



Hawkesbury City Council

attachment
to
item 239

Bligh Park
Neighbourhood
Business
Precinct.

date of meeting: 10 October 2006
location: council chambers
time: 5:00 p.m.

CHAPTER 6

BLIGH PARK NEIGHBOURHOOD
BUSINESS PRECINCT

6.1 INTRODUCTION

This chapter aims to provide guidelines and identify the requirements for the development of Lot 1249, DP 800323 Cnr Colonial Drive and Rifle Range Road, Bligh Park.

Whilst the DCP is to guide future commercial and residential development of the site, it is to be read in conjunction with and discussed with Council staff prior to embarking on any development proposals for the subject land.

The chapter is presented in the form of a written planning document together with sketches, diagrams and photographs of both existing and potential future development options. Whilst there is no single correct way to develop the site, it is important to set reasonable parameters to ensure the future built environment and uses reflect sound urban design principles including associated landscaping, traffic, parking, etc.

6.2 GENERAL PRINCIPLES

The general principles in relationship to development on the subject land are:

- to allow Council to control the nature, scale and quality of development on Lot 1249, DP 800323;
- to encourage a range of shops and services, that are appropriate and convenient to local needs on the subject land;
- to ensure that development incorporates safe, effective and convenient provision for servicing, parking and pedestrian / vehicular access and movement;
- to reinforce the vehicular, pedestrian and visual links between shopping, residential and community facilities;
- to minimise the impact of development on the subject land on adjacent residential areas;
- to encourage a high standard of environmental design on the subject land; and
- to create a safe and enjoyable environment.

6.3 LAND USE

Aims

- to ensure that the distribution of land uses shown in the plan at the end of this chapter (Figures 6.1-6.3), are implemented.

6.3.1 Rules

- a) the total floor space of new commercial buildings on the site shall not exceed 1500 m². It is anticipated that the development will be staged with stage 1 having a floor space of 750 m².
- b) commercial development shall not exceed two storeys in height;

- c) the pattern of land use shall generally comply with those shown in the plan and elevations at the end of this chapter; and
- d) residential development shall comply with Part D, section 1 of this DCP.

6.4 BUILDINGS

Aims

- to ensure that new commercial buildings are functional, appropriately sited, integrated with existing buildings and effectively serve the local community;
- to ensure that new residential buildings comply with Part D Chapter 1 - "Residential Development"; and
- to ensure that the rear façade of new commercial buildings supports a positive and sympathetic relationship with the adjoining community centre.

6.4.1 Commercial Development

6.4.1.1 Rules

- a) maximum 2 (two) storeys;
- b) maximum 1500 m² of commercial floor space;
- c) commercial development shall be sited and designed generally in accordance with the plan and elevations shown at the end of this section;
- d) the building materials of the new commercial development shall be compatible with the adjoining community centre on the site ;
- e) setbacks shall be in accordance with the commercial building footprint shown in the plan; and
- f) blank walls should be avoided, and the alignment of new buildings should be articulated, presenting an interesting and varied façade to adjoining neighbours.

6.4.2 Residential Development

6.4.1.2 Rules

- a) residential development shall comply with Part D Chapter 1 - "Residential Development".

6.5 TRAFFIC

Aims

- to allow the commercial use of the site to proceed whilst minimising traffic conflict on the adjoining collector roads.

6.5.1 Rules

- a) vehicle access to the site shall be limited to those shown in Figure 6.1;
- b) a service lane with associated parallel parking shall be provided on the Colonial Drive frontage;
- c) the median between the service lane and Colonial Drive shall incorporate appropriate low scale plant species to soften the visual impact of the proposed service lane and to maintain appropriate sight distances for vehicles;
- d) sufficient room shall be maintained to manoeuvre all forms of heavy vehicles using the site, so that they can enter and leave whilst travelling in a forward direction; and
- e) the minimum width of driveways servicing the site for use by heavy vehicles shall be 8 metres.

6.6 CAR PARKING

Aims

- to ensure that the provision of car parking is implemented as shown in Figure 6.1; and
- to ensure parallel parking spaces are provided in front of the commercial development for short term, convenience shopping purposes.

6.6.1 Rules

- a) car parking for the new commercial development shall be provided at the standard of 1 space per 30 m² of gross floor area (GFA);
- b) car parking provision and design shall comply with Part C Chapter 2 - "Car Parking and Access" and
- c) the car parking spaces adjoining the community centre shall be provided at the first stage of development.

6.7 PEDESTRIAN MOVEMENT

Aims

- to provide a clear system of pedestrian and cycle circulation within the site, which links to adjoining residential areas, the community centre and the open space systems; and
- to provide a safe, secure and comfortable pedestrian environment.

6.7.1 Rules

- a) pedestrian and cycle paths shall be provided as shown in Figure 6.1;
- b) emergency and service vehicles must be able to access non-vehicular paths; and
- c) bicycle stands shall be provided as part of the development.

6.8 LANDSCAPING

Aims

- to incorporate the existing remnant vegetation on the site into the landscaping plan where appropriate and especially in the open space areas within the on-site carparking;
- to ensure that landscaping is in scale with proposed and existing buildings; and
- to consider the use of trees that provide shade in summer and sunlight in winter in the communal open space area; and

6.8.1 Rules

- a) Landscaping design and provision shall comply with Part C Chapter 1 - "Landscaping";
- b) Development proposals shall be accompanied by plans of survey indicating the precise location of trees, their condition, species, and crown size and nominating which trees are to be removed;

6.9 SIGNAGE

Aims

- to ensure that signage in the commercial development be integrated into the design of the new buildings; and
- to protect the visual quality and the amenity of the streetscape by ensuring signage does not dominate the streetscape

6.9.1 Rules

- a) Signage design and provision shall comply with Part C Chapter 3 - "Signs";
- b) The size of signs must not dominate the facade of buildings; and
- c) Signs that protrude, or extend beyond awnings are not permitted.

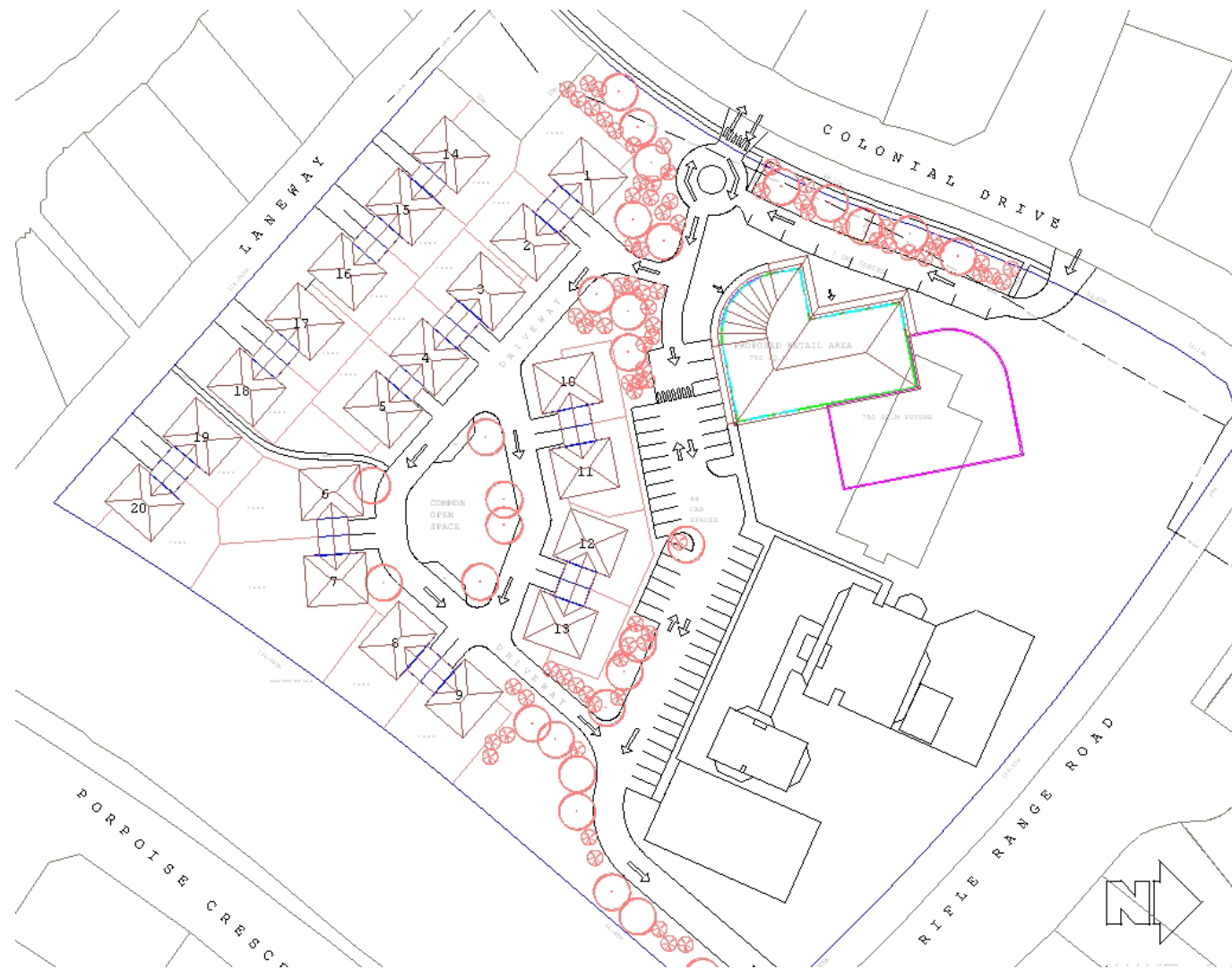


Figure 6.1 Site plan

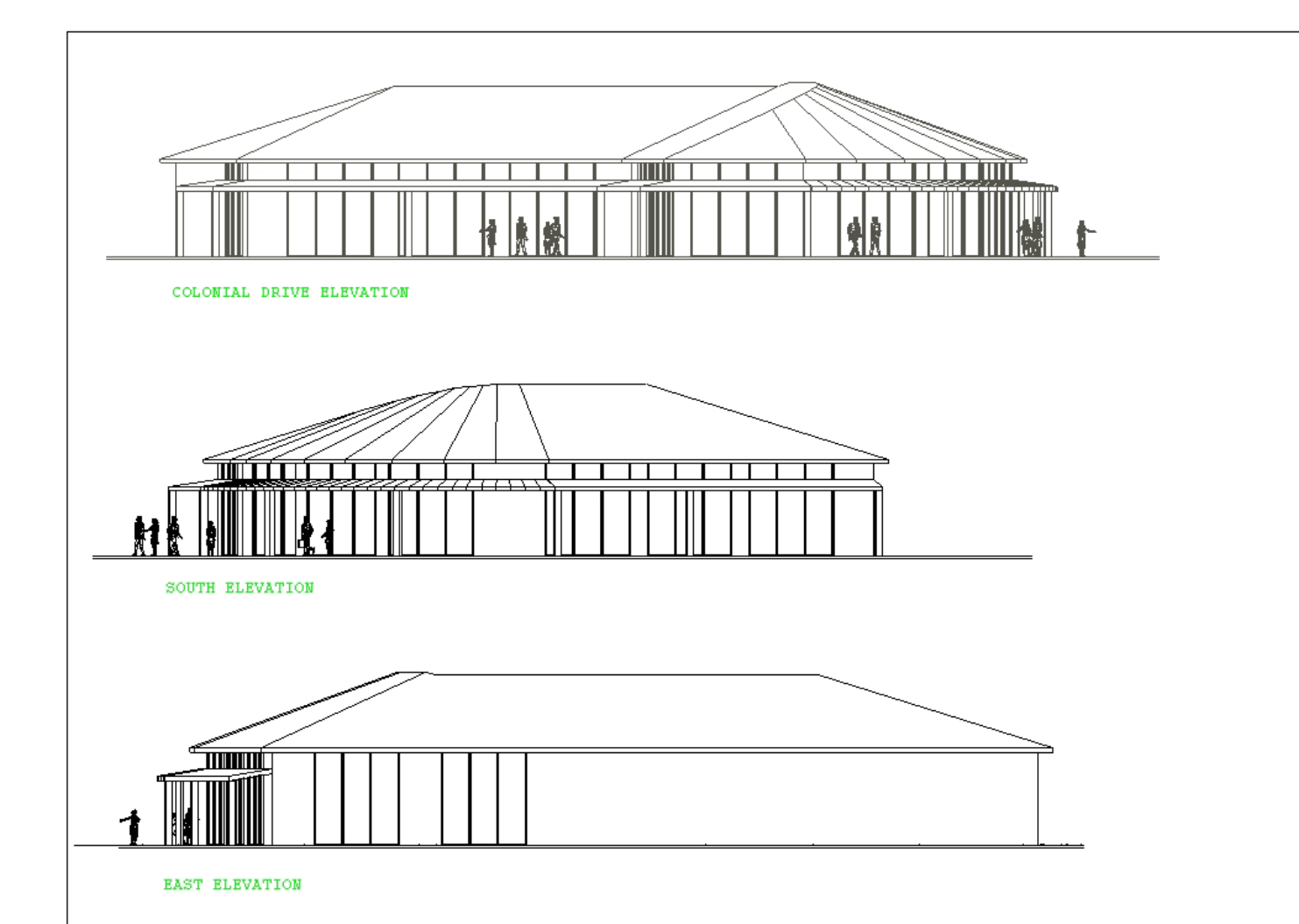


Figure 6.2 Elevations

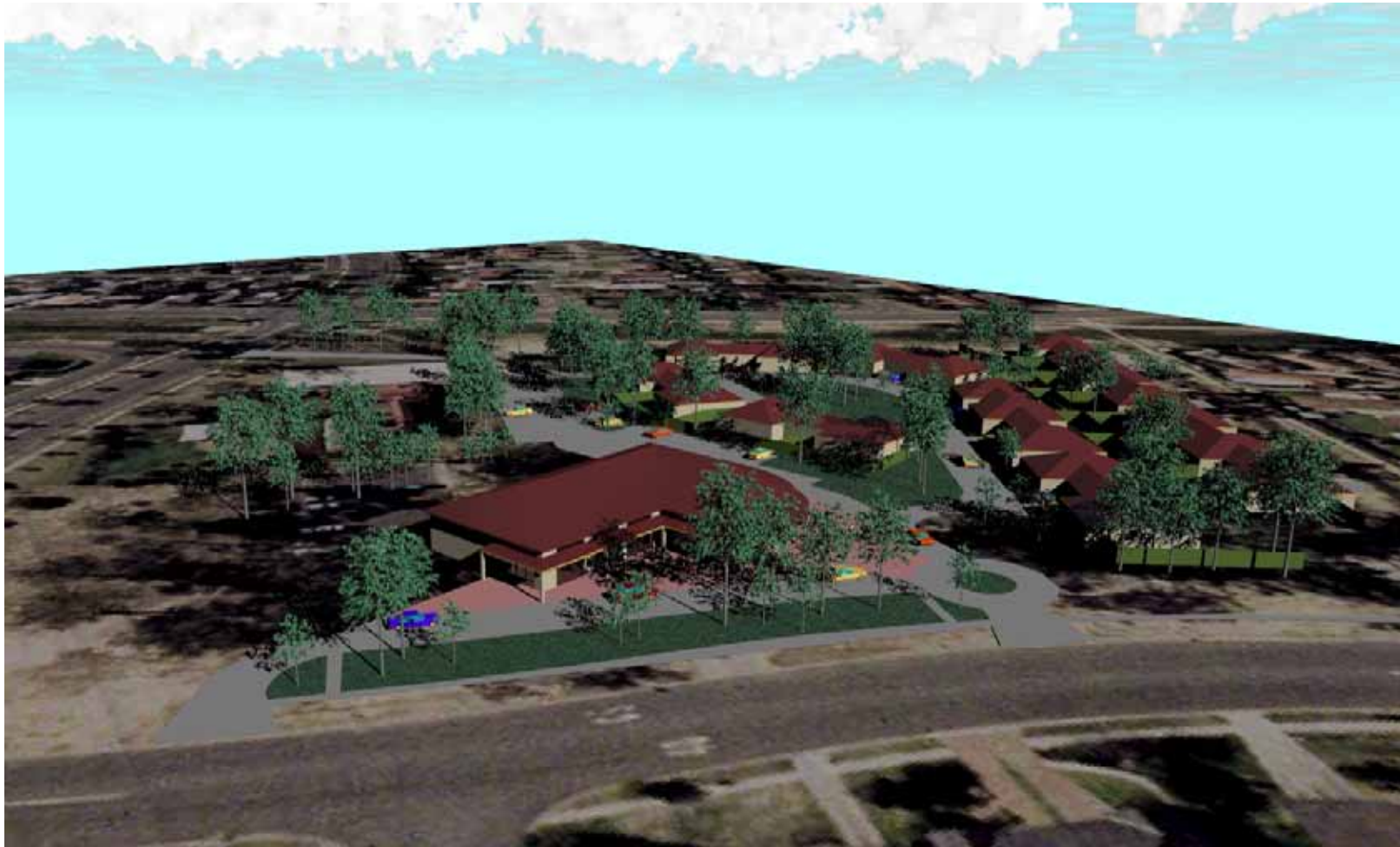


Figure 6.3. Aerial view