

Liverpool Development Control Plan 2008
Part 2.6
Development in the
Holsworthy Station Area

19 February 2014

Part 2.6 must be read in conjunction with Part 1

Refer to Part 3.2 – 3.7 for residential development in residential zones

Refer to Part 3.8 for non residential development in residential zones

Liverpool Development Control Plan 2008

Part 2.6 Holsworthy Station Area

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1. Preliminary

Applies to

1. This Part applies to land identified on Appendix 1.
2. Part 1 also applies.
3. Controls on Non Residential Development in Residential Zones in this locality are in Part 3.8.
4. Controls on Non Business Development within Business Zones in this locality are in Part 6.

Background

The Holsworthy Station Area was rezoned under Liverpool LEP 1997 Amendment No 45. The area was originally subject to Liverpool DCP No. 43, which came into force on 27th February 2002. A portion of the site was developed between 2002 and 2008. The remaining area that is not yet fully developed and is accordingly incorporated into this DCP.

Objectives

To ensure that:

- a) A high quality standard of development is carried out.
- b) The development of land parcels is co-ordinated.
- c) A framework for a high quality amenity and character for the new neighbourhood is set.
- d) The environmental integrity of the area is protected.
- e) High quality landscaped areas are provided in public spaces.

2. Controls for Public Domain

2.1 Streets and Pathways

Objectives

- a) To provide an attractive residential street environment.
- b) To provide for the safe and efficient circulation of traffic.
- c) To provide for the safe and efficient movement of pedestrians with particular regard to the provision of clear and safe access routes for people who have a disability.
- d) To provide for efficient movement of local bus services and direct pedestrian access for all members of the community including those with disabilities.
- e) To provide connectivity in the street layout.
- f) To provide for adequate drainage paths.
- g) To provide for the safe and efficient movement of cyclists.

Controls

Subdivision

1. All applications to subdivide and/or develop land shall be generally in accordance with the street layout shown in Appendix 1.
2. Streets other than those shown in Appendix 1 shall be located and designed to the satisfaction of Council.

Variations to street layout

1. To approve a development application which proposes to change the location of the streets shown in Appendix 1 or locate streets that are not shown in Appendix 1, Council must be satisfied that:
 - The streets provide for a safe movement system.
 - Intersections are "safety-designed".
 - Other property owners are not unduly disadvantaged by the change.
 - Street location does not close off options for future development of adjoining land.
 - Drainage paths are adequately maintained.
 - The requirements of servicing authorities are met.
2. For changes or additions to the proposed road system, which Council considers minor, Council will consult with affected property owners prior to determining the application.

2.2 Open Space & Environment Protection

Objectives

- a) To ensure adequate provision and distribution of public open space to meet the needs of the residents
- b) To retain and integrate existing landscape elements, such as vegetation and topographic features, in the design of new development
- c) To provide links between the open space areas and community and retail facilities.

- d) To ensure adequate provision for native riparian vegetation to maintain and improve the ecological sustainability of Harris Creek.
- e) To provide a link for other biological areas and communities.
- f) To preserve, enhance and protect native bushland.

Controls

1. Where the removal of remnant vegetation on land zoned RE1 – Public Recreation or E2 Environment Protection is proposed this may invoke the provisions of *State Environmental Planning Policy No 19 Bushland in Urban Areas*. It is advisable to consult Council in this regard.
2. Open space areas are to be generally provided as shown on *Liverpool LEP 2008* Map.
3. The open space zone adjacent to Harris Creek shall be dedicated in full to Council within six (6) months of the issue of the subdivision certificate for the creation of the open space. The open space shall be embellished to Council's satisfaction prior to such dedication.
4. The environmental protection zone adjacent to Harris Creek shall be dedicated in full to Council within six (6) months, after a Management Plan has been approved by the *Department of Natural Resources* (DNR) and implemented by the applicant. This plan will include the measures to fund, restore, enhance and improve, and the maintenance of the riparian vegetation, upon completion of any flood mitigation works, agreed upon by Council and DNR.

3. Controls for Private Domain

3.1 Holsworthy Local Centre

Objective

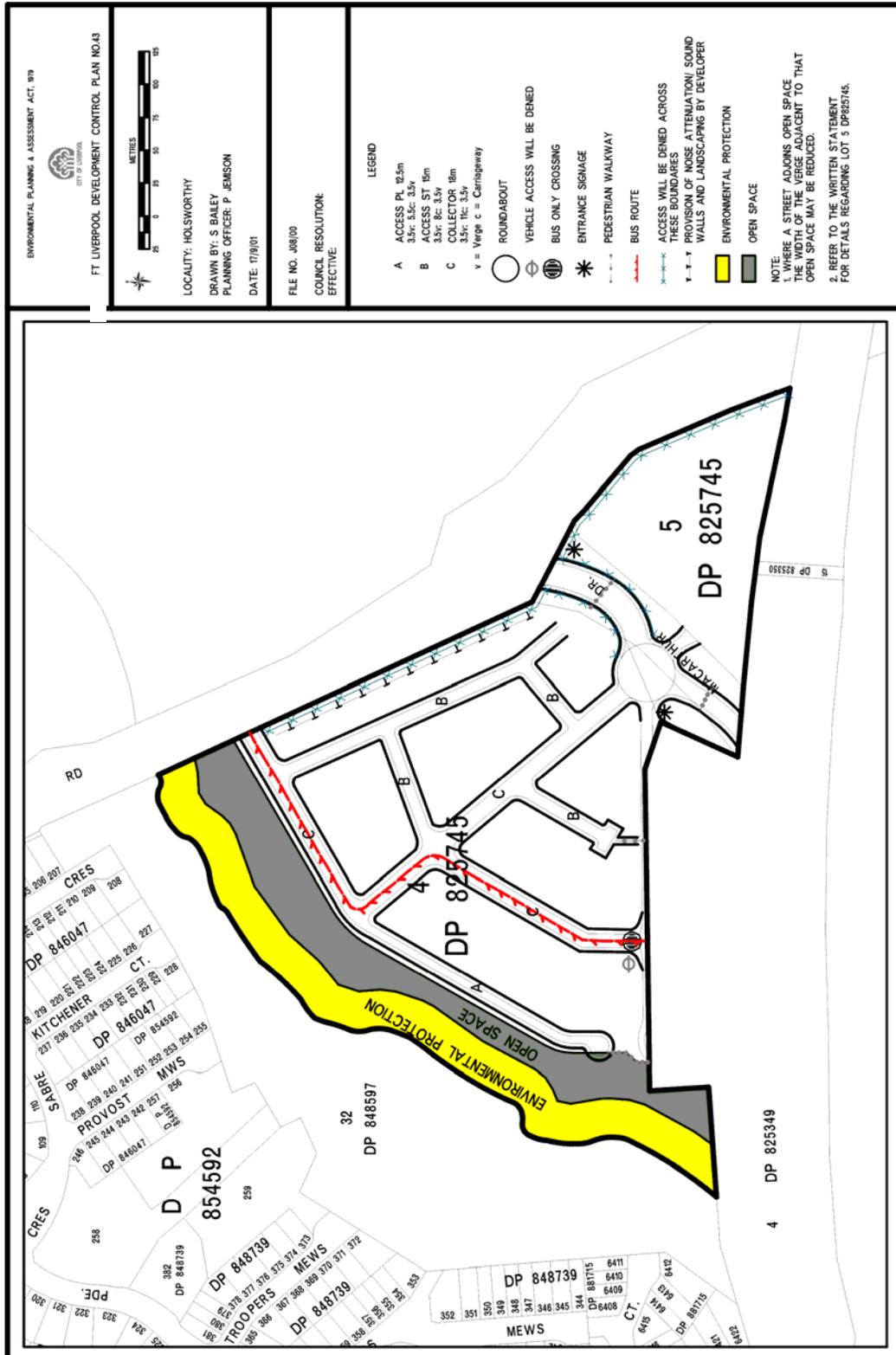
To provide an attractive, accessible mixed-use centre providing for retail, commercial, residential, recreation, community facilities and public transport adjacent to Macarthur Drive, Holsworthy.

Controls

1. The location of the centre shall be as shown in Appendix 2.
2. The maximum gross leasable retail floor area within the centre shall not exceed 7,250sqm. The maximum gross leasable floor area for commercial use shall not exceed 1,200sqm.
3. The design of the centre shall comply with the urban design guidelines as depicted in the Holsworthy Local Centre Principles Plan (refer to Appendix 3) and, in doing so, recognise and provide for the following:
 - The centre shall be compatible with the adjoining residential area.
 - The centre shall be capable of permitting individual shops to trade outside normal business hours.
 - The centre's car parking area and its surrounds are landscaped to Council's satisfaction.
 - The design and location of the centre's loading area minimises any adverse impacts on the amenity of the adjoining residential area.
 - Convenient and inclusive access is provided between the retail centre and points of access to public transport.
 - All areas of the centre are to be safe and secure.
 - The design of the centre's Macarthur Drive precinct addresses that street in such a manner as to create a distinct "main street" identity.
 - Inclusive pedestrian access is provided to the centre by way of Macarthur Drive.
 - Principles of Crime Prevention Through Environmental Design (CPTED) are to be incorporated into the design of the centre.
4. A minimum 2 m wide landscape strip is required along the site frontages to enhance the streetscape as shown in Appendix 3. The design of the centre and architectural elements will minimise the impact of building bulk, loading docks and hard paved areas. Landscaping is required to soften the visual impact of the centre, as appropriate.
5. The character of the buildings, and the scale and bulk of the overall site's development shall be made to relate to a human scale of proportion by observance of the following requirements:
 - Any parapet walls provide visual relief by the incorporation of variations to height and mass in elevation.
 - Concepts of articulation are observed in the form of detail work stepping, and increased facade articulation.

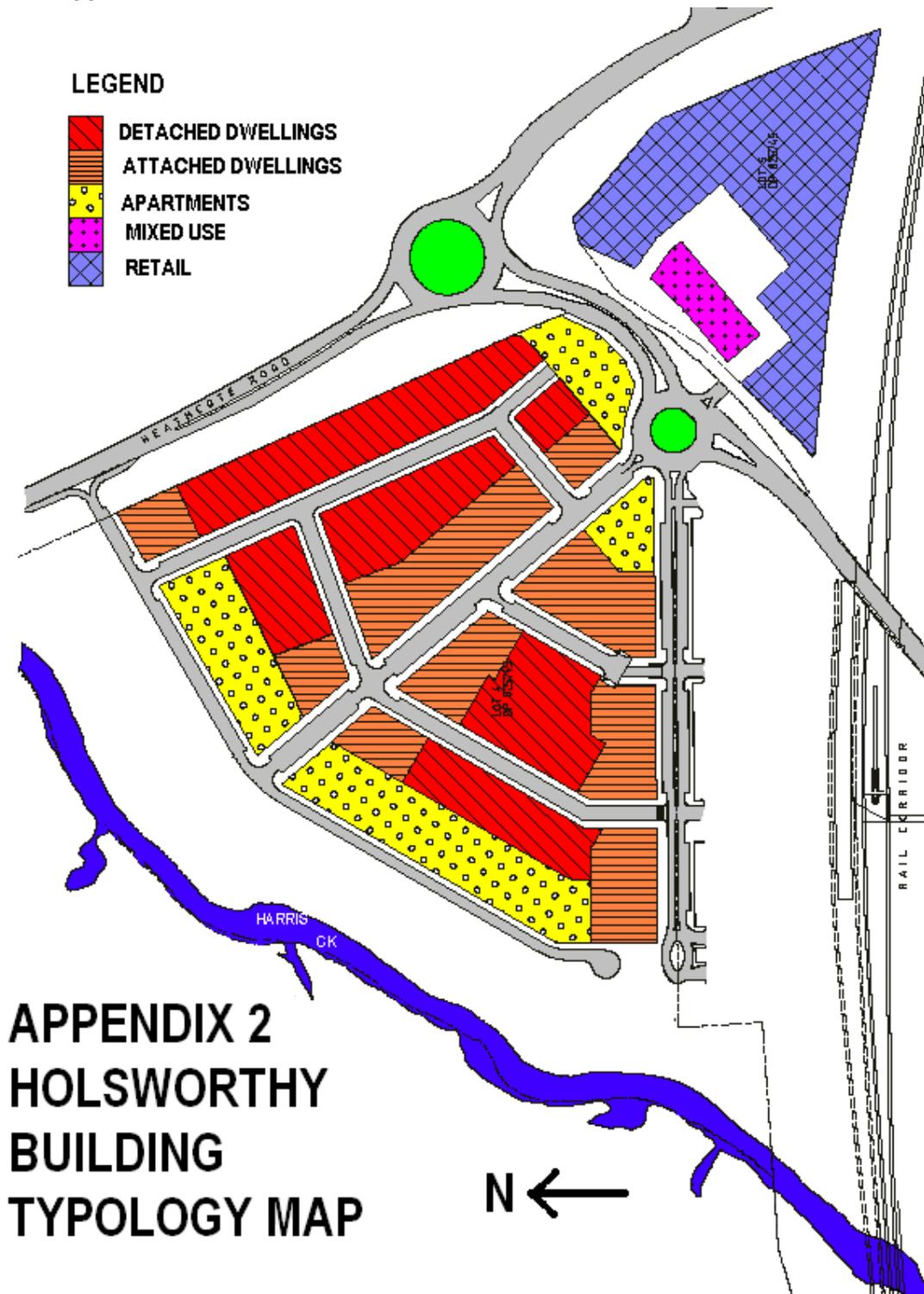
- Entry points to the centre are visually obvious and inviting, with features such as protruding porches, verandahs or canopy-form structures assisting this purpose.
- 6. Residential development is encouraged in conjunction with the retail and commercial development. In this regard, Council may consider a variation of the building height limit (refer to Appendix 3).
- 7. Signage for the site development is to be an integral part of the overall concept that provides for consistency.
- 8. One pole or pylon sign not exceeding 5m in height from the ground level is permitted. The sign is not to exceed 5sqm in area. The sign is to be located within an area of 5m, (frontage dimension) by 3m (depth dimension) on either side of the ingress / egress points, subject to compliance with site distance requirements.
- 9. Signs are not permitted at locations where they are hazardous to traffic.
- 10. Roof signs or fins above the roofline are prohibited.
- 11. Signage is not to extend laterally beyond or vertically above the top of the wall to which it is attached and is not to cover any windows or architectural features.
- 12. Appropriate directional signage will be provided in the vicinity of the interchange, walking paths, the Local Centre, and adjoining residential areas.

Appendix 1 – Street Layout

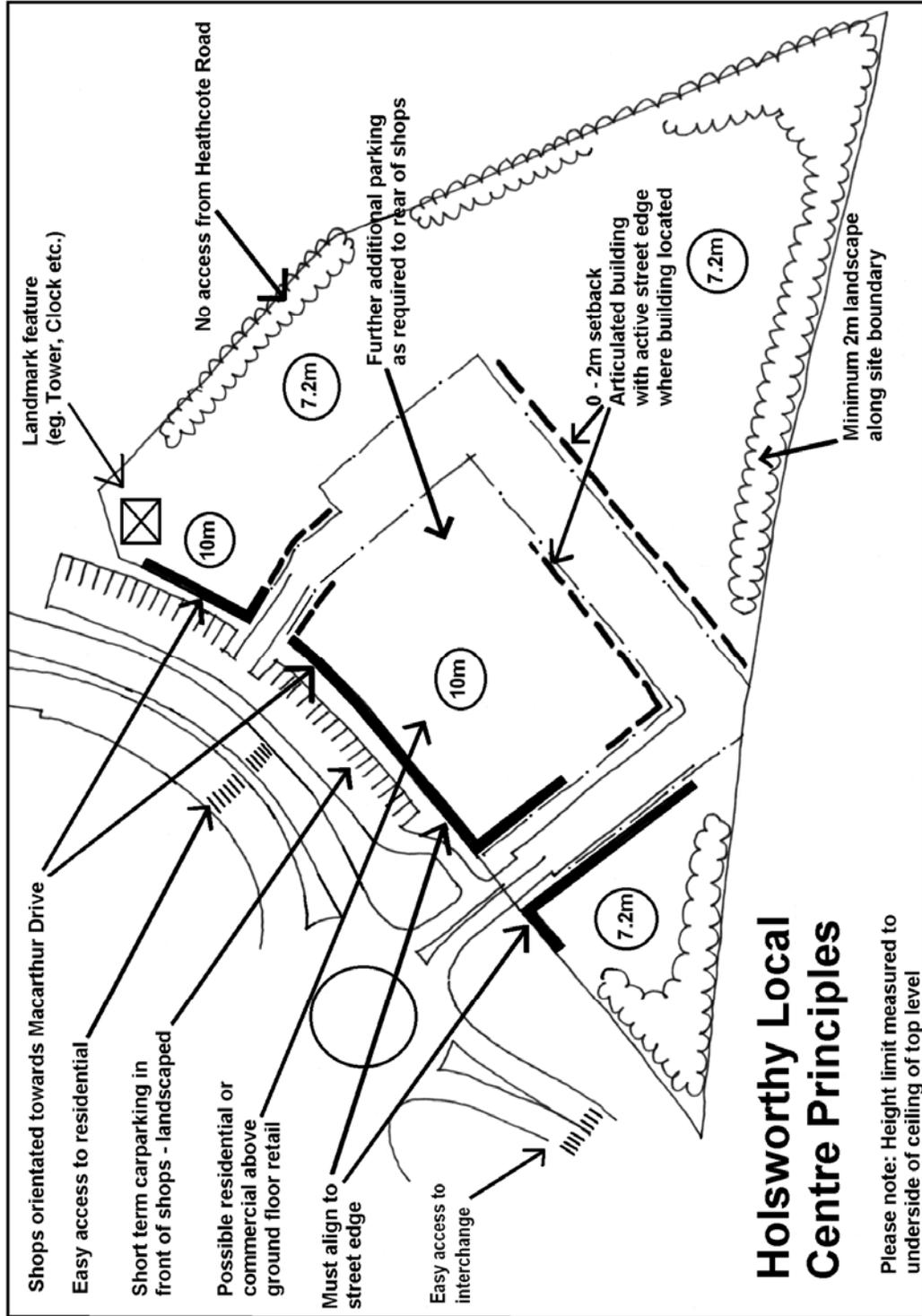


Appendix 2 - Holsworthy Building Typology

Approximate Scale 1:3300



Appendix 3 - Holsworthy Local Centre Principles





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