

6.8 WATERLOO ROAD (215-217) & CRIMEA ROAD (101) MARSFIELD

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1 Objectives of this Part

The objectives of this Part are:

- to provide appropriate development control principles for the redevelopment of the site;
- to ensure that the future development of the land is compatible with existing adjacent development;
- to conserve the integral landscape elements of the site and ensure these are incorporated into any redevelopment proposal; and
- to ensure that the site is adequately provided with water, sewerage and stormwater drainage services.

2 Land to Which this Part Applies

This Part applies to the land in Lots 1 & 2 DP 355100, and part Lot 10 DP 859907 Waterloo Road, Marsfield.

3 Controls

3.1 Density, Landscaping, Height

- a) not more than 28 dwellings shall be permitted on the land;
- b) not less than 90m² of landscaped area shall be provided in respect to each dwelling; and
- c) a residential flat building to be erected on the land shall have a maximum height of 12 metres and shall contain no more than 3 storeys including the use of the attic space for habitable rooms.

3.2 Siting and Design

The development of this land should generally comply with Part 3.4 (Residential Flat Building Code) of this Plan except as otherwise set out in this Part.

3.2.1 Streetscape

The visual quality of the site is created by existing landscape features along the Waterloo Road frontage.

The development should be designed to maintain as much as is practically possible of the streetscape presentation of the property along the Waterloo Road frontage. In some instances existing vegetation may not be suitable for retention. Where trees are removed the landscape plan should indicate suitable species for their replacement.

Appropriate measures should be taken to ensure the preservation of the trees that are to be retained in the front setback area of Waterloo Road.

Existing landscaping should be supplemented by additional planting to be provided in accordance with a landscape plan to be submitted with the development application for the project. Trees located at the rear of the site should be maintained as far as possible.

Entrance to the site from Waterloo Road shall be clearly defined with the use of appropriate landscaping and signage.

3.2.2 Building Form and Height for Area Adjoining Existing Development

Dwellings along the common boundary of the site and adjoining development are to be limited to town houses or semi detached dwellings with a maximum height of 2 storeys.

3.2.3 Setback from Boundaries

Dwellings should be set back to a minimum of:

- a) 8m from the Waterloo Road boundary except where the building is set at an angle, in which case the setback can be 4m to the corner of the building;
- b) a minimum of 3.0m from the boundary of the M2 Motorway; and
- c) 1m from the common boundary of adjoining residential zones in the case of driveways;
- d) 4.5m where building facades are directly opposite and windows are facing;
- e) 3m in other cases, so long as suitable provision can be made for landscaping along the boundary of the properties.

Appropriate measures should be taken to ensure landscaping within the setback area of the common boundary with adjoining development. Additional planting within the setback area is to be provided in accordance with a landscape plan to be submitted with the development application for the project.

3.2.4 Access to Adjoining Open Space

In the design of any development on the subject land access must be provided through the site to the open space located at the rear. This access must be designed in such a way as to ensure that it is clearly identified as an access to the open space.

4 Services

4.1 Water and Sewerage

Development must not be carried out on the land until arrangements satisfactory to Sydney Water have been made for the provision to the land of water and sewerage services.

4.2 Stormwater Drainage

Arrangements are to be made for the proper management of stormwater drainage to Council's satisfaction so as to ensure that stormwater disposal can be effected without any adverse impact on other properties in the catchment area within which the land is situated and the adjoining open space area. Where practical all stormwater from the site should be directed to Council drainage system in Waterloo Road or the catch drain along the south boundary of the M2. Consideration could be given to dissipation of roof water over the rear open space area.

5 **Parking**

Car parking is to be designed and provided in accordance with Part 9.3 (Car Parking) of this Plan.