



Part D – Locality Based Precinct Plans

Chapter D17: Bulli Brickworks

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1 INTRODUCTION

This Locality Chapter is intended to supplement the land use planning controls applied by Part B of the Wollongong Development Control Plan 2009 (DCP) to guide development within the Bulli Brickworks urban release area. This Chapter recognises the unique qualities of the Bulli Brickworks site, and the ability to deliver a range of housing types in a bushland setting.

This chapter of the DCP should be read in conjunction with Part A, B, C, D and E of the Wollongong Development Control Plan 2009 and the relevant Local Environmental Plan. The built form controls in this Chapter supplement, and in some cases prevail over Part B. In preparing a development application the following should be considered:

	Bulli Brickworks Locality Chapter	Other Relevant Sections
Dwelling House (site area 450m ² +))	Sections 1 - 6	Part A Introduction Part B1 Residential Development Part E General (City Wide) Controls
Small Lot Housing *	Sections 1 - 7	Part A Introduction Part B1 Residential Development Part E General (City Wide) Controls
Earthworks, Subdivision, Road Design	Sections 1 - 5	Part A Introduction Part B2 Residential Subdivision Part E General (City Wide) Controls
Medium Density (residential flat buildings, apartments etc)	Sections 1-6	Part A Introduction Part B1 Residential Development Part E General (City Wide) Controls

* Small Lot Housing is defined in Section 7 of this Chapter.

In the event of any inconsistency between the provisions of this and any other chapters of the Wollongong DCP 2009, the provisions of this chapter shall prevail to the extent of that inconsistency.

2 LAND TO WHICH THIS PLAN APPLIES

This Locality Chapter applies to land identified as the former Bulli Brickworks Site, located off the Princes Highway, Bulli (Lot 2 DP 582940 and Lot 207 DP 228538).

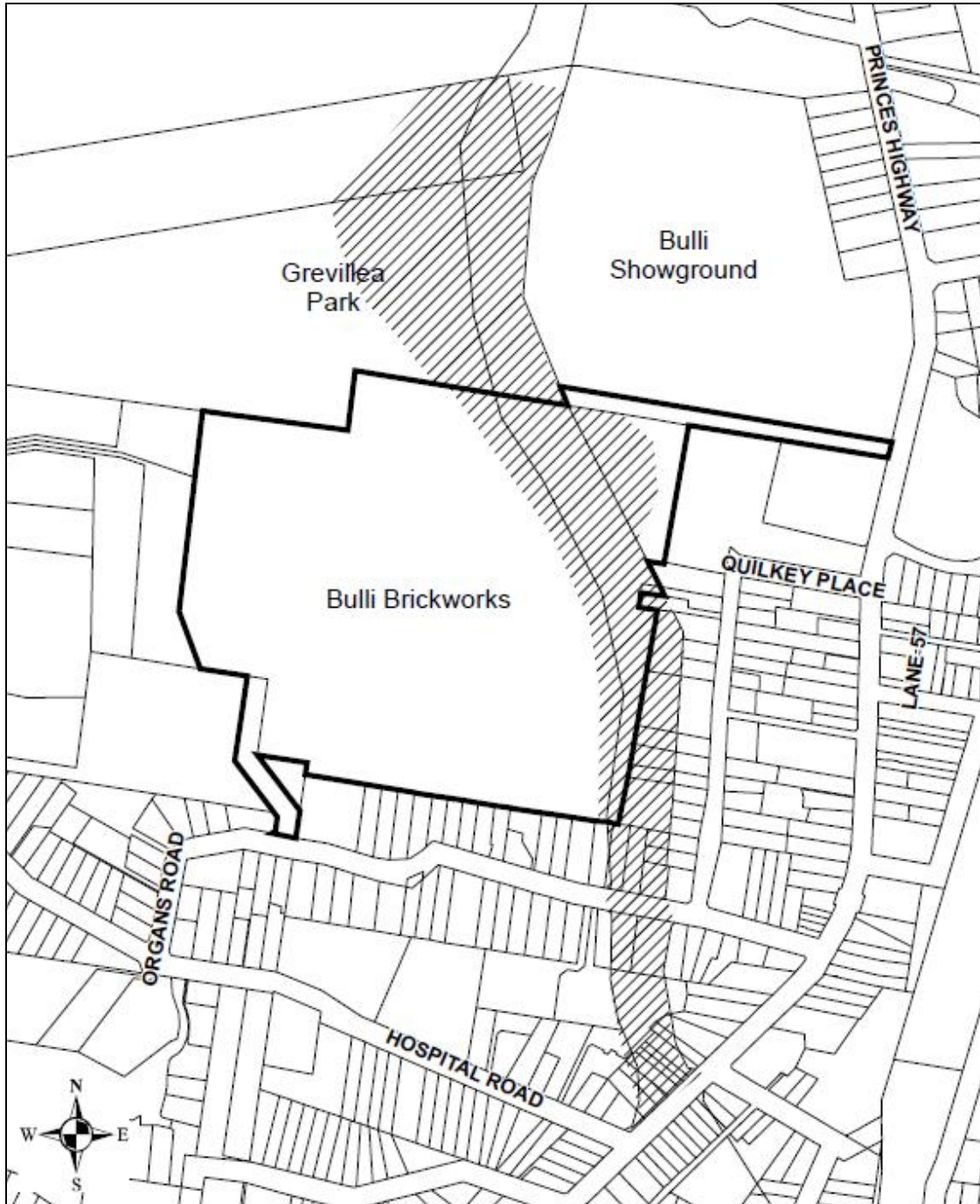


Figure 1: Land to which this plan applies

3 AIMS AND OBJECTIVES

The general objective of this chapter is to create a variety of residential development at the Bulli Brickworks site that achieves a strong sense of identity and promote high quality amenity for future residents.

The key objectives of this chapter include:

- (a) Enable the development of the former Bulli Brickworks site in a manner consistent with the Wollongong Local Environmental Plan 2009 and the Bulli Brickworks Master Plan.
- (b) Supplement the planning controls of the Wollongong Development Control Plan to create small lot housing which is of high quality design and demonstrates high levels of amenity for future residents.
- (c) Develop a clear and safe hierarchy of roads, pedestrian and cycle ways to integrate the site with the Bulli Community and established Bulli Town Centre.
- (d) Manage and supplement a vegetated buffer at the periphery of the site to retain the existing interface between the site and surrounding residential development.
- (e) Provide public places which capitalise upon and enhance the positive natural features of the site to create a high quality environment for fauna habitat, biodiversity, recreation and conservation and to establish connectivity between the existing public places nearby.
- (f) Promote the retention and enhancement of the site's natural features, including the existing water course and adjacent bushland.
- (g) To create a safe, secure, accessible and active public domain.
- (h) To ensure future residential development and public open space is designed to mitigate against noise impacts associated with the proposed extension of the Northern Distributor and the Bulli Showground.

4 DEFINITIONS

For the definitions of the following terms as applied in the DCP refer to the relevant Wollongong LEP 2009.

- Attached dwelling;
- Dual occupancy;
- Dwelling;
- Dwelling-house;
- Multi dwelling housing; and
- Residential flat building.

Small Lot Housing is defined in Section 7 of this Chapter.

5 DEVELOPMENT CONCEPT / MASTER PLAN

The Bulli Brickworks Master Plan has been prepared to demonstrate the key principles guiding the future development of the site and to establish an estimated dwelling yield. Any future development applications for small lot housing, earthworks, road design etc are to demonstrate how these key principles have been considered and achieved.



Figure 5.1 Bulli Brickworks Master Plan

The key principles of the Master Plan include:

Built Form

- (a) Deliver a range of housing types on a range of lot sizes across the site, resulting in a yield of approximately 260 dwellings. Housing types to include detached dwelling houses, semi detached dwellings, attached dwellings, small lot housing and apartments.

Natural Environment

- (b) Conserve and supplement native vegetation located within the northern, western and southern fringes of the site to provide an appropriate interface with existing adjoining residential development.
- (c) Retain, manage and improve the existing natural watercourse and existing riparian vegetation which will provide an effective linkage of existing public lands within the locality.

- (d) Ensure that the development does not result in an increase in stormwater runoff so as to cause an adverse flood impact on the site or downstream from the site.
- (e) Create a bushland setting for passive and active recreation at the periphery of the site. This landscape buffer will provide a continuous linkage with the existing public lands to the west of the site (through to Hospital Road) and the extensive public lands associated with the Bulli Showground and Grevillea Park to the north of the site.
- (f) Ensure appropriate bushfire protection management (asset protection zones and the management of these) is integrated into the design of the site.

Movement Network

- (g) Deliver safe pedestrian and cycle linkages within the site, and from the site to the existing Bulli community by the adoption of appropriate movement systems for traffic, bicycles and pedestrians.
- (h) Design a safe and functional road network.
- (i) Traffic control and circulation is a primary consideration to ensure the best entry and exit locations for the residential development and to provide connectivity with the surrounding Bulli community. The Master Plan provides for:
 - the upgrading of the existing public access arrangements presently servicing the Bulli Showground, Bulli Bowling Club, Bulli Tennis Club and Grevillea Park;
 - the signalisation of the access arrangements at the Princes Highway intersection;
 - the grade separation of the site access with the future Northern Distributor extension; and
 - the adoption of an internal road network that encourages continuity of traffic movements.
- (j) To facilitate the appropriate activation and connection with the open space and bushland setting of the site, allow for the use of E3 land to support roads where a clear environmental benefit can be demonstrated. The use of E3 land is not to compromise significant vegetation.

Amenity

- (k) Subdivision layout is to respond to the site's topography and promotes appropriate lot orientation to maximize the northern aspect.
- (l) Site layout to respond appropriately to potential noise impacts resulting from the future Northern Distributor extension that adjoins the site to the east and from the use of the Bulli Showground.
- (m) Public open space to be activated by residential development, and where possible, abutted by the local road network.
- (n) Access to public open space is to be maximised.
- (o) Buildings are to be located to provide an outlook to the public domain.

6 GENERAL RESIDENTIAL CONTROLS

A variety of building styles are encouraged for the purpose of creating a vibrant urban setting. All dwellings are to be located and recognise the siting of dwellings on adjoining properties to encourage optimal amenity (visual privacy, solar access and functional amenity).

Chapter B1 of Wollongong DCP provides general development controls which apply to residential development. The following controls supplement Chapter B1, providing variations to controls with regard to the Bulli Brickworks Site.

The following built form controls are to be applied to **all residential development** and relate to:

- Front setbacks
- Fences
- Acoustic Amenity
- Public Domain/ Public Open Space
- Car Parking and Access

6.1 Front Setbacks

6.1.1 Objectives

- (a) To provide for compatibility in front setbacks to promote unity in the building line.
- (b) To accommodate hard stand car parking in front of garages without imposing on movement corridors (pathways, cycle ways and road reserves).

6.1.2 Development Controls

1. The following setback requirements apply from the primary and secondary street frontages:
 - a) All residential development should generally be setback a minimum of 3 metres. A 600mm roof overhand is permitted within the front setback; and
 - b) Garages are to be setback a minimum of 5.5 metres.
2. All structures for off-street parking for standard residential allotments (450m² +) should be behind the front building alignment and at least 0.5 metres behind the face of the entry porch or habitable rooms facing the street.

6.2 Fences

6.2.1 Objectives

- (a) To define the boundaries between public and private land and enable the use of private open space.
- (b) To ensure that the design, heights and materials of fencing are appropriately selected.
- (c) To ensure that the design allows for casual surveillance of the public domain.
- (d) To ensure fences assist in highlighting entrances to a dwelling.

6.2.2 Development Controls

1. Fences addressing the street are to be no more than 1.2 metres in height, except where private open space is located in this front setback.
2. Where private open space is located in the front setback (addressing the street) privacy screening (in the form of fencing/ courtyard walls) are permitted be incorporated into the front fence design. The scale, design and materials of any fence above 1.2 metres is to consider the need for visual connection and activation of the street.

3. For all allotments having a common boundary with public open space, fencing which permits the high visibility of the adjacent public open space is required to a maximum height 1.5 metres. A 3 metre long by 1.8 metre high horizontal slated screen may be erected at one end of the boundary to provide a visual screen for clothes lines, sheds and utilities area.

6.3 Acoustic Amenity

6.3.1 Objectives

- (a) To ensure that development adjacent to the proposed Northern Distributor Extension are protected from noise impacts.
- (b) To ensure that dwellings are designed with regard to the future introduction of noise barriers.

6.3.2 Development Controls

1. Residential development must comply with the Development Near Rail Corridors and Major Roads chapter in Part E of this DCP and any other relevant State Environmental Planning Policy (i.e. SEPP (Infrastructure)).
2. Dwelling design is to provide allowance for the acoustic barriers to be associated with the future construction of the Northern Distributor extension.

6.4 Public Domain / Public Open space

6.4.1 Objectives

- (a) To ensure an appropriate riparian corridor is provided to maintain and support the viability of riparian vegetation, enhance water quality and provide bank stability.
- (b) To activate public open space and provide a sense of security and safety.

6.4.2 Development Controls

1. The Riparian Corridors associated with the existing creek line adjacent to the site's southern boundary is to be protected by the provision of a minimum 20 metre Core Riparian Zone (CRZ) which is to be adjoined by a minimum 10 metre wide managed vegetation buffer.
2. Where the allotment has a common boundary with public open space, the elevation is to present an attractive built form to the public open space and include not less than 4.0m² of window(s).

6.5 Car parking and Access

6.5.1 Objectives

- (a) To provide sufficient on site car parking for residents and visitors.
- (b) To ensure that there is adequate provision for vehicular access and manoeuvring.
- (c) To minimise the visual impact of garages upon the streetscape.

6.5.2 Development Controls

1. The provision of car parking on the site for dwelling houses (with the exception of residential flat buildings), shall be as follows:
 - (a) minimum of two (2) off street car parking spaces per dwelling, with at least one (1) space being accommodated within an enclosed garage;
 - (b) All allotments must have access to a public road; and
 - (b) The minimum width of driveways shall be 2.75 metres.
2. Driveways and pathways are to be compatible with architectural design and streetscape and must be constructed of slip resistant materials.

7. SMALL LOT HOUSING

Small lot housing at the Bulli Brickworks Urban Release Area is identified as development which consists of five (5) or more dwelling houses, where each dwelling is located on land with an area less than 450m² and having a width of less than 12 metres, and which are designed and constructed by a single developer/ builder.

Small lot housing will only be considered where compliance with the requirements of Wollongong Local Environmental Plan 2009 can be demonstrated.

The process requirements for small lot housing are as follows:

- (a) a development application is to be lodged for the dwellings to include:
 - full details of the housing products as required; and
 - a proposed land subdivision layout to reflect the desired final development arrangement;
- (b) following the physical commencement of development and the completion of all dwelling floor slabs, a further development application for land subdivision is to be lodged; and
- (c) upon the completion of housing 'lock-up', a subdivision certificate is to be lodged for Council's determination.

7.1 Building Character and Form

A variety of building styles are encouraged for the purpose of creating a vibrant urban setting. All small lot housing is to be designed and located to recognise its context, and the siting of dwellings on adjoining properties, to encourage optimal amenity.

7.1.1 Objectives

- (a) To promote high quality architectural design that is innovative and responsive to the character of the site and its context.
- (b) To enable small lot housing to make efficient use of the site where it can be demonstrated that appropriate design can achieve suitable amenity.
- (c) To ensure that amenity impacts to other dwellings are minimised, in terms of overshadowing, privacy, and access to sunlight and daylight.
- (d) To provide an identifiable and desirable street address to each building and dwelling.
- (e) To ensure garages do not dominate the streetscape and are integrated with the façade design.
- (f) Encourage good solar passive siting solutions that will result in energy efficient dwellings and living zones.
- (g) To allow for outlook and surveillance towards the street and the public domain.

7.1.2 Development Controls

1. Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.
2. The design, height and siting of a new development must respond to its site context taking into account both natural and built form features of that locality.
3. Building frontages and entries are to provide a sense of address and visual interest.
4. The facades of buildings should be designed with a balance of horizontal and vertical elements.

5. All residential buildings should address, and activate the street. On corner allotments, the development should address the street on both frontages.
6. Garages are to be integrated with the building design and articulated to promote an attractive façade.
7. Fences in the front building line should be designed to allow for visual connection between the dwelling and the street.
8. Where security grills/screens, ventilation louvres and carpark entry doors are used, they are to be integrated in the facade design.
9. Roof forms are to enhance the streetscape with roofing materials carefully selected to create simple, unobtrusive forms (note - predominantly light coloured materials and simple building forms are more suited to small lot housing projects).

7.2 Side Setbacks

7.2.1 Objectives

- (a) To enable flexibility in dwelling design to allow for the efficient use of land.
- (b) To promote design solutions to enable reduced side setbacks where they do not compromise privacy and amenity of adjoining sites, and provide suitable landscaping.
- (c) To ensure that buildings are appropriately sited having regard to site constraints.
- (d) To ensure boundary setbacks relate to the intended land subdivision pattern.

7.2.2 Development Controls

1. Side boundary setbacks must accord with the siting requirements of the Building Code of Australia (BCA) unless the requirements of a 'built to boundary' wall are fulfilled (ie. zero setback to side boundary).
2. Side setbacks are permitted at zero setback where it can be demonstrated that the above objectives are met, and subject to meeting the following criteria:
 - i. Walls do not contain windows or openings;
 - ii. Wall height is restricted to a maximum height of 6.0 metres unless adjoining a simultaneously constructed wall;
 - iii. Wall length at zero setback is limited to 20 metres (subject to meeting amenity objectives);
 - iv. The wall does not adjoin public open space; and
 - v. Development controls relating to solar access to private open space of the site and adjoining site are met (refer Chapter B1).
3. For lots having a common boundary with public open space, the side building setback to the common boundary must be a minimum of 3 metres.
4. Where courtyards are contained by the building against the zero lot line boundary, a maximum 1.8 metre high masonry courtyard fence is required which must be complementary to the building.

7.3 Landscaped Area and Private Open Space

7.3.1 Objectives

- (a) To ensure private open space is provided for each dwelling which is connected to the dwelling, useable and of appropriate proportions to suit the recreation needs of the residents.
- (b) To ensure private open achieves a high degree of amenity, receiving solar access and privacy.

- (c) To provide sufficient landscaped area to achieve a landscape setting for all dwellings.

7.3.2 Development Controls

1. At least 20% of the land must be provided as 'landscaped area' which is capable of growing indigenous trees, shrubs, groundcovers and/or lawn and does not include any building, structure or hard paved area.
2. Within the landscaped area, a principal private open space is to be provided at ground level. The principal private open space is to:
 - i. have a minimum area of 24 m²;
 - ii. have a minimum dimension of 4 metres;
 - iii. not be steeper than 1 in 20;
 - iv. be conveniently accessible from a main living area of the dwelling;
 - v. receive at least 3 hours of sunlight during mid winter;
 - vi. designed to provide a high degree of privacy; and
 - vii. be free of clothes drying facilities.
3. A minimum of one small to medium indigenous tree should be provided per dwelling.
4. Landscaped areas must be integrated with the drainage design. The location of drainage lines, pits and detention areas should not conflict with landscaped areas including proposed and existing trees.
5. Landscape planting is to be provided wherever practical to soften the appearance and give scale to dwellings and fences.