



Amendment Listing

The following list, details the sections in the Development Control Plan that have been amended after the 22 December 2000.

There have been seven amendments, these amendments are:

- Amendment No. 1 – operational on 4 April 2001,
- Amendment No. 2 – operational on 8 August 2001,
- Amendment No. 3 – operational on 7 November 2001, and
- Amendment No. 4 – operational on 23 January 2002.
- Amendment No. 5 – operational on 23 April 2002
- Amendment No. 6 – operational on 17 July 2002
- Amendment No. 7 – operational on 12 March 2003

Amendment No.1 has changed or added the following sections:

- Table of Contents
- How to use Leichhardt Development Control Plan
- Section A1.0 – General Information
- Transfer of Section B5 – Suburb Profiles to Section A10 – Suburb Profiles
- Section A10.1 – Lilyfield Suburb Profile (including all subsections)
- Part B – Residential Development – Introduction page
- Section B1.2 – Design Element 2 – Building Form, Envelope and Siting
- Section B3.4 – Design Element 20 – Access to Views

Amendment No.2 has changed or added the following sections:

- Table of Contents
- Section A1.0 – General Information
- Section A10.2 – Leichhardt Suburb Profile (including all subsections)
- Section B1.2 – Design Element 2 – Building Form, Envelope and Siting
- Section B1.5 – Design Element 5 – Elevation and Materials
- Section B1.7 – Design Element 7 – Fences
- Section B2.6 – Design Element 14 – Using solar energy ‘actively’ – Energy efficient water heaters, photovoltaic (solar energy) systems & swimming pool heating
- Section B2.8 – Design Element 16 – Landscaping
- Section B3.6 – Design Element 22 – Dormer windows

**Amendment No. 3 has changed or added the following sections:**

- Table of Contents
- Section A10.3 – Annandale Suburb Profile (including all subsections)
- Section C1.0 Non-Residential Development
- Section C1.1 Design Element 1 – Site layout and building design
- Section C1.6 Design Element 6 – Shopfronts
- Incorporation of Section C 5.0 Area Based Controls into the Suburb Profiles

Amendment No. 4 has changed or added the following sections:

- Table of Contents
- Section A2.0 – Urban Framework Plans
- Section A6.0 – Site Analysis
- Section A10.4 – Glebe Suburb Profile (including all subsections)
- Section B1.1 – Design Element 1 – Site Layout, Subdivision and Design
- Section B1.2 – Design Element 2 – Building Form, Envelope and Siting
- Section B4.3 – Development Type 3 – Laneway Development

Amendment No. 5 has changed or added the following sections:

- Section A10.3.1 – Young Street Distinctive Neighbourhood
- Section A10.3.2 – Annandale Street Distinctive Neighbourhood
- Section A10.3.3 – Johnston Street Distinctive Neighbourhood
- Section A10.3.5 – Trafalgar Street Distinctive Neighbourhood
- Section A10.3.6 – Nelson Street Distinctive Neighbourhood

Amendment No. 6 has changed or added the following sections:

- Table of Contents
- Section A10.5 – Rozelle Suburb Profile (including all subsections)



Amendment No.7 has changed or added the following sections:

- Table of Contents
- Section A10.6 – Balmain Suburb Profile (including all subsections)
- Section B1.9 - Design Element 9 – Corner Site Controls

The latest amendment date is printed on the affected section and users should ensure that the DCP has been updated. It is essential that when amendments are added that they are inserted in order of amendment. For example Amendment No.1 must be inserted prior to Amendment No.2.

Amendments and alterations have affected page numbering throughout the document. However, only those sections that have had content altered are listed above.



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How to use Leichhardt Development Control Plan

Leichhardt Development Control Plan (DCP) should be used together with Leichhardt Local Environmental Plan 2000 (LEP).

Leichhardt LEP provides the legal framework by which development decisions are made. It sets out Council's vision and seeks to implement this by way of objectives, policies, zoning tables and zoning and heritage conservation maps.

The DCP supplements this document by providing detailed reasoning, guidelines, controls and general information relating to the decision making process. Together these documents form the Leichhardt Town Plan.

Leichhardt DCP is divided into 3 parts.

Part A General Information

Part B Residential

Part C Non-residential

Part A

- Provides background information, procedures and standards that apply to all development.

A1.0 General Information

- This section sets the statutory framework for the DCP.

A2.0 Urban Framework Plans

- These are maps which diagrammatically indicate built and natural features and are supplementary to all guidelines and controls.

A3.0 Principles of Ecologically Sustainable Development

- This section sets out the main principles and justification relating to the design elements set out under the Ecologically Sustainable Development sections in parts B & C.

A4.0 Urban Form and Design

- This section sets out the main principles and justification relating to the design elements within the Urban Form and Design sections in Parts B & C.

A5.0 Amenity

- This section sets out the main principles and justification relating to the design elements in the amenity section in Part B & C.

A6.0 Site Analysis

- This section sets out the reasons for and issues to be considered in preparing a site analysis - the first step in the development process.

A7.0 Heritage Conservation

- Covers the issues of heritage and conservation consideration.

A8.0 Car Parking standards and controls

- This section sets out controls and guidelines relating to the provision of on-site parking.

A9.0 Advertising and signage

- This section outlines what types of advertising signs are permissible and other controls and guidelines relating to signage.

A10.0 Suburb Profiles

- This section sets out specific principles, guidelines and development controls for the suburbs of Lilyfield, Leichhardt, Annandale, Glebe and Balmain and Rozelle.



Parts A7.0 – A9.0 are all divided into 4 sections;

Principles	<i>describe the primary purpose.</i>
Rationale	<i>provides an explanation and supporting information.</i>
Guidelines	<i>provide steps and procedures for best practice and are encouraged by Council.</i>
Controls	<i>provide mandatory controls on all development.</i>

Part A10.0 Suburb Profiles is divided into neighbourhoods which have the following sections:

Landform	<i>describes the history and topographical characteristics.</i>
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Existing Character

describes the existing character in terms of built form, street layout and subdivision pattern.

Desired Future Character

provides desired future character statements in terms of building materials, urban form, landscaping and local area character.

Neighbourhood Controls

provides mandatory controls on development across each neighbourhood.

Additional Controls

provides mandatory controls on development in specific local areas.

Part B - Residential and **Part C** - Non-residential are essentially divided into three main sections;

- Urban Form and Design (B1.0 & C1.0)
- Ecologically Sustainable Development (B2.0 & C2.0)
- Amenity (B3.0 & C3.0)

These 3 sections relate to the main policies in Parts 4,5,6 and 7 of the LEP and form the basis for assessing development.

Each section is divided into 'design elements' ('operational elements' in relation to C3.0). These address the various issues for consideration such as site layout and design (Urban Form and Design), using solar energy (Ecologically Sustainable Development), or visual privacy (Amenity). Each 'element' consists of principles, rationale, guidelines and/or controls. Each element should be considered with the information contained in Part A to ensure the most satisfactory design solution.

Both Part B and Part C have additional sections in the form of development types (B4.0 & C4.0), and area based controls (Part C5.0) to assist in the design and decision making process.

A Glossary and Bibliography complete the DCP.

Information sheets and policy statements are incorporated and are referenced throughout the document.



A1.0 General Information

1.1 Adoption date

Leichhardt Development Control Plan (DCP) was adopted by Leichhardt Council on 18 April 2000 and came into operation on gazettal of Leichhardt Local Environmental Plan 2000. This DCP is subject to amendment from time to time and users should refer to the Amendment Listing.

1.2 Land to which Leichhardt Development Control Plan applies

Leichhardt DCP applies to the development of all land in the Leichhardt Local Government Area.

1.3 Relationship to Leichhardt LEP and other Council Plans and Policies

Leichhardt DCP supplements the controls of Leichhardt *Local Environmental Plan 2000 (LEP)*. Leichhardt DCP is a comprehensive plan, and incorporates previous DCP's for the Leichhardt area.

This DCP has been prepared in accordance with the provisions of section 72 of the Environmental Planning & Assessment Act (EP&A Act) 1979, and clauses 19-25 of the Environmental Planning & Assessment Regulation, 1994.

EP&A Act Section 79c:
Under section 79c of the Environmental Planning and Assessment Act 1979, Leichhardt Council is required to take Leichhardt DCP into consideration, when determining development applications.

EP&A Act Section 94 Contributions Plans:
Under a contributions plan Council may require the dedication of land, the carrying-out of buildings or works or the payment of a monetary

contribution towards the provision of services and facilities to meet the needs of Leichhardt's growing population. Refer to the Contributions Plans to determine if the proposed development is required to make a contribution.

Tree Preservation Order (TPO):
The TPO order protects trees by prohibiting the ring-barking, cutting down, chopping, lopping, removing, injuring or wilful destruction of any tree without the consent of Council. The order is set out in Policy Statement 1.

Other development control plans which may need to be referred to include:

DCP 21 - Wharf Road (Birchgrove)

DCP 22 - 461 – 465 Glebe Point Road (Glebe)

DCP 23 - Orphan School Creek (Forest Lodge)

DCP 27 - Balmain Power Station (Rozelle)

DCP 31 - Ampol (White Bay)

DCP 32 - Design for Equity of Access.

DCP 33 - "Bidura" 357 Glebe Point Road, Glebe

DCP 35 - Exempt and Complying Development.

DCP 36 - Notifications under the EPA Act.

DCP 37 - 2-8 Weston Street, East Balmain

DCP 38 - Waste, Avoid, Reuse and Recycle.

DCP 39 - John Fletcher & Glebe Depot (Glebe)

DCP 42 - Land Contamination

DCP 47 – Jane Street, Balmain

DCP 48 –Managing Activities on Footpaths and Street Verges

DCP 49 – 156-160 Bridge Road, Glebe



A2.0 Urban Framework Plans

Leichhardt's streets and suburbs have distinctive character generated by a rich mix of street patterns, building types and architectural styles. Whilst elements of this character are constantly changing, there is need to guide overall changes. Leichhardt's *Urban Framework Plans* (UFP) draw together key urban and environmental elements that contribute to overall character and provide the strategic framework upon which Leichhardt's future development depends.

The *Urban Framework Plans* should be addressed by every development in Leichhardt. Natural and built features, as identified should be accentuated by design, and the strategies for the future must be recognised and acted upon in all new proposals.

The Urban Framework Plans consist of 3 diagrammatical plans which specifically identify the following features and initiatives.

UFPA2.1 Environment and open space;

- topography, hills, valleys, creeks and ridgelines,
- existing and potential open space network,
- headlands and promontories,
- stormwater,
- ecological restoration,
- existing and proposed public waterfront.

UFPA2.2 Urban character and identity;

- key buildings and urban spaces,
- civic and community precincts,
- key townscape and landscape elements,
- key links/roads,
- key views and vistas,
- gateways to important centres/areas,
- water and land connections.

UFPA2.3 Urban Strategy;

- strategic sites,
- town centre / main street improvement project,
- light rail corridor,
- major pedestrian and cycle links,
- arterial and primary roads,
- key open spaces and links,
- recreation corridor,
- gateways to the Municipality,
- corridor strategy,
- bays precinct



A3.0 Principles of Ecologically Sustainable Development

Leichhardt LEP and DCP are based upon principles of Ecologically Sustainable Development (ESD). These principles provide a broad framework of planning and design controls for all used, and aim to achieve a more ecologically responsible design of the built and natural environment.

The following four principles are recognised by Intergovernmental Agreement on the Environment (IGAE), as being those which should inform policy making and program implementation.

1. “Precautionary principle – where there are threats of serious or irreversible environmental damage, lack of scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation...”
2. “Intergenerational equity – the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations...”
3. “Conservation of biological diversity and ecological integrity should be a fundamental consideration...”
4. “Improved valuation, pricing and incentive mechanisms” – this principle includes the concepts of:
 - (i) ‘polluter pays’
 - (ii) full-cycle costing for goods and services, including the use of natural resources and assets and the disposal of wastes
 - (iii) cost effective pursuit of environmental goals, via use of incentive structures – including market mechanisms.

The policies contained in the LEP when implemented together with the detailed policies in the DCP should ensure that development in Leichhardt contributes to a sustainable future.

Integration of the principles of ESD into urban design and management could make a significant contribution to the less wasteful use of natural resources. Sustainable design seeks to minimise the negative effects of urban development on the natural environment and embrace energy efficient buildings, ‘clean’ technology and ‘green’ management practices. It aims to achieve more conservative use of resources so that they can be harvested at a sustainable rate that allows for healthy regeneration. Sustainable design seeks to ensure that natural resources are replenished and available to support future generations rather than being depleted.

Council’s development controls require energy efficient design for new buildings and renovation, encourage good-quality landscaping, aim to increase open space, reduce the negative social and environmental impetus of traffic and create a pedestrian friendly and diverse urban environment



A4.0 Urban Form and Design

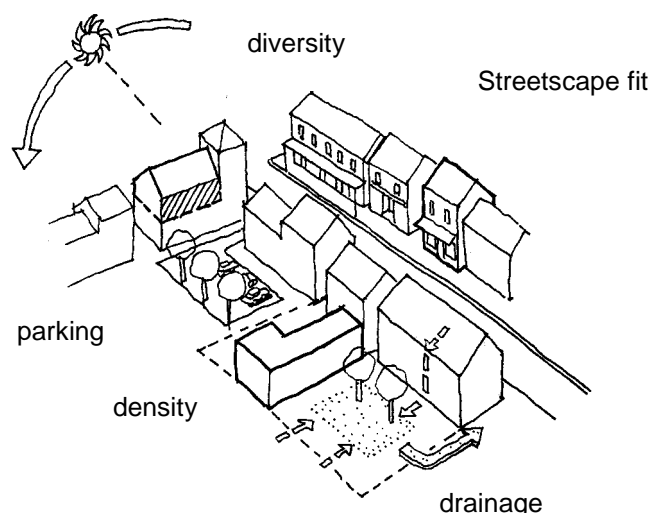
A sense of community, privacy and safety are often evident in the older parts of towns and cities which are characterised by traditional street patterns.

In these areas, streets and spaces are well-defined with buildings that directly access and overlook them, providing good surveillance. The buildings and their surrounds are integrated and compatible with each other.

The built environment has more than just a visual impact on our lives. The form, layout and design of urban spaces shapes the way we interact with each other and carry out our day to day activities. It has been demonstrated that a poorly designed urban environment can directly affect personal well-being and contribute to increased crime and the loss of a sense of place and community which may lead to isolation and segregation. Inhuman scale and lack of visual interest and variety in the built form are contributory factors to poor urban design. Consequently it is important to ensure that the built environment grows in a way that best accommodates future needs and requirements by having consideration to the design elements that are essential to good urban form and design.

The design elements which are addressed in more detail in separate sections provide guidance and controls relating to features of good urban form and design and include:

1. undertaking a site analysis;
2. ensuring the design of the proposal relates to the site and the prevailing street subdivision pattern;
3. having regard to the bulk, size, heights, massing and proportions of the proposed buildings in relation to surrounding development, and ensuring that adequate space is provided around buildings to provide an appropriate setting;



4. ensuring that the car parking provided is appropriate to the development and site circumstances and that the layout is sympathetic and practical;
5. ensuring that the elevational detail and materials are sympathetic to the surrounding development;
6. consideration of front walls, fences, out-buildings, landscaping and building entries, site facilities and utility installations.

Some of these design elements have implications for the amenity enjoyed by the future occupants of the new development and that of neighbouring occupiers. Additionally, the design and layout of buildings is important in terms of providing ecologically sustainable development.

Each design element does not stand alone but is intrinsically linked to other design elements relating to urban form, design, amenity and ecologically sustainable development. A balance between these issues needs to be reached in order to produce the best development.



A5.0 Amenity

Amenity is defined in Leichhardt Local Environmental Plan 2000 as

"Amenity means the enjoyment of the environment, whether by the community as a whole or by an individual, arising from the day to day use of property, including dwellings or publicly accessible land, community facilities or open space, and includes, but is not limited to, the enjoyment of:

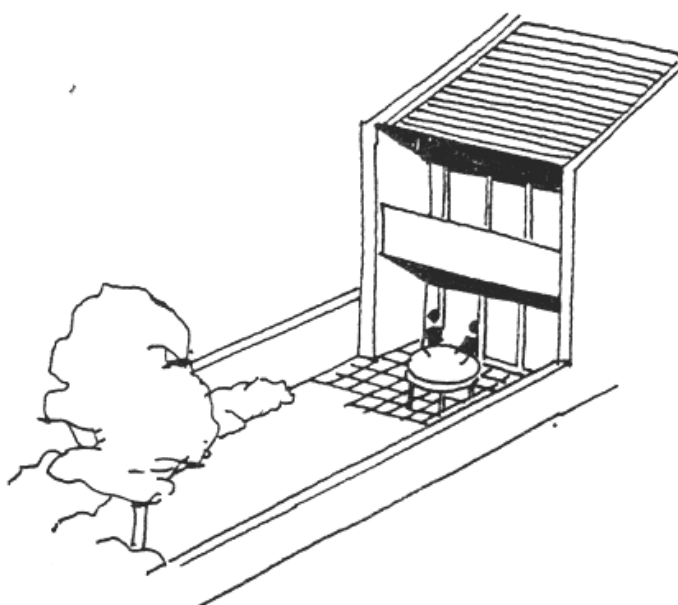
- (a) sunlight, privacy and views, and
- (b) residential and community life free from nuisance arising from the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit."

Reasonable amenity should be ensured to future occupants of new development and maintained to residents in their existing homes. It is not the function of the planning system however, to ensure the protection of one person's amenity to the detriment of another, but to balance the needs of the community as a whole.

The amenity of a resident is determined by many factors including urban form and design, access to services and the principles of ecologically sustainable development. However, specifically, solar access, private open space, visual privacy, acoustic privacy, access to views and the activities of non-residential development are seen to impact directly on the enjoyment of residential amenity.

Whilst the design elements in this development control plan have been separated into sections to enable easy reference they are nevertheless intrinsically linked. Together the application of these design elements will enable the provision and maintenance of an environment that meets the future and current needs of the community.

Providing privacy for one dwelling may result in the loss of solar access or outlook to another dwelling. Frequently the achievement of the ultimate outcome in one design element will result in a less than satisfactory outcome in another. Consequently all the issues need to be balanced and innovative design solutions incorporated to ensure that the best all round solution is achieved.





A6.0 Site Analysis

A site analysis is the first step in considering the development potential of a site. It is a prerequisite to all new development proposals and should be completed before a development is designed. For alterations and/or additions, a site analysis will be left up to the discretion of the Assessing Officer. Council will exercise its judgement about the extent of information required in a site analysis depending on the nature of the development proposal.

A site analysis must be to scale and should identify development opportunities and constraints offered by a site, and the potential impact of a development on its surroundings. This is fundamental to the process of achieving good urban ecologically sustainable development and enhancing amenity.

The site analysis is a concept plan. It not only addresses the constraints and opportunities of the development site but also the context within which the site is set. It is essential to consider the wider picture when preparing a site analysis, including

neighbouring developments, the street and locality.

How to Prepare a Site Analysis

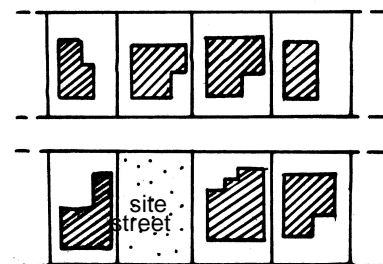
Use an annotated plan to show key characteristics and relationships to adjacent buildings and streets, as set out below. For large residential sites, address issues such as orientation of streets and buildings.

Refer to the Urban Framework Plans for the strategic context and Leichhardt *Suburb Profiles* (A10.0) to assess local area character.

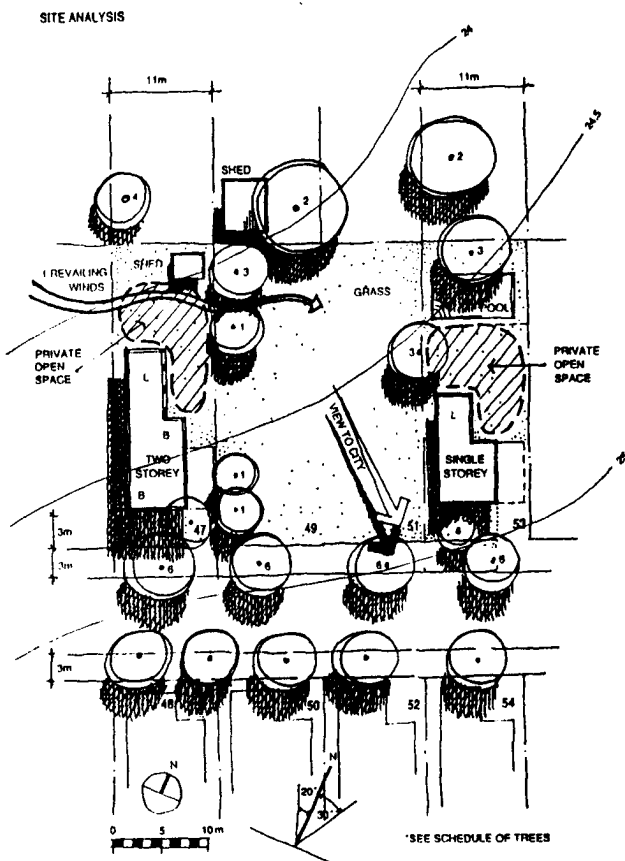
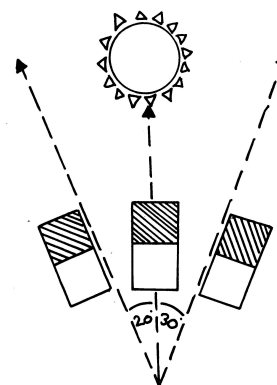
A site analysis at its most exhaustive would address the following in relation to:

The site, its context and surroundings

- The site context in relation to neighbouring sites, street patterns and lot sizes and orientation.

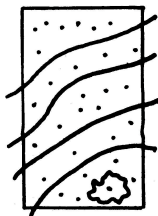


- Drainage lines across the site.
- True North, and a range of 30° east and 20° west of true North.





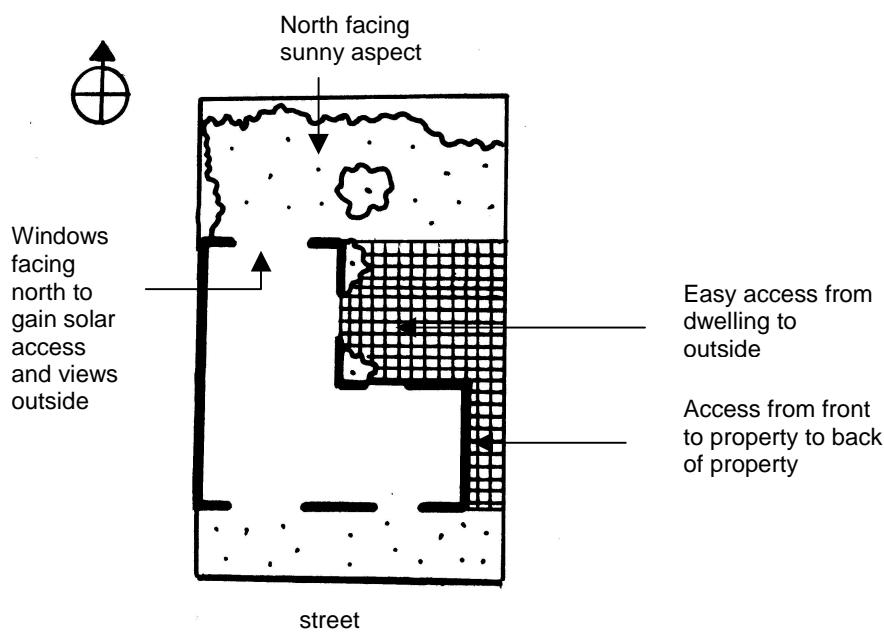
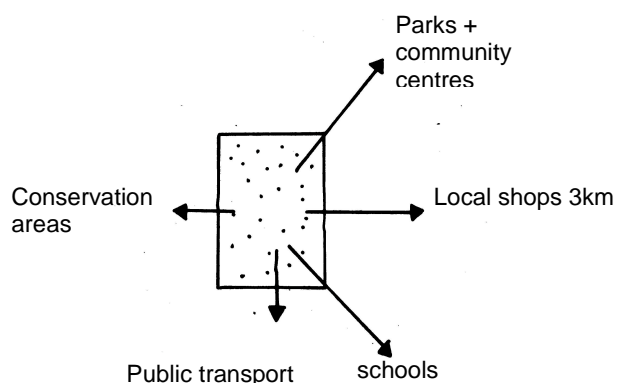
- Sun and Shade characteristics and prevailing winds.
- Contours and topographical features the location and characteristics of any adjacent public open space.



such as balconies and verandahs.

- Access and connection points
- The direction and distances to local shops, schools, public transport, parks and community facilities.

- Location of utility services
- Potential noise sources, eg swimming pool, railway lines.
- The location of Heritage Items and Conservation Areas in the vicinity.
- The location status and use of adjacent buildings or structures.
- Private Open Space
- Street frontage features such as poles, street trees, kerb crossovers, bus stops, services, and existing building features

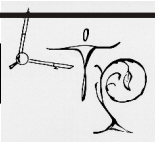




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A7.0 Heritage Conservation

Principle

To protect, conserve and enhance Leichhardt's heritage, and ensure that changes to this heritage take place in an appropriate manner.

Rationale

Leichhardt's character is largely determined by its heritage. As heritage considerations underpin the Leichhardt Town Plan, the principles and guidelines set out in the Burra Charter have been adopted as the basis for assessment of carrying out work to places of heritage value. This includes items of individual value known as Heritage Items, and areas of overall conservation value, known as Conservation Areas. Specific requirements are set out in Part 3 – Heritage Conservation, of Leichhardt LEP 2000.

Guidelines

Parts B and C of this DCP contain guidelines and controls relating to buildings that will respect the heritage of Leichhardt. These parts should be read in conjunction with the Burra Charter.

Here you will find a description of acceptable building forms as well as instruction for identifying features and materials that should be recognised when designing new development and when proposing alterations and additions to existing buildings.

The heritage value of a building is not only its contribution to the streetscape. Other external and internal features may also be important. Consider allotment shape and size, building footprint, setting, a past use or occupant, technological achievements, the internal layout and dimensions of rooms or special fixtures.

This list is certainly not exhaustive but indicates the broad nature of features relating to heritage significance.

The applicant should:

- Determine the significance by understanding the history of a place, and the changes that have been made over time.
- Determine why the fabric of a place is important.
- Determine the most appropriate way to conserve and retain the heritage significance of the fabric.
- Before making decisions about change, clearly set out why a place has heritage significance.
- Base decisions on an understanding of the place.
- Assess the impact of proposed changes to the established significance of a place.

**repealed by City of Sydney
Heritage DCP 2006, adopted 11
December 2006**

undertake work necessary to conserve the place, or to comply with safety or other regulations.

- **Retain the existing fabric wherever possible, and maintain rather than replace the fabric.**
- **Minimise any alterations to the building and setting required for occupation.**
- **Make a record of the place before making changes, and maintain a record of the changes made.**
- **Changes to a building's fabric are to be complementary to the architectural period and style of the building.**

Key References:

Summary of illustrated Burra Charter,
Courtesy of Peter Marquis-Kyle & Meredith Walker
Australia ICOMOS.

Refer to:

- B4.1 Alteration and additions to existing dwelling houses.
- B4.2 Conservation of small detached houses
- B5.4 Leichhardt Suburb profiles



A8.0 Car Parking Standards and Controls

Principle

To ensure that safe and sufficient parking for all modes of transport is provided to meet anticipated demands.

Rationale

Council requires that parking be provided to meet the needs of the proposed use. This should be designed to meet the relevant code and standards set at the Local, State and Federal levels. This section deals with the standards and controls which should be addressed in relation to the provision of access, parking and servicing of a development.

Controls

- Parking provision for development shall be provided in accordance with the following table:

Use	Maximum Car Parking Allowable	Minimum Car Parking Required	Bicycle Storage Provision
Amusement Centre	1 per machines + 1 per pool/ snooker table		20% of parking
Bulky goods retailing	Survey based assessment		
Child care facility	1 per 4 staff + 1 per 8 children		1 per 10 staff
Clubs	1 per 10 m ² GFA	1 per 20 m ² GFA	1 per 140 m ² or 1 per 70 seats, whichever is greater
Commercial premises	3 per 100 m ² GFA	3 per 200 m ² GFA	Minimum of 1 per 10 staff
Hotels	10 per 100 m ² GFA 5 per 100 m ² beer garden	5 per 100 m ² GFA 3 per 100 m ² beer garden	
Industry	1 per 2 employees or 1 per 50 m ² GFA whichever is greater	1 per 4 employees, or 1 per 100 m ² GFA whichever is greater	1 per 20 staff or 1 per 500 GFA
Motels	1 per unit 1 per 2 employees	1 per unit 1 per 4 employees	
Motor Showrooms	1 per 2 employees or 1 per 50 m ² GFA	1 per 4 employees or 1 per 100 m ² GFA	1 per 20 staff
Passenger Transport Terminal	Survey based assessment		
Professional Consulting Rooms	4 per 100 m ² GFA	2 per 100 m ² GFA	1 per 5 doctors
Residential (visitor)	1 per 5 units	1 per 10 units	1 per 10 units
Residential (occupant)			
3 or more bedrooms	2 per unit	1 per unit	1 per 3 units
2 bedrooms	1.6 per unit	0.8 per unit	1 per 3 units
1 bedroom	1 per unit	0.5 per unit	1 per 3 units
bed-sit	0.5 per unit	0 per unit	1 per 3 units
Restaurants	1 per 10 m ² GFA	1 per 20 m ² GFA	2 per 100 m ²
Service Stations	4 per work bay + 5 per 50 m ² ancillary retail	2 per work bay + 1 per 50 m ² ancillary retail	1 per 20 staff
Shops	3 per 100 m ² GFA	3 per 200 m ² GFA	
Warehouse			
up to 100 m ² GFA	1 per 50 m ² GFA	1 per 100 m ² GFA	
101-200 m ² GFA	+ 1 per 100 m ² GFA	+ 1 per 200 m ² GFA	
201-2000 m ² GFA	+ 1 per 200 m ² GFA	+ 1 per 400 m ² GFA	
> 2000 m ² GFA	+ 1 per 300 m ² GFA	+ 1 per 600 m ² GFA	

GFA means gross floor area which is defined in Leichhardt LEP2000 as:

“The total area of a building’s floorplates, measured between the outer edges of the outside walls or centre line or any party wall; and includes mezzanines, attics, internal car parking spaces, garages, lofts and studios. It does not include basements used for car parking and located wholly below natural ground level, or projections outside the external walls of the building or paved areas.”



- Developments that are not tabled above will be assessed having regard to the following criteria and any demonstration of parking requirements from surveys of comparable establishments:
 - the person capacity of the premises;
 - the proportion of visitors or patrons likely to arrive by car;
 - the availability and level of service of public transport (AMCORD research suggests proximity of 400 metres or less to rail stations and main bus routes may reduce parking for residential uses by at least 25%);
 - the number of full-time and part-time employees;
 - the hours of use;
 - the location of the premises particularly in relation to schools, local services, employment, retail and recreational facilities and where these services will reduce the need for vehicle use;
 - the number of occasions during the year when the facility is fully used;
 - the availability and affordability of public parking;
 - the availability of additional parking areas to cover peak demands.
- In these circumstances Council will normally expect parking to be provided within a range of 1 space per 5 person capacity (or 4.5 m²) to 1 space per 10 person capacity (or 9 m²) based upon a consideration of the factors above.

- When calculating the number of spaces, rounding to the nearest whole number should be used. For stage and segmented development, parking requirements for each component should be calculated separately.

Mixed Uses

- Some mixed uses such as commercial and residential may have overlapping or complementary parking demand. In such cases where maximum demand varies throughout the day, parking provisions may be reduced.
- Council may require taxi, private vehicle and coach drop off/set down areas where the proposed development warrants the facility.

Bicycle Storage

- Bicycle storage facilities should be secure having regard to the type of use and visibility of the parking areas.
- Bicycle storage facilities should be located in convenient locations, be clearly visible and accessible to pedestrian entries so as to encourage their use.

Landscaping

- Landscaping shall not hinder visibility of either drivers or pedestrians.
- Clear sightlines must be maintained between parking areas, public roads and paths.
- Landscaping must not conflict with lighting and services.
- Plants species used for landscaping in and near parking areas should not be prone to drop fruit, branches, sap or bark and should have minimum long term maintenance requirements.
- Car Parking areas shall be well lit and visible allowing for casual surveillance.
- Car parking areas are to be well ventilated if enclosed as well as being



safe and secure. Hidden and enclosed areas should be avoided. In areas where this is not possible such as staircases and lift lobbies, mirrors or similar devices should be used.

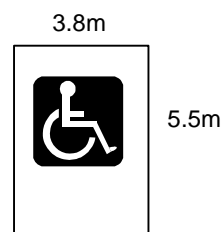
- Large parking areas must be broken up with the use of soft and hard landscaping features and different surface treatments.
- Parking areas and accessways are to be designed, surfaced and graded to reduce run-off and allow stormwater to be controlled within the site.
- Car parking, access and service areas shall be in accordance with guidelines prescribed by AS2890.1 – Off Street Car Parking 1993.
- Parking spaces shall be provided in accordance with Council's Parking Policy. Council may permit a departure from the Parking Policy if the applicant can demonstrate that the departure will not be inconsistent with the principles of the plan and will not detrimentally affect amenity.

Use Of Existing Buildings

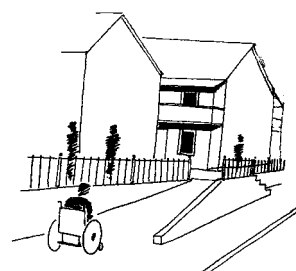
- Where a development proposal involves additions to an existing building, a change in use or an intensification of use, the required parking is to be based on the generated demand arising from the additional component or intensification of use as assessed by Council.
- Additional parking provision may not be required if the redevelopment does not result in any increased floor space and the use of the building is not significantly changed in the opinion of Council.

Parking for persons with disabilities

- Minimum dimensions for parking for persons with disabilities shall be 3.8 metres by 5.5 metres.



- Unimpeded access shall be provided between each parking space for disabled persons and the adjoining walkway.
- Parking spaces for disabled persons shall be located close to wheelchair



accessible entrances or lifts.

- Parking spaces for disabled persons shall be identified by a sign incorporating the international symbol of access for persons with disabilities. The sign shall be readily visible from a vehicle at the entrance to the carpark, or guide signs indicating the direction of the parking spaces shall be provided.
- Parking spaces for disabled persons shall be provided in accordance with the following table:

No. of Parking Spaces	Required Disabled Spaces
Less than 10 spaces	1 space
10-20 spaces	2 spaces
21 spaces or more	5% of total provision



A9.0 Advertising and Signage

Principles

Ensure that advertising and signage is in keeping with the size, scale, character and architectural treatment of the building to which it is attached or the development with which it is associated.

Design and locate outdoor advertising signs in a manner which conserves the heritage of significant places, protecting and enhancing what is valued about the building or the place.

Rationale

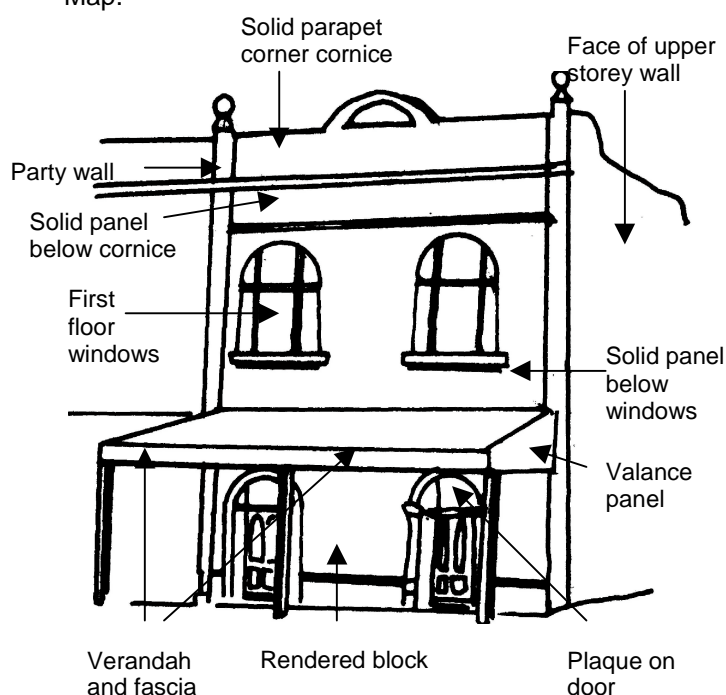
Advertising is a feature of the urban townscape. However, whilst it is necessary for advertising to be visible, it should not dominate the townscape and streetscape. Competition between businesses for the more dominant advertisement creates a situation where the character of an area is eroded and masked by a sea of advertising.

Industrial areas vary in architectural expression, scale and siting of buildings, landscaping and mix of uses.

Many industrial areas are not visually attractive, and the management of sign design and location can enhance the visual quality of an area, as well as more effectively advertise individual businesses.

Advertising signs can be intrusive and out of character in residential areas. However, they are often necessary to ensure the principles of ecologically sustainable development are maintained especially with regard to home occupations, home based employment or other permissible uses within the residential zone. It is essential that the signs are designed in such a way that they do not detract from the residential character or amenity of the area and are kept to a maximum one sign per site.

Leichhardt has a wealth of places and buildings of special significance, which are worthy of conservation. Leichhardt Town Plan identifies Conservation Areas in all suburbs of Leichhardt – refer to Leichhardt LEP – Heritage Conservation Map.



Typical sign locations on buildings in conservation areas.

Conservation Areas and suburb profiles are the primary method of control to preserve the distinctive historic character of each area. These Conservation Areas include the main business areas of Leichhardt's suburbs and, therefore, advertising and signage should be designed to enhance the historic character of these areas. Surviving early signs may contribute to the significance of a building and should be conserved.



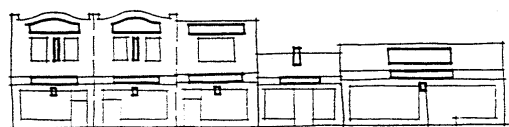
Guidelines – Appropriate sign opportunities

To identify sign opportunities, subdivide the facade using the main design lines to form a series of panels. Many traditional building designs can be easily broken into a grid based on the alignments of the parapet (skyline), cornice, verandah, window and door.

The scale of advertising signs should be compatible with the buildings they are on, as well as with nearby buildings, street widths and other existing signs. In most cases, appropriate dimensions are achieved by restricting signs to panels. This ensures that the original architectural character (set by the lines of awnings, window and door openings, parapet lines and setbacks) remain dominant.

Generally, sign panels can be identified as follows:

- a solid parapet above a cornice;
- the horizontal entablature or panel below a cornice;
- verandah (ground or upper floor) fascia as well as the possible side valance panel formed by the roof profile;
- spandrel panels below windows;
- ground floor or first floor windows;
- notice boards or plaques on ground floor piers;
- string courses;
- small signs limited to individual architectural elements such as a rendered block;
- on side upper storey walls;
- party walls able to be viewed above adjacent buildings.



An advertising sign should;

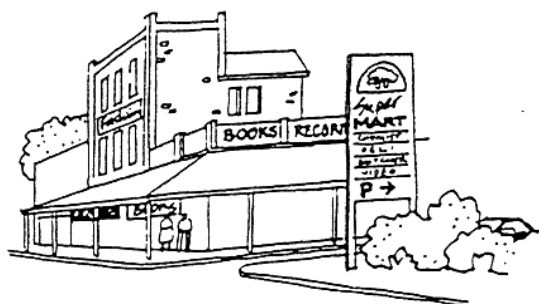
- conform to the desired future character of the zone as described in the relevant suburb profile within this DCP;
- complement the streetscape character;
- complement the architectural character of the building or area;
- convey the advertiser's message or image while conforming to the surrounding urban character;
- rationalise or reduce the number of existing signs;
- not adversely affect traffic safety;
- not adversely affect the environmental amenity of residential areas;
- be compatible with the scale of building, street widths and other existing signs;
- be capable of being removed without causing damage to the fabric of the building.

The following points offer matters to consider when designing signage.

- Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters and ornamental scrolls, as relevant to the period of the building;
- The external colours applied in different historic periods for advertisements varied and were more limited in range than today. It is therefore necessary to research appropriate colour ranges for buildings in heritage areas.
- For a terrace or series of buildings, develop patterns and themes, and achieve visual continuity with neighbouring buildings.
- Develop themes by placing signs in locations compatible with those on adjoining buildings.

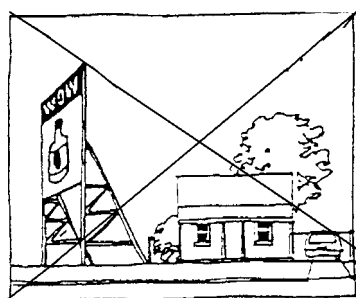


- Where illumination is necessary, floodlighting is preferred. Large backlit signs will be appropriate only on buildings and items constructed during the period when neon was used. Small neon signs hanging inside the windows of shops may be appropriate as they form part of the window display rather than a dominant townscape element.
- Consider the use of natural materials such as wood and metal.



Aim to co-ordinate sign locations of adjacent facades by placing signs in similar locations on adjacent building, eg on parapets, above window heads or beside entrance doors. The signs should contribute to the character of the area.

Ensure signs do not visually dominate the area of building walls and parapets or landscaped surroundings.

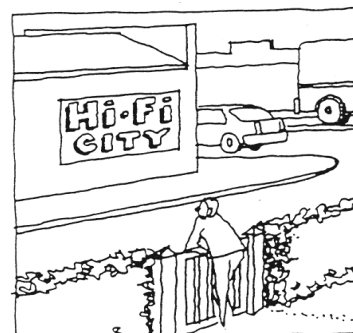


Where a building is set back from the street alignment incorporate a freestanding sign into an architectural feature. A low level sign of about one metre in height, mounted on posts or a low wall whether parallel or at an angle to the approach road is acceptable. Alternatively, one double

sided pole sign – freestanding and possibly internally illuminated may be acceptable.

Controls

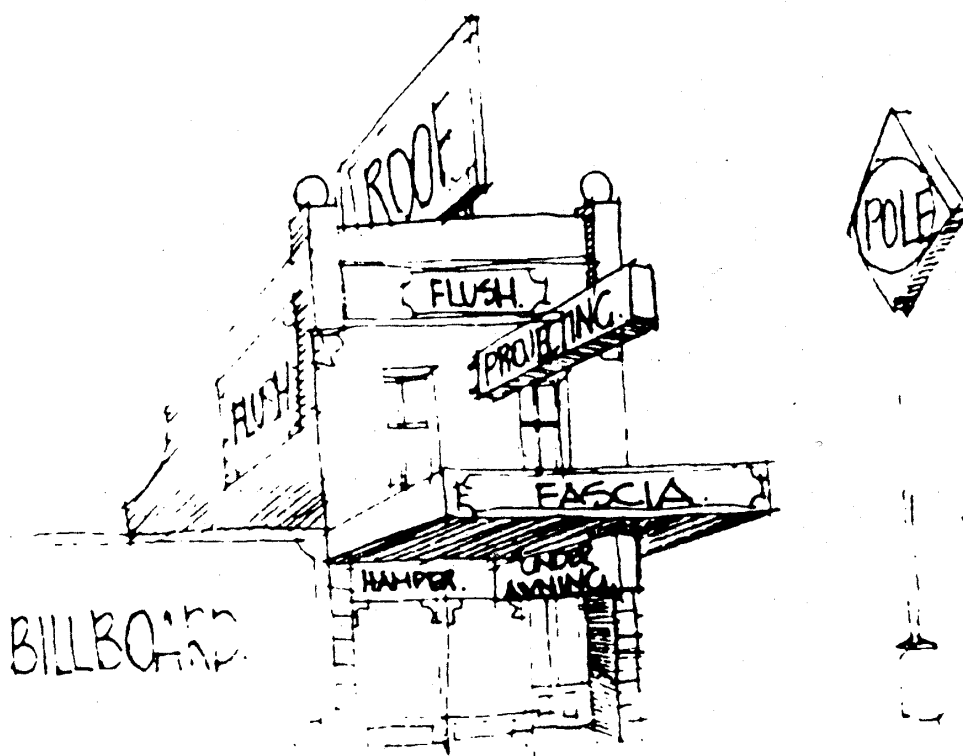
- Refer to area based controls.
- No signs should break a parapet or roofline of a building. A possible exception is single-storey verandah roof-lines.
- On buildings with decorative facades, signs should not be placed on the decorative forms or mouldings. They should appear on the undecorated wall surfaces.
- Flashing signs or fluorescent and iridescent paints are not permitted.
- When designing new buildings, signs or space for signs should be incorporated into the architecture of the buildings or site, and form part of the original development application.
- Identify the entrance of multiple occupancy developments by a sign or directory board identifying the name of the site and the occupants.
- Signs in residential areas should be discrete and carefully designed to respect residential character.



- Internally and externally illuminated signs are not permitted, except where spillage of light does not detract from amenity of neighbouring properties.



- The only sign permissible on a building used primarily as a residence is one nameplate or “commercial sign”:
 - identifying the office of a professional person, a home occupation or homebased employment
 - located wholly within the boundary of the subject property
 - having a maximum dimension of 600mm x 300mm.



Council will direct the alteration, obliteration, demolition or removal of advertisements and their associated structures, where such are unsightly, objectionable or injurious to the local amenity only after due consideration of complaints from residents has been given.



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ADVERTISING TABLE

Advertisements are to be erected in accordance with this table below where:

DA = permissible with consent (ie submission of a DA for erection of sign required).

YES= permissible without consent

NO = prohibited

TYPE OF SIGN	DEFINITION	CONDITIONS	PERMITTED
Advertising Panel	Includes billboards, multi-sheet poster signs and the like, but does not include hoarding for a construction site.		NO
Advertising Board	Includes a hoarding enclosing a construction site or bulletin board, whether or not attached to a building.	<ul style="list-style-type: none"> • must not extend laterally beyond the wall. • must not project vertically above the wall or parapet. • must not cover any window or architectural feature. 	DA
Under Awning Sign	A sign attached to the under side of an awning (other than the fascia or return end).	<ul style="list-style-type: none"> ▪ 1 per premises. ▪ Max. size 0.5 x 2.5m ▪ Erected horizontal to ground and perpendicular to the building. ▪ Illuminated or not ▪ Not to project beyond the awning ▪ If over a public area, must be suspended at a height no less than 2.6m above ground/pavement level. 	<p>YES</p> <ul style="list-style-type: none"> • Requires consent if attached to a heritage item.
Fascia Sign	Sign attached to the fascia or return end of an awning	<ul style="list-style-type: none"> ▪ Flush with fascia. ▪ Not to project above or below the existing fascia or return end of the existing awning. 	<p>YES</p> <ul style="list-style-type: none"> • Requires consent if attached to a heritage item.
Above Awning Sign and Fin Sign	Sign attached to the top of an awning (other than the fascia or return end); sign erected on or above the canopy	<ul style="list-style-type: none"> ▪ Main supports attached to the awning but may have guy wires attached to the front of the building. ▪ Must not project beyond the awning. ▪ Must be securely fixed. 	DA
Flush Wall Sign	Attached to the wall of a building (other than a dwelling), not projecting more than 300mm from the wall, and located under the awning level.	<ul style="list-style-type: none"> ▪ Must not be illuminated. ▪ Maximum size up to 0.75m². ▪ Must not project above or beyond the wall. ▪ Must not cover any window or architectural feature. ▪ 1 per occupation. 	<p>YES</p> <ul style="list-style-type: none"> • Requires consent if attached to a heritage item.



TYPE OF SIGN	DEFINITION	CONDITIONS	PERMITTED?
Painted Wall Sign	Painted onto the wall of a building (other than a dwelling).	<ul style="list-style-type: none"> Max size up to 0.75^{m2}. Must not be illuminated. 1 per wall 	<p>YES</p> <ul style="list-style-type: none"> Requires consent if attached to a heritage item.
Projecting Wall Sign	Attached to the wall of a building (other than a dwelling) and projecting horizontally more than 300mm.	<ul style="list-style-type: none"> Must be at least 2.6m above the ground. Shall not be illuminated if it is located 4.6m above ground level or above the level of the first floor window (whichever is lower). There shall not be more than one sign for each 3 metres of the length of the premises. Must not exceed the dimensions of 2.5m by 0.5m. Must not be erected at a right angle to the wall of the building to which it is attached. 	DA
Pole, Pylon, Totem Sign	Erected on poles, pylons or comprising a totem independent of any building or other structure but associated with the business upon that site.	<ul style="list-style-type: none"> The minimum height for Pole or Pylon signs shall be 2.6m above the ground where it projects. Totem signs shall not exceed 2m in width. Totem signs shall not exceed 10m in height. 	DA
Roof Sign	Erected on or above the roof or parapet of a building (other than a dwelling).		NO
Top Hamper Sign	A sign attached to the transom of a doorway or display window of a building.	<ul style="list-style-type: none"> Not to extend below the head of the doorway or window to which it is attached. Flush with the surface. Not to project beyond the building. One per premise/occupation. 	<p>DA</p> <ul style="list-style-type: none"> Does not require consent if all of the conditions (left) are met, the site is not in a conservation area, and, the maximum area is not greater than 2.5m².
Window Sign	Attached to or displayed on a shop window.	<ul style="list-style-type: none"> Not to cover more than 25% of the window surface. One sign per occupation/premise. 	<p>YES</p> <ul style="list-style-type: none"> Requires consent if the site is within a conservation area.
Real Estate Sign	A sign advertising the sale or let of a property.	<ul style="list-style-type: none"> One sign per premises. Not exceed 2.5m². Non-illuminated. Removed after 14 days of sale or let. 	YES
Miscellaneous Advertisement	Flags, streamers, inflatable structures and the like which announce any local event or a religious, educational, cultural, political, social or recreational character or relate to any temporary matter in connection with such an event, and which do not include any advertising of a commercial nature (except for the names of the event sponsor).	<ul style="list-style-type: none"> Must not be displayed earlier than 28 days before the event to which it relates is to take place. Must be removed within 14 days after the event. 	DA