and provide surveillance of public areas to achieve “safer by design” objectives.</p> <p><i>Note: The above requirement may require the use of more than one lift per level and separate circulation hallways.</i></p>
	<p>DS6.7 Where development is adjacent sites shown on Map 2 which identifies those residential flat buildings that are unlikely to redevelop, new development shall ensure that</p> <ul style="list-style-type: none"> • apartment layouts do not have habitable room windows which directly overlook adjacent dwellings. • perimeter of development sites have deep soil areas in locations identified in Map 2 for tree planting in order to provide a landscape “amenity buffer” and screening. This is in order to have an adequate soil volume plus good drainage conditions and sufficient width to allow for tree growth.
	<p>DS6.8 Communal open space for residents shall be provided in locations shown on Map 2 and be at ground level with adequate levels of winter solar access to the extent indicated on Map 2.</p>



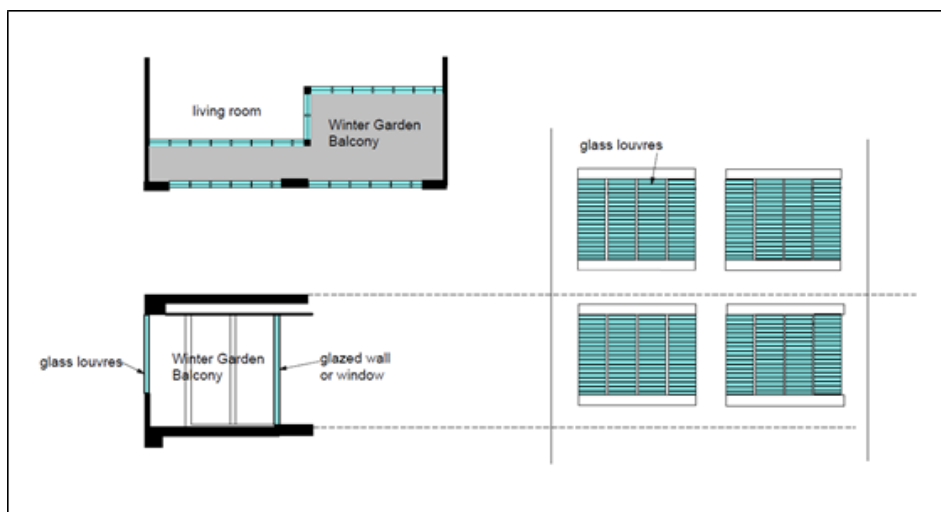


Figure 4: "Winter Garden Balconies" for noise reduction

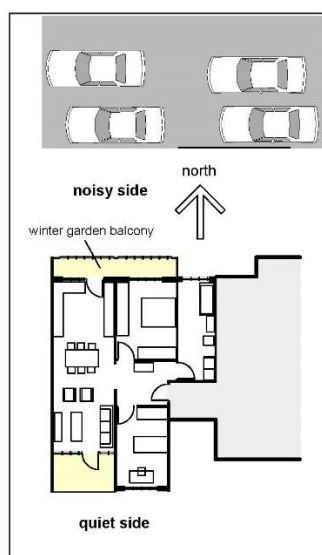


Figure 5 : Dual Aspect apartments on southern side of Liverpool Road, with living areas opening onto "quiet" side within site.

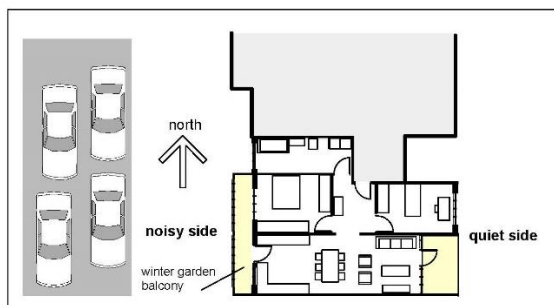


Figure 6: Dual Aspect apartments with an east west orientation, with living areas opening onto "quiet" side within the site. Similar principles apply for sites facing east.

Performance Criteria		Design Solution	
Social considerations and residential development			
PC7.	Residential development: <ul style="list-style-type: none">responds to SEPP 65 - Principle 8: Housing diversity and social interactions and the Apartment Design Guide, in order to ensure that residential development provides a mix of dwelling types and sizes to cater for a range of household types and occupancy rates.addresses SEPP 65 - Principle 8: Housing diversity and social interactions by requiring a certain percentage of smaller dwellings which will be comparatively more affordable in terms of rental cost and purchase price.requires Universal Design to be an upfront consideration in the design process.	DS7.1	A minimum of 20% of the number of apartments in residential flat buildings or shop top housing developments with more than 5 dwellings should be smaller studio or 1 bedroom apartments.
		DS7.2	It must be demonstrated at Development Application stage that the proposed building design layout is capable of achieving compliance with Building Code of Australia requirements for access to buildings for people with disabilities, including (where applicable) up to the point of entry into a buildings containing residential apartments. Refer to Section 2, A, - Part A7 - Access and Mobility of this Plan which details Council’s Universal Accessible Design requirements for residential apartment layouts.
Commercial Development			
PC8.	Commercial development: <ul style="list-style-type: none">Where ground level commercial space or non-residential floorspace is proposed, to ensure ground floor building layouts are of sufficient area to enable business uses to function efficiently.ensure that mixed use/commercial developments achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices.provides adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts.	DS8.1	Residual areas for service functions such as driveway ramps, waste storage, plant rooms etc. must be screened from the public domain.
		DS8.2	Car parking required pursuant to this Plan shall be placed below ground level in order to maximize potential for active street frontages - Refer to Section 2, A , Part A8 - Parking .
		DS8.3	Service Areas for commercial development shall be provided in accordance with the requirements of Section 2, A, Part A8 - Parking .
		DS8.4	Minimum ceiling height for ground floor commercial uses is 3.3 metres , with additional allowance made for services and structural components above the ceiling line . The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant. The Development Application is to demonstrate that allowance has been made for above ceiling mechanical requirements and structural beams and slabs.
		DS8.5	Shopfronts/display areas shall: <ul style="list-style-type: none">not have any “roll-a-door” type grille oropaque security shutters (excluding predominantly transparent security shutters); be designed in a way which complements the building style of the façade and enhances the streetscape.



	<p>DS8.6 Air-conditioning units and satellite dish elements shall be designed and located as follows:</p> <ul style="list-style-type: none"> • must not be located on the front façade or above an awning and be positioned at the rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries, other than the front building line adjoining the street; • Must use non-reflective materials; • if a satellite dish is roof or wall or pole mounted, its diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.
Development Servicing	
<p>PC9. Development servicing requirements:</p> <ul style="list-style-type: none"> • ensure that site services and facilities are adequate for the nature and quantum of development. • ensure servicing activities do not have adverse amenity impacts. • minimise vehicle access points and driveway crossings to improve pedestrian safety and streetscape amenity. 	<p>DS9.1 Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.</p> <p>DS9.2 Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles for commercial development.</p> <p>DS9.3 An area shall be provided on site to accommodate bins for garbage collection and recycling of waste for any non-residential uses. This area shall not be visible from the street and be behind the building line. Refer to Section 2, Chapter C, Part 3 - Waste Management</p> <p>DS9.4 Waste collection, loading and unloading locations are to be detailed at development application stage.</p> <p>DS9.5 Service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.</p> <p>DS9.6 Mail boxes for buildings shall be provided in an accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible with material finishes and colours that complement the finishes of the building. Mail boxes must be secured and large enough to accommodate small parcels.</p> <p>DS9.7 Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located:</p> <ul style="list-style-type: none"> • away from street frontages, • integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building, • adequately setback from the perimeter wall or roof edge of buildings.

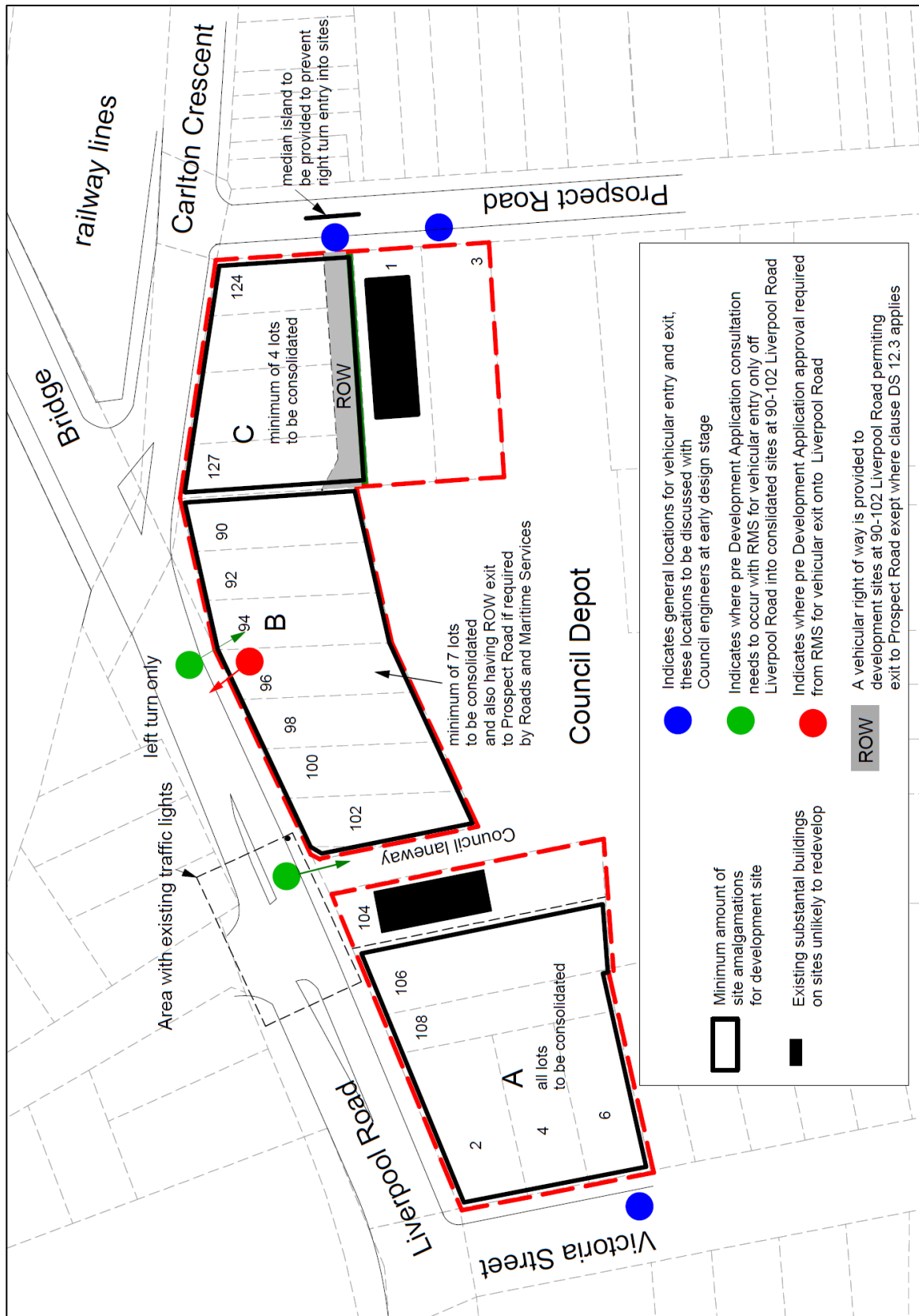


Performance Criteria		Design Solution	
Site Amalgamations, Vehicular Access Controls< Development Servicing			
PC10. <ul style="list-style-type: none">New development ensures that the extent of site amalgamation has an adequate resulting site area for development to function adequately, taking into account Roads and Maritime Services requirements for vehicular access from main roads, provides vehicles access points to the development site, and also ensures that any remaining sites are able to redevelop to their full potential under the Ashfield LEP 2013.Ensure that upfront consultation occurs with the Roads and Maritime Services and Council’s engineers to establish acceptable vehicles entry and exit points from development sites given that Liverpool Road is a state road and has particular constraints in Ashfield East for vehicular exit to Liverpool Road. <p><i>Note the Roads and Maritime Services must give approval for locations of vehicular entry and exit off main roads.</i></p> <ul style="list-style-type: none">Minimise the impact of vehicular entry and exit points on existing residences in Prospect Road and maximise traffic and pedestrian safety. <p><i>Explanatory Note: Council has a laneway identified on Map 3 used by the council depot for vehicular entry and exit. Roads and Maritime Services have advised that only a left turn in movement off Liverpool Road may be supported for use of the laneway to access any development site, due to the configuration of existing traffic lights.</i></p>		DS10.1	New development must have a consolidated development site which is of a size which is capable of accommodating vehicular entry and exit locations which are compatible with existing road conditions , complies with relevant legislation and Roads and Maritime Services roadway guidelines, and complies with the principles in Map 3 .
		DS10.2	New development must demonstrate that remaining adjacent sites are to redevelop in the future to their full potential under the Ashfield LEP 2013. Any development application shall be accompanied by conceptual diagrams for adjacent or affected sites to show this will be achieved including traffic entry and exit.
		DS10.3	New development identified in Map 3 comprising amalgamation of properties along 124-127 Carlton Crescent shall provide a right of way to Prospect Road for vehicular access to remaining properties along Liverpool Road to ensure that those sites are capable of redevelopment. This is not required if sites at 90-102 Liverpool Road have prior Development Approval which does not require use of Prospect Road for vehicular exit.
		DS10.4	Use of the laneway owned by Council identified on Map 3 lane accessed off the Liverpool Road traffic lights is subject to negotiation and approval by Council.
		DS10.5	Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from road locations generally in locations identified on Map 3 . These locations reflect Roads and Maritime Services requirements as submitted for the Planning Proposal amendment to the Ashfield LEP 2013 to change zonings for Ashfield East. “Upfront” consultation prior to any design finalisation must occur with Council’s engineers and the Roads and Maritime Services to determine appropriate locations, with consultation documentation provided with a Development Application.
		DS10.6	Use of Prospect Road for entry and exit shall be limited to a left turn movement in and out of Prospect Road, and with a median island provided to prevent right turn entry movements in Prospect Road, as shown in Map 3 . If required street kerbs shall be repositioned to accommodate the median island width in Prospect Road, subject to approval of Council’s engineers, with the construction work being at the applicant’s cost. A survey and design shall be provided at Development Application stage to determine the extent of work required.



Performance Criteria	Design Solution
	<p>DS10.7 In the event 104 Liverpool Road is sought to be redeveloped, site layout design shall ensure use of the adjacent Council laneway for vehicular both entry and exit to Liverpool Road is enabled, by providing a wider laneway which aligns with existing traffic lights to the satisfaction of the Roads and Maritime Services.</p>





Map 3- Site amalgamations and vehicular access - Principles