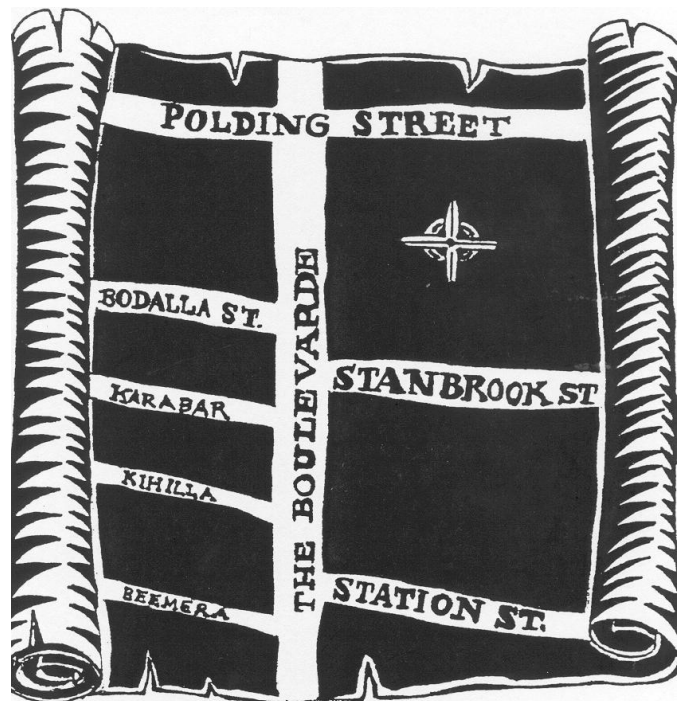


# Fairfield Heights Local Business Centre Development Control Plan 2013

Version 1 - 31 May 2013



## Contents

- 1. Introduction
  - 1.1 Purpose of this DCP
  - 1.2 Name of the Plan
  - 1.3 Land to which Plan Applies
  - 1.4 Relationship to Other Plans
  - 1.5 Commencement Date
  - 1.6 Amendments
- 2. Objectives
  - 2.1 Desired Character
- 3. Streetscape and building design
  - 3.1 Background
  - 3.2 Facades
  - 3.3 Building Height
  - 3.4 Building Materials
  - 3.5 Corner Buildings
  - 3.6 Side Walls
  - 3.7 Awnings
  - 3.8 Signs
  - 3.9 Building Setbacks
  - 3.10 Solar Access to Surrounding Residences
- 4. Civic open space
- 5. Pedestrian access
  - 5.1 Pedestrian Movement
  - 5.2 Access
  - 5.3 Provisions for the Disabled
- 6. Landscaping
  - 6.1 Rear Terraces and Balconies
  - 6.2 Landscaping Parking Area
- 7. Parking access and loading
  - 7.1 Car Parking Provisions
  - 7.2 Loading
- 8. Relationship to adjacent development
  - 8.1 Preamble
  - 8.2 Adjoining Residential Development
  - 8.3 Screening
  - 8.4 Walls/Fencing
- 9. General provisions
  - 9.1 Trading Hours
  - 9.2 Rear Lanes
  - 9.3 Lighting
  - 9.4 Window Display
  - 9.5 On-Site Detention

# 1 Introduction

## 1.1 Purpose of this Development Control Plan

The Fairfield Heights local centre is a vibrant and successful retail centre. It has regular shoppers, well-established business operators and a straightforward layout that makes it easy for patrons to use.

As with all shopping centres, Fairfield Heights will always experience pressure for development and change.

The purpose of this plan is to provide standards and controls for those developers and business operators who want to make changes to Fairfield Heights Local Centre. These guidelines are intended to ensure any changes improve the business environment and built form of the Centre.

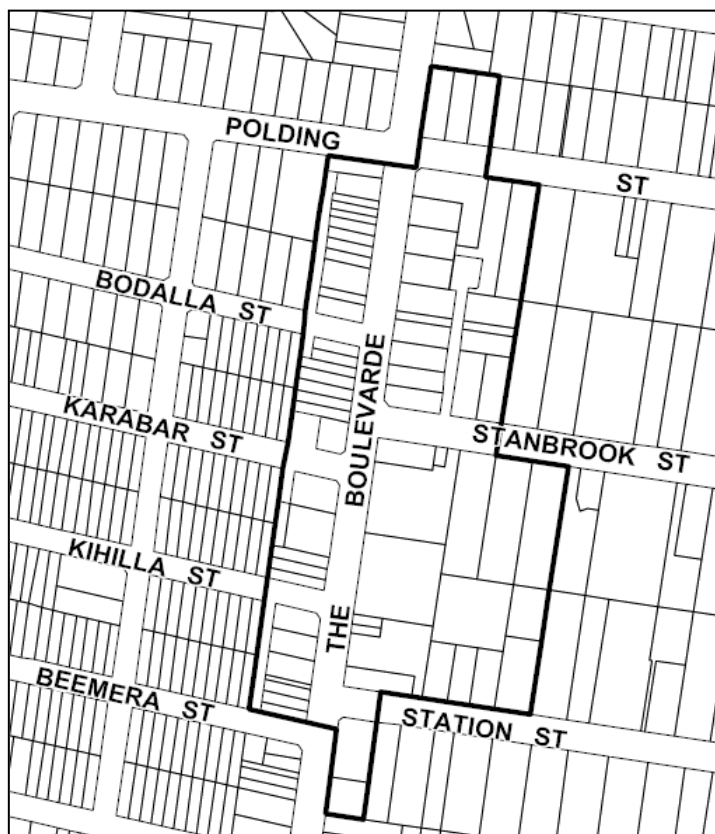
While this plan will probably be used most by building owners, developers and Council staff, members of the community can use it as a guide to the likely future direction of the Fairfield Heights local centre.

## 1.2 Name of the Development Control Plan

This Plan is called 'Fairfield Heights Local Business Centre Development Control Plan 2013'.

## 1.3 Land to Which This Plan Applies

This Plan applies to land zoned 'B2 Local Centre' in Fairfield Heights Local Business Centre as shown by a thick black line on the map below:



## **1.4 Relationships to Other Planning Documentation**

This Development Control Plan is prepared in accordance with Section 74C of the Environmental Planning and Assessment Act, 1979, and Part 3 of the Environmental Planning and Assessment Act 1979.

This Plan should be read in conjunction with Fairfield Local Environmental Plan 2013, as it sets out other relevant guidelines and controls.

Certain issues which may be applicable for consideration are contained within the Fairfield City-Wide Development Control Plan 2013. In accordance with Section 74C (3) of the Environmental Planning and Assessment Act 1979, this plan adopts certain provisions contained within particular chapters of the Fairfield City-Wide Development Control Plan 2013. Those chapters are listed below:

- Chapter 2 – Requirements for Development Application Submission
- Chapter 3 – Environmental Management and Constraints
- Chapter 10 – Miscellaneous Development
- Chapter 11 – Flood Management
- Chapter 12 – Car parking, Vehicle Access and Management
- Chapter 13 – Child Care Centres
- Appendix A – Definition
- Appendix B – Notifications Policy
- Appendix C – Advice for Designing Advertising Signs
- Appendix F – Landscape Planning

If the provisions of this plan are inconsistent with the provisions of the referenced chapters of the Fairfield City Wide DCP 2013, the provisions of the Fairfield City-Wide DCP 2013 will prevail to the extent of the inconsistency.

## **1.5 Commencement Date**

This Plan was adopted by Council on 13 November 2012 and applies from 31 May 2013.

## **1.6 Amendments**

This section is blank at the time of printing this plan.

# **2 - Objectives**

The objectives of this Plan are:

- a. To improve the amenity of Fairfield Heights Local Business Centre for those who visit and/or work in the Centre;
- b. To encourage a standard of building design which enhances and responds to the characters of the Fairfield Heights Local Business Centre;
- c. To ensure the range of shops and services within the Fairfield Heights Local Business Centre is appropriate to local needs;
- d. To ensure that any new development in the Fairfield Heights Local Business Centre does not create an adverse impact on adjacent residential areas;
- e. To ensure the compatibility of land uses and development in the Fairfield Heights Local Business Centre;
- f. To allow Council to control the nature and scale of development in Fairfield Heights Local Business Centre; and

- g. To implement the aims and objectives of Fairfield Local Environmental Plan 2013.

## **2.1 Desired Character**

This Plan aims to encourage the development of Fairfield Heights Local Business Centre into a visually attractive, "pedestrian-friendly" environment. It further seeks to maintain and enhance the commercial viability of Fairfield Heights.

The Centre should develop a distinct identity achieved through reinforcement of its existing characteristics, those being building height and relationship between buildings and the street.

The range of services offered by the Centre should predominantly be aimed at satisfying the needs of the local population.

Car parking and servicing arrangements should be designed to minimise visual intrusion and disruption to pedestrians whilst providing a satisfactory response to the needs of the drivers.

Ideally, Fairfield Heights should become a vibrant centre in which people can enjoy spending business and leisure time. The desired scale of development for the Centre is boutique scale retailing and small scale commercial activity, supported by necessary larger operations such as supermarkets.

In detailing guidelines for the development of Fairfield Heights, this Plan aims to recognise the constraints imposed by adjoining development and ensure no diminution of amenity in surrounding sites.

With the establishment of the R3 Medium Residential zone, multi dwelling housing development will be focused (in part) around the Fairfield Heights Town Centre. This will increase dwelling and population density around the centre and should make it more economically viable and vibrant. It will also create additional demand for open space (in terms of quantity and quality of civic space), parking areas and roads to name just a few issues.

The measures outlined in this Plan are a response to these impending pressures.

# **3 - Streetscape and Building Design**

## **3.1 Background**

The streetscape of a centre is a combination of the presentation of the buildings, street planting, parking layout, street furniture and arrangement of open spaces. In Fairfield Heights many of these elements are of a poor or non-descript character. As a consequence, the streetscape of Fairfield Heights is not especially attractive. Fortunately, there are many opportunities to improve the streetscape in Fairfield Heights and many property owners have already begun improving their shop fronts.

## **3.2 Facades**

The facade of a building is the face that it presents to the street. New building facades should provide visual interest to the observer and the proportions should respect a human scale and recognise the small shop design prevalent in the Centre. (Typical shopfront width is 6-7 metres).

The facades of new large-scale buildings (such as supermarkets), which incorporate expansive horizontal aspects, should be broken into bays or segments similar in scale to the more traditional smaller scale shop environment characteristic of Fairfield Heights. A building may be broken into bays or segments through the use of vertical features.

These features include:

- Changes in facade planes
- Changes in material tones, types or texture
- Vertical feature elements such as columns, pilasters or recessing, and
- Party walls

Detail (and hence visual interest) should be added to the horizontal aspects of building facades through the incorporation of elements such as:

- Decorative treatment of the parapet by way of mouldings or soldier course brickwork
- Strong courses
- Cornices
- Fenestration heads, or
- Mouldings on verandah fascias

An interesting façade can also be achieved through the use of balconies, bay windows or deeply recessed openings that offer distinct shade lines.

All windows should be recessed by a minimum of 150mm in order to create a play of light and shade, to avoid creating the bland and bulky appearance of flush facades.

Window proportions should be vertically orientated (consistent with the building) and not exceed 50% of the facade above the awning.

### **3.3 Building Height**

Consistent, compatible building heights result in a harmonious streetscape. The established building height in Fairfield Heights is between one and three storeys. In order to maintain a sense of continuity in the Centre, no buildings will be permitted to exceed a height of three (3) storeys or 9 metres as specified with the Building Height Map that accompanies the Fairfield LEP 2013. (With average storey height assumed to be 3 metres, floor to ceiling).

### **3.4 Building Materials**

A distinct feature of the Fairfield Heights Centre is the high proportion of masonry used in its buildings. This helps contribute to a Centre identity. In order to retain this character, new buildings in the Centre will be required to incorporate predominantly masonry materials above the awning level. This requirement will necessitate a more sparing use of glass than has been fashionable in recent years. Masonry materials include bricks, stone, concrete/cement products and ceramics.

Apart from helping to consolidate Centre identity, this approach is an appropriate response to the Australian climate, will enhance the comfort of building occupants and reduce air conditioning bills. To minimise reflective discomfort from glare and heat, external glass is not to exceed 20% reflectivity, in accordance with Australian Standard 1288.

All development applications for new buildings or extensions must be accompanied by details of the materials to be used on external walls.

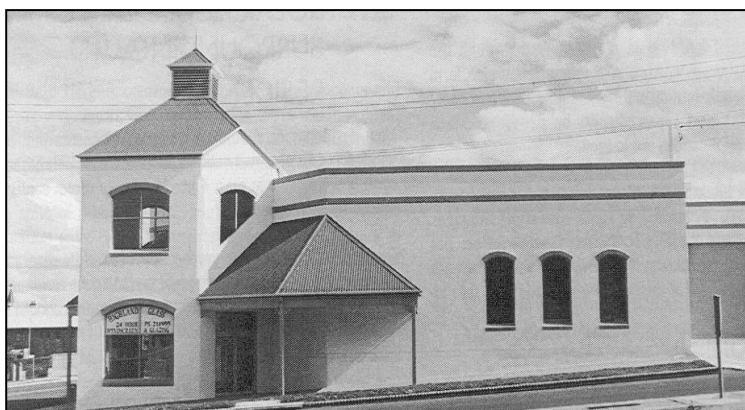
This building offers visual interest through distinct parapet treatment, a balanced use of materials, render detailing and human-scaled massing.



Even large buildings like supermarkets and shopping complexes can achieve a "boutique scale" character through the use of contrasting materials and changes in façade planes.

### 3.5 Corner Buildings

Due to their location at the junction of streets, corner buildings are particularly noticeable and thus have a strong impact on the visual presentation of a centre. Traditionally, corner buildings have been specifically designed in response to their prominent positions. In recognition of their role in the streetscape, corner buildings in Fairfield Heights Local Centre should be designed with splayed or rounded corner treatment. The facade should step up from the sides to the corner.



*An example of a corner building that recognises its prominent location*

### 3.6 Side Walls

Due to the large number of single storey buildings in Fairfield Heights Local Centre, re-development of certain sites at two or three storeys may result in large expanses of highly visible side walls. To help minimise the visual impact these walls may have, owners should consider treatments which are both attractive and improve the building's viability or utility to occupants. Windows along side walls of corner buildings can provide welcome natural light penetration. In former times side walls were often used to display visually striking (but often very simple) painted wall signs, many of which are now classified as heritage items. Suitably artistic similar painted signs could be considered for exposed side walls in Fairfield Heights.

### 3.7 Awnings

Awnings provide pedestrians with welcome cover from sun and rain. They are a particularly suitable response to the Australian climate. Fairfield Heights is fortunate in having a well established network of awnings. To maintain and enhance this awning network, new buildings must incorporate awnings along all facades fronting roadways (excluding laneways). Awnings should be parallel to the pavement (not angled) and be of metal construction, since glazed awnings, even when tinted, transmit heat and glare to pedestrians.

Structurally sound awnings ensure a safe and secure environment for pedestrians. All awnings are to be structurally sound and safe and comply with BCA requirements. Applicants must carry out regular maintenance or repair work to awnings and their stormwater disposal systems, which include painting and repairing any leaks etc. It is important that the visual amenity of the structure is maintained through the proper maintenance of existing awnings.

To restrict wind-driven rain, awnings should not exceed 3.5m in height above the footpath. Awnings may not be closer than 600mm to the kerb line. Awning depth across the footpath should be comparable to those on adjoining buildings and should extend for the length of the building.

Awnings associated with Heritage Items as specified in Schedule 5 of the Fairfield Local Environmental Plan 2013 must comply with Clause 5.10 Heritage Conservation of the Fairfield LEP 2013.

An Awnings Maintenance Plan is required to be submitted with all Development Applications for the construction of a building proposing an awning or occupation of a building that already contains an awning.

- The Maintenance Plan for development including the construction of a new building will include maintenance details that cover the life of the awnings.
- The Maintenance Plan for awnings that are on existing buildings will provide details of repair that will be carried out."



*Fairfield Heights has a well established awning network that provides pedestrians with welcome shelter*

### 3.8 Signs

A well-designed building is easily marred through the attachment of signage, which is of an inappropriate size, form or location. To help minimise this possibility, details of likely sign locations and types should be provided when development applications are lodged.

Please refer to the Appendix C Advice for Designing Advertising Signs of the Fairfield City Wide DCP for signage controls applicable to Fairfield Heights town centre.

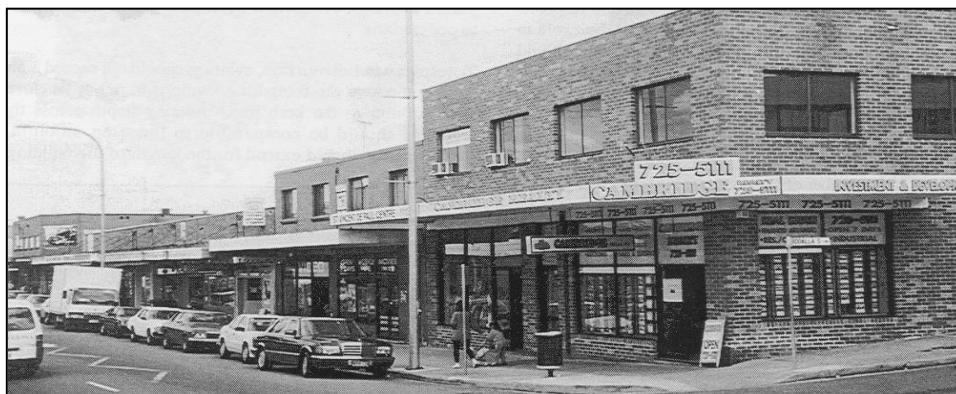


**Note:** For exempt and complying signage controls refer to Schedule 2 Exempt Development and Schedule 3 Complying Development of the Fairfield Local Environmental Plan 2013 and/or the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

### 3.9 Building Setbacks

To maintain streetscape continuity, the first two floors of any new building facades must be aligned with the front property boundary in the manner of existing buildings in Fairfield Heights. In the case of corner sites, facades must be aligned with both street frontage boundaries.

*Consistent building alignment gives the centre a regular edge and thereby contributes to a cohesive character*



### 3.10 Solar Access to Surrounding Residences

New development should be designed to ensure that windows to at least one living area of the dwelling on an adjoining allotment receive a minimum 3 hours of sunlight between 9.00am and 3.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result in additional overshadowing on the affected living area of the dwelling. Council may require the preparation of shadow diagrams showing the impact of a proposal on adjacent residential buildings and their open space. Such diagrams should be based on a survey of the site and adjoining development.

## 4 - Civic Open Space

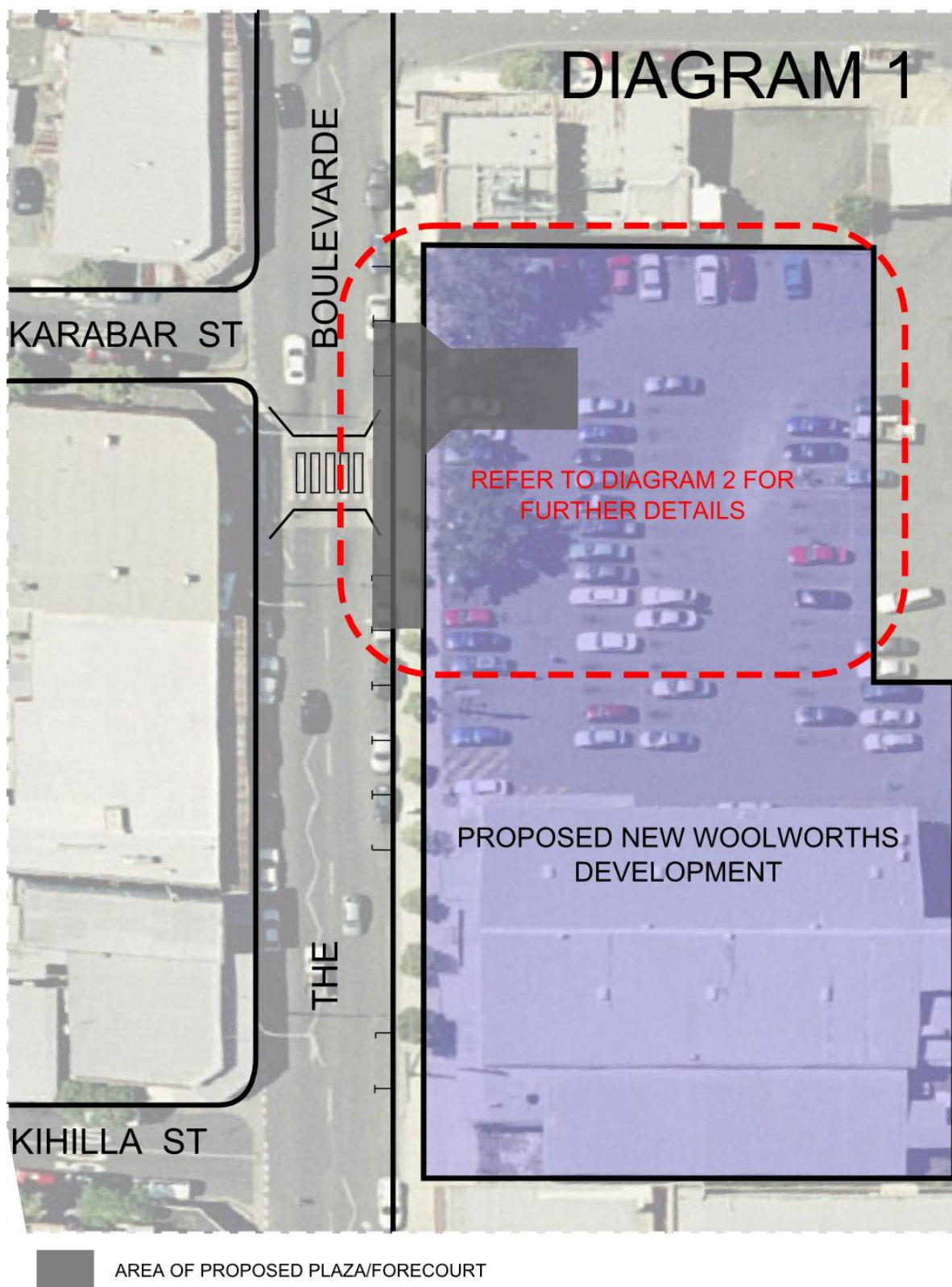
### DA 435/2011 - Redevelopment of 176 The Boulevard, Fairfield Heights

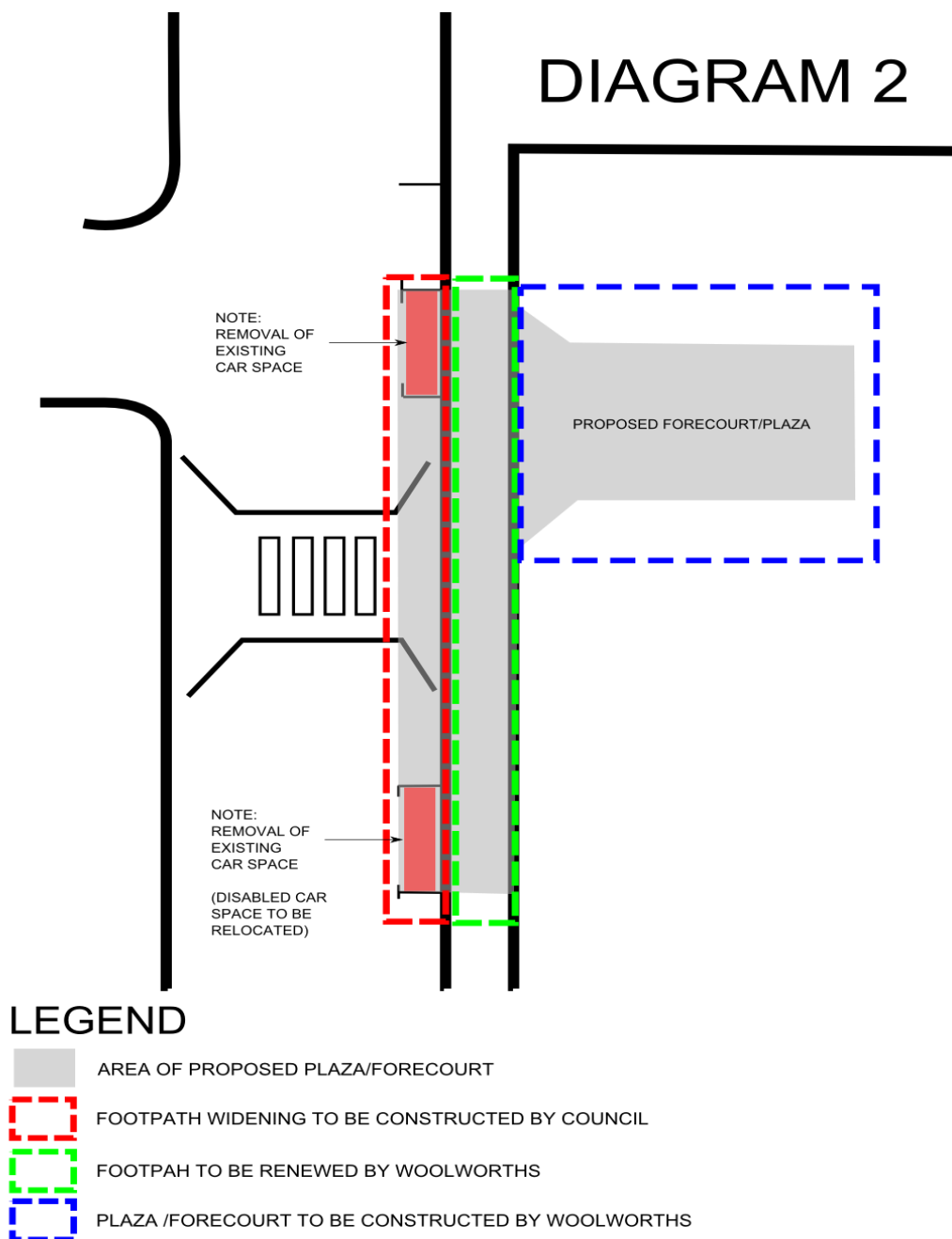
The Fairfield Heights Local Centre is very limited in terms of the provision of open space. The public space is essentially limited to the footpaths that run parallel to The Boulevard.

With the re-development of the above site to construct a new supermarket, an opportunity was presented to Council to negotiate with the developer to introduce a small amount of civic open space as part of the development.

As the result of negotiations between Council and the developer, an agreement was reached whereby Council would widen a section of footpath directly fronting the redevelopment site to complement the small civic space to be constructed by the developer. Refer to the following **Diagrams 1** and **2** for further details.

**Note:** Options for the provision of additional open space within the town centre will be considered in future reviews of this DCP.





## 5 - Pedestrian Amenity

### 5.1 Pedestrian Movement

New developments must incorporate sealed pavement between the parking areas and the building and should, where possible, achieve continuous and convenient pedestrian links between various parts of the Centre. The proposed route for these links is shown on the map at the back of this booklet. Pedestrian access through car parking areas should be clearly marked and, where possible, emphasized by the use of raised and textured surfaces.

### 5.2 Access

In consideration of the needs of the disabled, people with prams, shoppers with trolleys and the frail aged, floor levels for new buildings should be flush with footpath levels.

### 5.3 Provisions for the Disabled

Where public toilets are provided as part of a development, toilet facilities for the disabled must be provided. Advance on appropriate design for such facilities is available from the Council.

In any new development, landscaping may be required to improve the streetscape or the setting for the development. Requirements will vary depending upon the nature of the development and its relationship to the street and surrounding sites.

Council in the assessment of a development application must be satisfied that the proposed development will ensure as far as practicable the preservation of all trees on site at the time the Development Application was lodged unless it can be satisfied that the existing tree/s pose a threat to a person's safety.

## 6 - Landscaping

### 6.1 Rear Terraces and Balconies

If buildings are terraced or have decks, balconies or podium levels, planter boxes at these levels can be effective in softening the visual appearance of the building. This technique should, however, only be used at the rear of buildings as such an approach would be inconsistent with established facade treatment along The Boulevard.

### 6.2 Landscaping Parking Area

To reduce the impact of hard paving and summer sun, open car parking areas should be landscaped with trees which will produce wide spreading foliage and provide desirable shade. Applicants should refer to Appendix F – Landscape Planning of the Fairfield City Wide DCP 2013.



*Landscaped balconies can soften the visual impact of a building*

## 7 - Car Parking, Access and Loading

### 7.1 Car Parking Provisions

Refer to Chapter 12 – Car Parking, Vehicle and Access Management of the Fairfield City Wide DCP 2013.

### 7.2 Loading

Because of the predominantly small size of shops in the Fairfield Heights Local Centre and relatively small size of goods sold generally, delivery requirements are normally satisfied by vans and small trucks.

As a general guide, development proposals should provide sufficient loading/unloading areas to accommodate these types of delivery vehicles on-site, unless this is impractical or other loading/unloading arrangements exist or can be provided to the satisfaction of Council (for example, through on-street loading zones). Where rear lane access exists, developments should take advantage of the opportunity to redirect service vehicles from on-street locations (usually busy roads) to the rear lanes for all servicing requirements.

In certain cases, Council may require on-site delivery arrangements to be able to cater for large rigid or articulated trucks because of the size or nature of the development, for example, large supermarkets, fruit barns or furniture stores. Applications for developments that may need special provision for larger delivery vehicles should contact Council prior to preparation of the application to determine the most appropriate delivery vehicle arrangements.

## 8 - Relationship to Adjacent Development

### 8.1 Preamble

Applications should demonstrate how the proposed development would fit into its surroundings. Plans and elevations should be provided showing the relative position of existing and proposed buildings on the side and rear boundaries.

### 8.2 Adjoining Residential Development

Where development adjoins residential zoned land it should be designed to:

- a. Ensure that the windows to at least one living area of a dwelling on an adjoining allotment receive a minimum 3 hours of sunlight between 9.00am and 3.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result in additional overshadowing on the affected living area of the dwelling, and
- b. Protect windows and open spaces of adjoining premises from overlooking, loss of privacy and unreasonable transmission of noise.

### 8.3 Screening

Where there is the potential for a development to cause nuisance to adjoining residences such as by traffic movement, parking, headlight glare or security lighting, adequate protective screening must be provided, comprising screen fencing and/or landscaping to Council's satisfaction.

## 8.4 Walls/Fencing

Where a development has frontage to two or more streets it may be necessary to screen rear storage, servicing or parking areas from public view. Any boundary fences that may be erected must be constructed of materials that adequately screen the storage, parking or service areas and generally complement the building and surrounding environment.

In this regard, applicants are advised that wire mesh fences are not considered to be acceptable. In general, walls and fences should be of timber or masonry construction and should be designed in recognition of the significant visual impact they can have on the environment. Tops of timber fences should be beautified through the incorporation of turned post tops and decoratively shaped paling tops, examples of which are shown below. The horizontal extent of all walls/fences should be relieved through regular vertical features that break the wall into a series of human scaled bays.

# 9 - General Provisions

## 9.1 Trading Hours

Due to the proximity of Fairfield Heights Local Business Centre to residential areas Council must pay particular attention to the operating hours for business. The extent of operating hours, which may be permitted, is also limited by State Government legislation.

The advantages in permitting extended hours for various activities in Fairfield Heights Centre are more flexible hours within which residents may conduct their business, greater vitality and consequently improved pedestrian and building security.

The following activities are regarded by Council as having a limited impact on the amenity of residential areas around the Centre and thus would be viewed favourably in any application for extended trading hours:

- Newsagents
- Medical Centres
- Post Offices
- Chemists
- Business Premises
- Electrical Goods Shops, and
- Banks/Building Societies/Credit Unions
- Hardware and Building Supplies
- Clothing Shops
- Hairdressers

In determining applications for restaurants, hotels and other uses for extended trading hours, the following factors will be taken into consideration by the Environmental Standards Department:

- Proximity of premises to residential development
- The scale of operation of the business
- Proposed works to minimise adverse effects on residential areas, and
- The history of the subject premises in relation to previous complaints about noise, nuisance, etc

Council may require a report prepared by a suitably qualified acoustic consultant to be submitted with any proposal for extended trading hours. Council may also issue a time-limited consent in order to assess the impact of a development on adjacent properties.

## **9.2 Rear Lanes**

The majority of premises in Fairfield Heights Local Business Centre have rear lane access. However some sections of the laneway network are still in private ownership. Upon redevelopment of these sites, Council will require the dedication of the land for road purposes through the development consent process.

## **9.3 Lighting**

The attractiveness and security of a commercial centre can be significantly enhanced through appropriate illumination. Lighting allows easy observation/ monitoring of buildings and thereby limits the cover darkness provided to anyone contemplating theft or vandalism. Additionally, illuminated window displays and building facades can visually enliven shopping centres at night and draw the attention of potential customers. Shopping centres that are popular also act as a deterrent to criminals. For these reasons, Council encourages the use of appropriate lighting.

Lighting may take the form of internal illumination of window displays, "up-lighting" of the building facade by way of inconspicuous lights on awnings, or "down lighting" recessed into the underside of the awning.

## **9.4 Window Displays**

Activities such as tailors and the retailing of automotive accessories are becoming more common in local centres due to the more affordable rents available in these locations.

These activities seldom have window displays, and ground floor premises in which such uses occur frequently have the front window painted out or replaced with a wall. The absence of a window display one would normally expect to find in a retail centre results in a poor presentation to the street, and reduces the attractiveness of the centre as a whole to shoppers.

To enhance presentation to the street, all ground floor premises should have a window display, showing the types of goods offered for sale or made on the premises. Professional offices or restaurants located on the ground floor may decorate windows with curtains or blinds provided pedestrians are offered glimpses of the activity within.

## **9.5 On Site Detention**

Some development will increase the proportion of the site that is covered in water impervious materials such as roofing or paved surfaces.

In those circumstances where development of a property involves a reduction in the proportion of the site covered by "soft surfaces" (such as grassed, soil or landscaping), on-site detention of the water, which runs off the extra impervious surface, is required.

Council's Development Assessment Engineers can provide further technical details on this matter.