

Development Control Plan

Dwelling Houses in 2(a1), 2(a2) & 2(b) residential zones

Sutherland
Shire
Council



9.1/09
edition 1

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1. Where does the Plan Apply?

This Plan applies to land zoned 2(a1),2(a2) and 2(b) Residential under the Sutherland Shire Local Environmental Plan2000 (SSLEP 2000). It applies to development applications for dwelling houses.

2. What is the Purpose of the Plan

The plan aims to provide for energy efficient dwelling houses in the Residential 2(a1) and 2(a2) Residential zones to ensure consistency with other forms of residential development in the Shire.

The plan is intended to be an interim one until a comprehensive DCP for single dwellings is prepared in 2001.

3. How does this plan relate to other plans?

SSLEP 2000 provides objectives, land use controls and development standards for development in the Shire. The basis for the LEP includes the Housing Strategy and Heritage Study.

Provisions of SSLEP 2000, known as development standards, may be varied under State Environmental Planning Policy No. 1 – Development Standards. The application needs to be supported by a written objection that compliance with a particular development standard is unreasonable or unnecessary in the circumstances of the case, and specifying the grounds of that objection. Council needs to be satisfied that the objection is well founded before granting development consent..

Together with this DCP there are other DCPs that apply to dwelling houses on land zoned 2(a1) & 2(a2) Residential, including:

- ◆ Duration of development consents
- ◆ Notification of development applications
- ◆ Landscape
- ◆ Swimming pools
- ◆ Private tennis courts
- ◆ Building lines to streets
- ◆ Fencing
- ◆ Bush Fire

4. Does your proposal need approval?

You need to submit a development application to obtain consent from Council for most development proposals involving new buildings or subdivision.

Other proposals may be exempt or complying development as set out in the SSLEP 2000. Exempt development does not require approval. Complying development can be approved by Council or a private accredited certifier.

5. Making an Application

After researching this document it is recommended that intending applicants consult directly with Council's Environmental Assessment staff prior to preparing detailed development plans.

Pre-application consultation with staff can assist in the time taken to assess applications and reduce amendments required to plans. A prerequisite of consultation is the preparation of a Site Analysis and possibly a Development Concept Plan.

To submit a development application you need to complete a Development Application form together with the following plans (5 copies) and information:

Site plan – illustrates the location of all structures both proposed and retained on site and must include a north point.

Site analysis – identifies existing natural elements of the site, such as existing vegetation, property dimensions, footpath crossing levels and alignments, slope and topography and all structures on neighbouring properties, including location of windows, doors, balconies, entertainment areas. It must include photos of the site frontage and streetscape.

Refer to Section 7 for more detail.

Survey – needs to include existing site levels at the corners of the proposed site, the site contours at 1 metre intervals and the proposed floor levels using a fixed benchmark related to the Australian Height Datum. The plan should also indicate the location of existing structures, easements and services, trees and general site features, as well as north point, existing levels and improvements within the public road to the frontage of the site. If the site is a water front property, it must include the location of the Foreshore Building Line and Mean High Water Mark relative to the Certificate of Title/Deposited Plan registered as at 24 April 1980.

Footpath crossing levels and alignment application – an application for levels and alignments needs to be lodged with Council, prior to setting proposed levels within the site and prior to lodging a Development Application.

Floor plan & FSR calculation - is a fully dimensioned plan which identifies the major use of each of the internal structures within a building, ie balconies, bedrooms, living area, kitchen facilities, bathrooms, doors and windows etc. Where a floor plan is required, it must include the floor space ratio calculation through either hatching, highlight or colour.

Elevations - illustrates all profiles of the proposed development, and includes dimensions of the proposed development, location of windows, doors, roof pitch and eave overhang. It must also include details of surface finishes and construction materials. It should also indicate the existing and finished ground levels and all finished floor, ceiling and ridge levels to AHD.

Sections - illustrates a cross section through the proposed structure, indicating building materials and construction method from the footings right through to the roof.

A4 Notification Plans – is included in letters of notification of a proposed development to neighbours and must include a complete floor, site and elevation plan reduced to an A4 page/s.

Landscape area calculations - where required, the site plan must also indicate landscape area through hatching, highlight or colour.

Drainage Details – plans or drawings which illustrate the concepts of a stormwater management system from the site to the council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design.

Erosion & Sedimentation Control Details - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site, may be included with the Construction Management Details.

Shadow Diagram - A diagram demonstrating the extent of over shadowing caused by the proposed development on adjoining properties as measured at 10am and 2pm on 21 June and 21 December. The diagram must indicate the progressive impacts on the adjoining property/s. (Shadow diagrams are compulsory for any two storey or higher sections of a development.)

Construction Management Details – a concept plan that includes the following:

- Locations and types of sediment control fencing
- All weather vehicle egress, including cattle grid or similar
- Hardstand areas for loading and unloading materials including location of crane and concrete pumps
- Location of material storage on site
- Location of any site sheds
- Location of underground services and over head wires
- Location of hoardings and site fence

Frontage Works – a plan that illustrates the proposed location of a footpath crossing for driveway access, footpath paving, kerb and gutter, kerb ramps and road shoulder.

Energy Rating Certificate- Certification from an accredited assessor on the energy rating for the proposed building envelope, hot water system and any clothes drier to be installed .

Statement of Environmental Effects – a description of how the application addresses and satisfies the objectives and standards of SSLEP 2000 and relevant Development Control Plans of Council & S.79(c) of the EP & A Act.

Applicants are advised to use the services of an architect to prepare plans. The Development Application should take into account identified site constraints and objectives of the Development Control Plan.

Applicants should be aware that compliance with the guidelines within this development control plan will not guarantee approval of development applications. The objectives of the plan must be met.

Note:

A development application will not be publicly exhibited until all information required as part of the application is submitted. Incomplete applications will not be publicly exhibited.

6. Can the Plan be Varied?

This plan contains two types of planning controls – development standards and controls:

Development Standards are contained in the Sutherland Shire Local Environmental Plan 2000 (SSLEP2000) as amended. Any proposal to vary those standards from the local environmental plan must be accompanied by a formal objection to the standard under the provisions of the State Environmental Planning Policy No. 1. More detailed provisions consisting of objectives and controls have been set for all aspects of this plan. Each application will be considered on the individual circumstances and merits of the case in terms of the achievement of the objective.

The **Controls** that are set out in this plan are generally more detailed than the Sutherland Shire Local Environmental Plan 2000. Any variation to these controls must be supported by a statement demonstrating how the objectives are fully satisfied. Any submission in support of a variation to a standard or control must be in writing and demonstrate how the objectives will be achieved.

7. Site Analysis

All development requires perceptive and effective site planning. Good site analysis and design skills are therefore essential in achieving a pleasant living environment for occupants and minimising the impact on neighbours.

A site analysis establishes the development context by showing graphically the constraints and opportunities on the site in relation to natural elements and existing buildings in the immediate surroundings. It should influence the design and minimise negative impacts on the amenity of adjoining developments and to complement neighbourhood character.

A site analysis is to be submitted with a development application and should indicate (where relevant) **in relation to the site**:

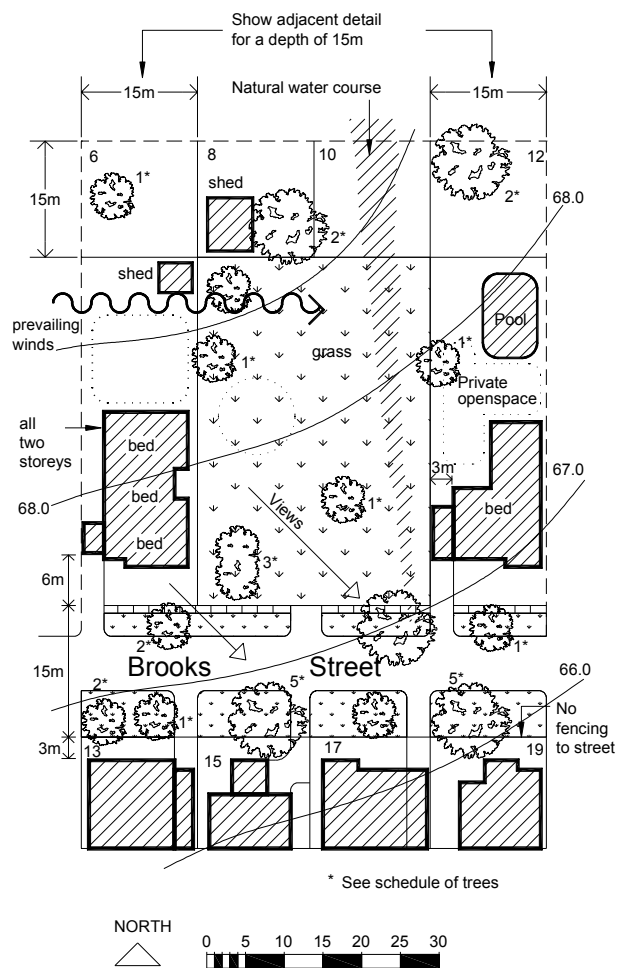
1. **Contours** – at 1m intervals and related to Australian Height Datum
2. **Existing vegetation** – in particular major trees on the site and street trees, identified by size and botanical names or common names.
3. **Buildings** – location and uses of existing buildings
4. **Views** to and from the site
5. Location of **utility services** and stormwater drainage lines and street crossings.
6. **Orientation**, microclimate and noise sources

7. Any **contaminated soils** and filled areas
8. Fences, **boundaries** and easements
9. Any **other significant site features** eg rock outcrops;

And in relation to the surrounding area

1. Location, use and height of adjacent and opposite **buildings** – locating window openings facing the site boundary, and private open space
2. **Views and solar access** enjoyed by adjacent residents
3. **Major trees** on adjacent properties
4. The **built form and character** of adjacent and nearby development
5. The **difference in levels** between the site and adjacent properties

The site analysis can be hand drawn but must be to scale, and must be accompanied by a declaration that the information provided is correct and true in every detail. A written statement should also be prepared explaining how the development design has responded to the site analysis.



Site analysis can improve design responses. This is an example of site analysis information for a small infill site.

8. Public Notification

All development applications will be publicly notified in accordance with Council's Notification of Development Applications Development Control Plan.

9. Energy Efficiency

Energy efficient dwellings are designed and constructed using appropriate materials and appliances to maximise the use of sustainable energy sources (such as sunshine) and use energy more efficiently.

They are "smart" because they simultaneously help preserve scarce resources, reduce the level of greenhouse gas emissions, and provide significant savings.

Applications must demonstrate the energy efficiency of the proposal by submitting an energy rating from an accredited assessor with the application.

NatHERS is currently the only rating tool accepted for use. Other rating tools may be accepted in the future, once they have passed accreditation protocol.

In NSW the House Energy Rating Management Body (HMB) is the accreditation body for Home Energy Assessors. Assessors provide a summary report which reflects the annual heating and cooling load for a dwelling. The results of the report are expressed as a "star rating" of 0-5 stars (with '0' being least to 5 stars being most efficient).

Objectives:

1. An improved quality and energy efficiency of dwellings.
2. Dwellings that:
 - use less energy
 - are comfortable to live in
 - are economical to run
 - contribute positively to an overall reduction in greenhouse gas emissions

Controls:

A. Minimum compliance controls for new dwellings:

1. A certificate from an accredited assessor showing a minimum 3.5 star energy rating for building envelope of new dwellings using an approved HER tool (eg NatHERS).
2. A hot water system with a minimum score of 3.5 using SEDA greenhouse score for hot water heaters Refer to table below.

Water Heater Type		Score
Solar-Gas Boost	Storage	5
Gas	Instantaneous	4
Gas-Storage	High Efficiency	4
Electric-Storage	Heat Pump	4
Gas-Storage	Low Efficiency	4
Solar- Electric Boost*	Continuous	4
Solar-Electric Boost*	OP2	4
Electric	Instantaneous	2
Electric	Continuous	1
Electric-Storage	Storage (OP1,OP2)	1

* greater than 50% solar contribution.

3. AAA rated showers, wash basins, kitchen sinks and toilet cistern sets must be installed.
4. Clothes dryers, where they are being installed, with a minimum score of 3.5 (Refer to Greenhouse score table below).

Council only accepts HMB accredited energy ratings (which must be submitted as part of a Development Application).

B. Exemption from Minimum Controls for New Dwellings

Only under exceptional circumstances will Council consider varying the minimum controls
The circumstances are:

Steeply sloping sites (especially on the foreshore) which may preclude slab floor type construction.

Unusual construction – where the prescribed assessment techniques do not address, or reliably assess, the performance of the construction being adopted and there are prima facie grounds for believing the prescribed techniques significantly underestimate the construction's performance.

Conflicting guidelines – existing lease and development conditions, other development control plans or any other policy or guidelines that Council determines will have priority over this plan eg heritage requirements, which preclude the attainment of the minimum rating requirements.

The applicant must demonstrate the reason for non-compliance and provide a statement from an accredited assessor that the alternative requirements listed below have been complied with.

ALTERATIONS AND ADDITIONS

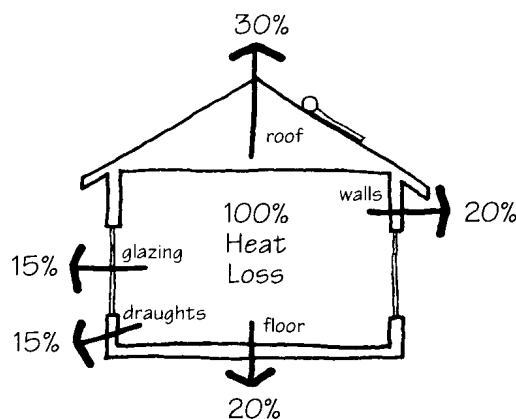
Minimum controls for alterations and additions and new or existing dwellings where building envelope requirements cannot be met.

- 1) Insulation installed in ceiling, walls and floors as follows:
 - **Roof/ceiling:** insulation installed with a minimum R3.0 rating (roof/ceiling combined)
 - **External walls:** insulation installed with a minimum R1.5 rating. (Cavity brick construction is exempt from this requirement.)
 - **Floors:** insulation installed with a minimum R2.0 rating. NB. Buildings with slab on ground construction are exempt from floor insulation requirement.
2. Installation of ceiling fans in habitable rooms.
3. A hot water system with a minimum score of 3.5 using SEDA greenhouse score for hot water heaters. Refer to table above.
4. AAA rated showers, wash basins, kitchen sinks and toilet cistern sets must be installed.
5. Clothes dryers, where they are being installed, with a minimum score of 3.5 where they are being installed.

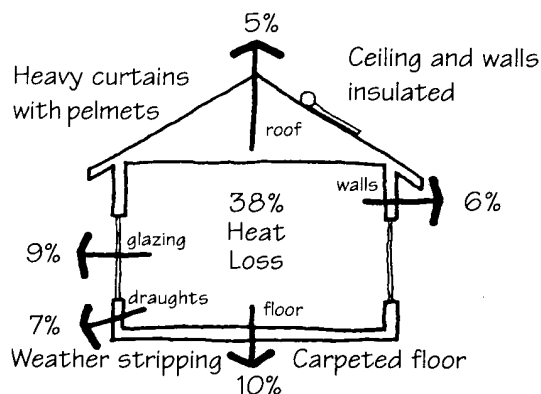
Energy Rating Label	Greenhouse Score
5.0	5.5
4.5	5.0
4.0	4.5
3.5	4.0
3.0	3.5
2.5	3.0
2.0	2.5
1.5	2.0
1.0	1.5

Clothes Dryers 4.0kg and over. These conversions are for electric systems only. The Greenhouse Score for gas-powered clothes dryers will generally pass the minimum requirements.

To determine the Greenhouse Score of a clothes dryer, check the star rating on its Energy Rating Label (typically found on the front of the clothes dryer) and match it with the Greenhouse Score in the Conversion table above. If it



achieves a Greenhouse Score of 3.5 or greater, the clothes dryer has passed.



Heat losses from an UNINSULATED brick veneer house

Heat losses from an INSULATED brick veneer house

** Source: Energy Smart Information Centre

10 Car Parking

Objectives:

1. Adequate off-street car parking on individual sites;
2. Garages and carports designed and located to complement the dwelling and to minimise the impact on the natural landscape, views from the water and/or adjoining properties.

Controls:

1. Two accessible spaces to be provided on site;
2. Spaces to be 5.5 x 2.6 m; covered spaces 5.5 x 3 metres;
3. Setbacks to garages and carports are :

Setback	
Front	7.5m*(measured at right angles to the front boundary)
Side	1.5m ☺ (measured at right angles to the boundary)

* A variation may be considered on a lesser building line if there are unusual site constraints or where the impact on the streetscene will be minimal.

☺ Variations may be considered if there is no adverse impact on the adjoining property and if the objectives are achieved, for example:

- ◆ An open carport on a nil boundary setback;
- ◆ Detached garages on a nil boundary setback where the topography enables views to be maintained.

4. Maximum driveway grades of 25%; driveways are to integrate into the natural site conditions, avoiding any substantial cut and fill.

11. Building Lines to Streets

Most residential areas in the Shire were established on 7.5m building line, however, some streets, and areas, of the Shire have been developed with greater or lesser building lines.

Objectives:

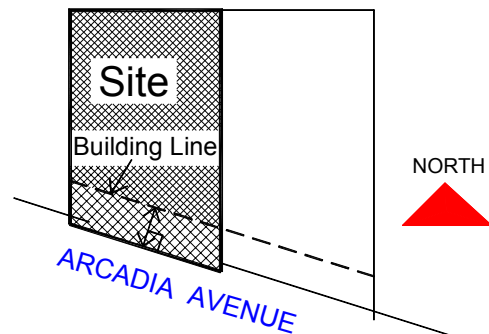
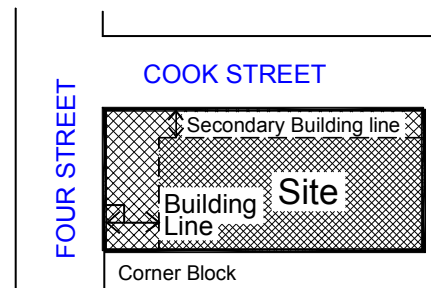
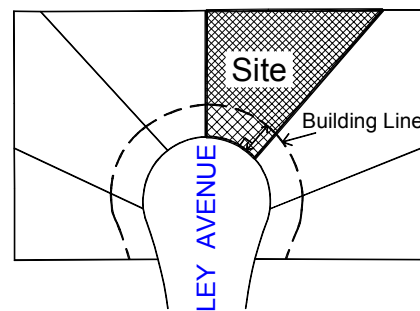
1. Visual impact of buildings on the street scene minimised;
2. Buildings that are compatible with and enhance the existing or planned street scene;
3. Impact on buildings on views minimised;
4. Existing natural site features, flora and fauna habitats maintained;
5. Suitable access for the parking of vehicles on site provided or maintained;
6. Buildings sited so that adequate space is provided between proposed buildings and the front boundary to permit the establishment of gardens that contribute to the streetscape.
7. Buildings that do not impair the safe movement of vehicles and pedestrians in public places.

Controls:

A 7.5m building line shall apply for all residential allotments, except as provided for elsewhere in the DCP or in any other relevant DCP.

Corner allotments require a 7.5m building line on only one street frontage, the second street requires a 3m building line.

Council may reduce or increase the building line to ensure that the objectives of this plan are achieved.



Method of Measurement for Building Lines

12. Origin

Edition 1:

Action	Date
Council endorse plan	20 November, 2000 (EHC122-01)
Public notice (draft)	28 November, 2000
Exhibition start	28 November, 2000
Exhibition finish	31 January, 2001
Council decision	19 March 2001
Public notice (final)	27 March 2001
In effect	27 March 2001
