Part A

Introduction
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A1 Statutory Information

A1.1 Purpose of this DCP

The purpose of the Canterbury Development Control Plan (DCP) 2012 is to supplement the Canterbury Local Environmental Plan 2012 (LEP) and provide more detailed objectives and controls to guide the form of development across the former Canterbury Local Government Area (LGA).

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

A1.2 Commencement

The DCP was adopted by Canterbury City Council on 22 November 2012 and came into effect on 1 January 2013.

Savings provisions in relation to amendments to the DCP are discussed in Section A1.9 of this chapter.

A1.3 Land to which this DCP Applies

The former local governments of Canterbury and Bankstown have been merged into one and are now known as Canterbury Bankstown Council (Council). This DCP applies to all land in the former Canterbury LGA only.

A1.4 Aims of this DCP

This DCP aims to provide a comprehensive suite of development controls to:

(a) Achieve well-designed development that is compatible with its context and acceptable to the community;

(b) Enhance amenity for people in Canterbury;

(c) Conserve non-renewable resources;

(d) Protect natural features and the environment;

(e) Ensure development in Canterbury functions in a way that meets the needs of the community;

(f) Facilitate full consideration of human, environmental and servicing requirements in relation to proposed development;
(g) Allow designers to respond to the individual circumstances of a site;

(h) Support the LEP and strategic focus for Canterbury; and

(i) Support a comprehensive development assessment process.

A1.5 Relationship of this DCP with other Plans and Policies

This DCP is to be read in conjunction with the LEP. Where there is any inconsistency between this DCP and the LEP, the LEP prevails.

This DCP is also to be read in conjunction with the following:

- Relevant State Environmental Planning Policies (SEPPs) and deemed SEPPs;
- Local Government Act 1993;
- Building Code of Australia (BCA);
- Relevant Australian Standards as identified throughout this DCP;
- Any applicable Development Contributions Plans; and
- Any other policy or document identified for consideration throughout this DCP.

Note: It is advised to check www.legislation.nsw.gov.au for the most current list and version of the EP&A Act, EP&A Regulation, LEP and applicable SEPPs.

A1.6 Compliance

Compliance with the objectives and controls of this DCP does not guarantee that consent will be granted.

Applications will be considered on their merits and against:

- Relevant SEPPs;
- Aims, objectives, provisions and development standards contained in the LEP;
- Objectives and controls contained in this DCP;
- Impact of the development on the locality;
- Suitability of the site for the development;
- Views of public authorities; and
- Submissions from the community that may be affected by a development proposal.

Minor variations to the numerical controls specified in this DCP may be acceptable, where it is demonstrated that such variations will not have an adverse and unreasonable impact and the proposed development is consistent with the aims and objectives of the LEP and this DCP.
In considering a variation, Council will consider the need to maintain the consistent implementation of the LEP and this DCP.

A1.7 Structure of this DCP

The structure of this DCP has been established to enable the efficient application of relevant development objectives and controls in a logical manner.

This DCP is divided into the following parts as summarised below. Within each part, the DCP is further divided into chapters (refer to table of contents for DCP).

<table>
<thead>
<tr>
<th>Part A</th>
<th>Introduction</th>
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<tbody>
<tr>
<td></td>
<td>Describes the purpose, relationship and structure of this DCP; development application requirements; notification and advertising requirements; and a glossary of terms.</td>
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<tr>
<th>Part B</th>
<th>General Controls</th>
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<tr>
<td></td>
<td>Provides general objectives and controls that relate to all development and activities in the Canterbury LGA. This includes: subdivision and consolidation; transport and parking; landscaping; tree preservation; accessible and adaptable design; water and flood management; energy and conservation; crime prevention and safety; heritage; waste; and use of footpath.</td>
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<tr>
<th>Part C</th>
<th>Residential Accommodation</th>
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<tbody>
<tr>
<td></td>
<td>Provides specific objectives and controls relevant to the type of residential accommodation as defined under Canterbury Local Environmental Plan 2012 (LEP).</td>
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<tr>
<th>Part D</th>
<th>Business Centres</th>
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<tbody>
<tr>
<td></td>
<td>Provides objectives and controls that relate to commercial activities, operations and design of new development. This includes objectives and controls for the Canterbury Town Centre, Roselands Shopping Centre, Campsie Civic Centre Precinct, Undercliffe Bridge Precinct, Canterbury Road and local centres.</td>
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<tr>
<th>Part E</th>
<th>Industrial Development</th>
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<tbody>
<tr>
<td></td>
<td>Provides objectives and controls that relate to industrial activities, operations and design of new development.</td>
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<thead>
<tr>
<th>Part F</th>
<th>Specific Land Uses and Sites</th>
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<tr>
<td></td>
<td>Provides land use specific objectives and controls for developments relating to: signage; child care centres; restricted premises and sex service premises; telecommunications facilities; taxi facilities; amusement centres; and Wills Oval.</td>
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<tr>
<th>Part G</th>
<th>Glossary</th>
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<tbody>
<tr>
<td></td>
<td>Provides a glossary of terms for the DCP.</td>
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<tr>
<th>Appendices</th>
<th>Technical Specifications</th>
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<tr>
<td></td>
<td>Provides technical specifications for engineering and waste matters.</td>
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Table A.1: Structure of the DCP

More than one part of this DCP will apply to a development proposal. References are made throughout this DCP to other sections that may be relevant.
Unless otherwise stated, objectives and controls apply to development as defined under the EP&A Act.

A1.8 Interpretation

A glossary is provided in Part G. Definitions within the LEP and relevant legislation prevail over the definitions in this DCP and are not repeated in the glossary or in other sections of the DCP.

A1.9 Savings Provision

If an application has been made before the commencement of the DCP in relation to land to which the DCP applies, and the application has not been finally determined before that commencement, the application must be determined as if the DCP had not commenced.

All applications received after the commencement date of an amendment to the DCP are subject to the DCP as amended. Please refer to the amendment history table below for relevant commencement dates.

A reference to an application in the paragraphs above is a reference to: a development application (DA); an application to modify a development consent; an application to review a determination of a DA; or an application to review a determination of an application to modify a development consent.

<table>
<thead>
<tr>
<th>Amendment</th>
<th>Commencement Date</th>
<th>Description of Amendments</th>
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<tbody>
<tr>
<td>1</td>
<td>14/04/2014</td>
<td>• Glossary.</td>
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<td></td>
<td></td>
<td>• Introduction.</td>
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<tr>
<td></td>
<td></td>
<td>• Various sections of Part 2 Residential Neighbourhoods.</td>
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<td></td>
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<td>• Various sections of Part 3 Business Centres.</td>
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<td></td>
<td></td>
<td>• Various sections of Part 4 Industrial Development.</td>
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<td></td>
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<td>• Various Sections of Part 6.2 Climate, and Energy Resource Efficiency.</td>
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<tr>
<td></td>
<td></td>
<td>• Various sections of Part 7 Notification of development application.</td>
</tr>
<tr>
<td>2</td>
<td>23/01/2015</td>
<td>• Minor amendments to two clauses to Part 3 Business Centres.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Insert note explaining the application of Clause 3.1.2 (iii).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Amend Clause 3.1.8 (vii) to state the provision applies to straight residential development, not mixed development in the B5 zones.</td>
</tr>
<tr>
<td>3</td>
<td>30/01/2017</td>
<td>• Comprehensive restructure of controls.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• List of amendments available on Council’s website.</td>
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</tbody>
</table>

Table A.2: DCP Amendment History
A2 Development Applications

A2.1 Introduction

A Development Application (DA) means an application for consent under Part 4 of the EP&A Act to carry out development.

Development is defined under the EP&A Act. Development includes (but is not limited to) the use of land, subdivision of land, erection of a building, carrying out of work, the demolition of a building or work, and any other matter controlled by an environmental planning instrument.

It is strongly encouraged that pre-DA advice is sought prior to a DA being lodged to clarify requirements in the early stages of the planning and/or design process. Council’s Duty Officers are also available for informal verbal advice prior to the lodgement of a DA.

Written pre-DA advice is subject to a fee, however provides applicants with a preliminary opinion on the merits or issues of a proposal. In this instance a Pre-Lodgement DA Advice Form must be completed and lodged with a preliminary concept plan.

A2.2 Documentation Requirements

The minimum lodgement requirements for supporting information to accompany a DA are specified in Part 1 of Schedule 1 of the EP&A Regulation.

Additional requirements are provided in the following DA guides (including checklists) to assist applicants with preparing required documentation necessary to be submitted with a DA:

- DA Guide for Class 1 and 10 buildings (dwelling, additions to dwellings, carport/garages, swimming pools and the like); and
- DA Guide for Class 2 – 9 buildings (dual occupancy, semi-detached dwelling, attached dwelling, multi dwelling housing, residential flat building, commercial, industrial and other non-residential).

The guides detail the documentation required to be submitted with a DA. All pre-DA Advice/DA forms, guides and checklists are available at Council’s Customer Services Centre, or they can be downloaded from Council’s website www.canterbury.nsw.gov.au.
A3 Notification and Advertising

This chapter outlines Council's process and criteria for the notification and advertising of development applications, modification applications and review of determination applications. In addition, this chapter provides information relating to the preparation and consideration of submissions.

A3.1 Objectives

O1 To encourage the community to become informed, interested and involved in the development of their area; and

O2 To encourage community submissions on development applications to assist Council in the decision making process.

A3.2 Application

This chapter of the DCP outlines two forms of public exhibition procedures relating to development applications being “Type A” and “Type B”.

The chapter does not outline procedures for Advertised Development, Designated Development, State Significant Development or Integrated Development. The EP&A Act and EP&A Regulation include separate procedures for public participation in the assessment of these categories of development.

A3.3 Public Notification and Advertising

The extent of public notification reflects the different form, complexity or potential impacts of a proposed development. Where a proposal is likely to have a potential for impact on a broader scale, a Type B notification will be required. All other applications will be notified as Type A notification other than excluded development (refer to section A3.4). The notification period for all applications is detailed on Council’s website.

Type A Notification Requirements

- Notification letter sent to:
  - Owners and occupiers of adjoining and surrounding land (as per Figure A3.1);
  - Owners corporation if the adjoining property is in strata title; and
  - Any public authority deemed by Council to have, or likely to have, an interest in the proposed development.
• Notification period is 14 days from the date on the notification letter. Where notification occurs during the week of Christmas, the notification period will be extended by a minimum of two weeks.

• Council maintains discretion to extend the notification period and area if considered necessary.

**Type B Notification and Advertising Requirements**

• Notification letter sent to:
  - Owners and occupiers of adjoining and surrounding land (as shown in Figure A3.1);
  - Any other individual, group, organisation or similar deemed by Council to have, or likely to have, an interest in the proposed development; and
  - Any public authority deemed by Council to have, or likely to have, an interest in the proposed development.

• Notification period is 21 days from the date of the advertisement in the local newspaper. Where notification occurs during the week of Christmas, the notification period will be extended by two weeks.

• Advertisement in a local newspaper.

• Council maintains discretion to lengthen the notification period and area if considered necessary.

![Figure A3.1 Notification Area](image-url)
Notifying Across Council Boundaries

In the instance that a property adjoins the boundary of a neighbouring Council, a notification letter will be sent to the adjoining Council requesting that Council inform its residents/ratepayers of the proposed development. Alternatively a letterbox drop to the affected occupiers will be undertaken and the adjoining Council notified.

Content of Notification Letters

Notification Letters will include the following information:

- Address of the proposed development;
- Name of the applicant and the name of the consent authority;
- Description of the proposed development;
- Name and contact number of the relevant Development Assessment Officer;
- Advice that the plans may be inspected during opening hours at Council's office, and at Council's Branch Library for the Ward in which the subject site is located, during normal business hours;
- A statement that any person may make a submission during the notification period;
- The closing date for written submissions, method of delivery of submissions; and
- Reference to political donations form if relevant.

A3.4 Type A and B Development Applications

The following list is a guide to the type of notification process applying to various land uses or developments. The extent of notification and/or advertising of an application is at the discretion of Council Officers.

Development Subject to Type A – Notification

- Dwelling houses, alteration and additions or ancillary structures two storeys or greater in height;
- Attached dwellings (less than 10 dwellings);
- Boarding houses (less than 12 lodgers);
- Group Homes (less than 12 lodgers);
- Hostels (less than 10 lodgers);
- Multi dwelling housing (less than 10 dwellings);
- Residential flat buildings (less than 10 dwellings);
- Seniors housing (less than 10 beds and/or less than 10 dwellings);
- Shop top housing (less than 10 dwellings);
- Change of uses that may result in impacts to adjoining properties; and
- Any other development not subject to Type B notification and advertising, where, in the opinion of the relevant Council Officer is likely to have an impact on residential properties.

**Development Subject to Type B - Notification and Advertising**

- Attached dwellings (10 or more dwellings);
- Boarding houses (12 lodgers or more);
- Demolition of Heritage Item;
- Group Homes (12 lodgers or more);
- Hostels (10 lodgers or more);
- Multi dwelling housing (10 or more dwellings);
- Residential flat buildings (10 or more dwellings);
- Seniors housing (10 or more beds and/or 10 or more dwellings);
- Shop top housing (10 or more dwellings);
- Hotel or motel accommodation;
- Serviced apartments (if in a residential zone);
- Entertainment facilities;
- Registered clubs;
- Restricted premises;
- Sex service premises;
- Educational establishments;
- Hospitals;
- Community facilities;
- Places of public worship;
- Recreation areas;
- Recreation facilities; and
- Any other development not subject to Type A notification, where, in the opinion of the relevant Council Officer is likely to have a significant impact on residential properties.

**Development Exempt from Notification**

The extent of notification and/or advertising of an application is at the discretion of Council officers. As a guide, development not subject to Type A or Type B notification and advertising procedures will be exempt from notification.

**A3.5 Modifications & Reviews**

An applicant may lodge an application to modify a development consent under Section 96 of the EP&A Act.

In addition, applications can be made under Section 82A of the EP&A Act to review the determination of a DA or under Section 96AB to review a modification decision.
Requests for a modification or review of determination will be notified in the same manner as the original application (see A3.3). If in the opinion of the relevant Council officer a modification application under Section 96(1) or (1A) of the EP&A Act will have no additional impact on any adjoining or nearby properties, no notification will be required.

**A3.6 Viewing of Applications**

All plans and information lodged with an application that is notified in accordance with this DCP will be available for inspection at Council’s Customer Service Centres. This will include: all forms, architectural plans, consultant reports and supplementary documentation submitted with the application.

Should a model(s) or an artist's impression(s) of the development be lodged with the application, these will only be available for viewing at Council’s Bankstown Customer Service Centre.

A full set of the DA plans will also be available for inspection in the closest Council library to the subject site during library opening hours.

Council is required by legislation to make available extracts of applications. However, under the *Commonwealth Copyright Act 1968*, plans cannot be provided without the written consent of the applicant’s architect or design professional.

Applications can also be viewed on Council’s website via the following link: http://www.canterbury.nsw.gov.au/Building/Track-your-DA

**Assistance with Viewing Applications**

Assistance will be available to those viewing applications at Council’s Administration Centre. A duty planner and/or building surveyor will be available during specified periods to assist with explanation and interpretation of plans.

Please contact Council’s Customer Service Centre to confirm available times on (02) 9707 9000.

In addition, should a person's first language not be English, language aides are available to assist.

**A3.7 Submissions**

The submissions period is the same as the notification period. Submissions are letters, petitions or similar written representations from individuals or groups of people regarding a particular application.

A submission could:

- Support an application;
- Object to an application;
- Object to part of an application;
- Suggest ways of overcoming concerns with an application; and
- Suggest alternatives to a proposal or element of a proposal.
Unless otherwise specified, submissions may be made up to and including the last day upon which a person may inspect an application in response to a notification letter issued, or an advertisement in a newspaper.

**Lodging Submissions**

When making a submission to Council, the submission should:

- Be in writing addressed to the General Manager;
- Be delivered by hand, mailed or faxed to:

  *The General Manager*
  *Canterbury Bankstown Council*
  *Bankstown Customer Service Centre*
  *Upper Ground Floor*
  *Bankstown Civic Tower*
  *66 - 72 Rickard Road (Corner of Jacob St)*
  *Bankstown NSW 2200*

  *The General Manager*
  *Canterbury Bankstown Council*
  *Campsie Customer Service Centre*
  *137 Beamish Street*
  *Campsie NSW 2194*

  *Mailing Address: PO Box 8, Bankstown NSW 1885*

  *DX Address: DX: 11220*

  *Fax: 02 9707 9700*

Submissions must:

- Clearly indicate the name and address of the person making the submission;
- Clearly indicate the application number and address of the property that is the subject of the development proposal; and
- Detail all reasons for the submission. If possible, include potential amendments that could be made to overcome the issue.

It is very important that any submissions lodged include the property address to which the Development Application on exhibition relates.
Acknowledgement of Submissions

Council will not acknowledge submissions when they are initially received. All individuals, organisations and/or head petitioners (i.e. not all of those listed on a petition) making submissions will receive a reply advising of Council’s determination.

Consideration of Submissions

All submissions received within the nominated time frame will be considered when determining an application. Applications will not be determined prior to the expiry of the nominated notification period. Submissions received after the nominated time frame will be considered if practical.

The terms of any objection will be summarised in Council’s development assessment report. The name and address of the objectors will be withheld in the report. However, persons making submissions should be aware that details of their submission will be kept on file and may be accessed by other members of the public under the Government Information (Public Access) Act 2009.

A3.8 Amendments to the LEP and DCP

Notification and advertising for amendments to the LEP and DCP will be as per the notification requirements in this chapter for DAs.
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B1 Transport and Parking

This chapter applies to any new development, alterations and additions to existing buildings and applications for change of use of existing premises that require car parking, loading and bicycle facilities.

This chapter provides objectives and controls for the design and configuration of vehicle access, parking, loading bays and related facilities.

B1.1 General Objectives

O1 To provide adequate car, bicycle and service vehicle facilities for the building users and visitors, depending on building type and proximity to public transport.

O2 To ensure casual parking on streets is available in centres to support local business.

O3 To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.

O4 To ensure servicing by larger vehicles occurs off-street in such a way that reduces impacts on the pedestrian environment.

O5 To ensure vehicle facilities are compliant, functional and safe.

O6 To encourage reduced car dependency through encouraging alternative means of transport such as cycling, walking and public transport.

O7 To ensure vehicle traffic is managed and roads do not inhibit the performance of business centres, presenting barriers to pedestrian movement, or segregating areas.

O8 To minimise the visual impact of parking structures on the appearance of streetscapes.

B1.2 Transport and Parking Requirements

B1.2.1 Public Transport

Controls

C1 Contribute to the upgrade of public transport facilities as identified by any relevant structure plan.
C2 Provide for adequate bus parking facilities if the use of buses is expected.

B1.2.2 General Parking Provisions

Controls

C1 Development must provide the number of car spaces, bicycle spaces and car wash bays as required by the rates in section B1.3.1 below.

C2 If the parking calculation results in a fraction of a parking space, the number of spaces required is rounded up to the nearest whole number.

C3 With a change of use of a building, the number of on-site parking spaces and facilities required may increase and Council will generally request the additional parking to be provided.

C4 Centres in the Parking Rates Table in section B1.3.1 are defined as follows:
   (a) Large Local Centres include: Belmore, Campsie and Lakemba;
   (b) Accessible Local Centres include: Earlwood, Hurlstone Park, Narwee, Punchbowl and Wiley Park; and
   (c) Other Local Centres include: Belfield, Croydon Park, and New Canterbury Road (Hurlstone Park).

C5 Developments comprising more than one (1) land use must provide the combined parking requirement based on the individual rates of parking for each land use identified in the parking rates table (Table B1.2 of this DCP).

C6 Minor alterations and additions to existing buildings which will result in an increase of up to 25m² in floor area will not attract a requirement to provide additional car parking.

C7 In identified circumstances, or where the specified parking rates in the Table in section B1.3.1 do not include a rate for a proposed land use, a parking assessment is required to determine the specific parking required for the development. The assessment must be undertaken by a suitably qualified transport consultant and analyse:
   (a) Parking needs of occupants, staff and visitors;
   (b) Bicycle parking, storage and secure facilities;
   (c) Service and delivery needs and facilities;
   (d) Needs of people with disabilities; and
   (e) Surveys of similar establishments in comparable locations (or demonstrate requirements by other appropriate means).

C8 Variations to the parking rates must be justified through a Parking Assessment, which demonstrates that the proposal will produce a better planning outcome, and meet the relevant objectives of this DCP.

C9 Refer to RTA Guide to Traffic Generating Developments 2002, particularly in relation to parking analysis and traffic study preparation.

C10 Car parking (and associated space such as access aisles) in excess of the requirements under the parking rates table in section B1.3.1 will be counted as gross floor area.
B1.2.3 Traffic Impact Assessment

Council may require a traffic impact assessment, prepared by appropriately qualified transport consultants, if it considers there would be significant impacts on the surrounding road, parking or public transport system.

Controls

C1 A traffic impact assessment report, prepared by appropriately qualified transport consultants, is required:

(a) For the development listed in Table B1.1;
(b) For any development that would have a significant impact on the surrounding road, parking and/or the public transport system; and
(c) For any development where the site work will interrupt or have a significant impact on road and footpath activities.

<table>
<thead>
<tr>
<th>Use</th>
<th>Traffic Impact Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal change of existing premises</td>
<td>No</td>
</tr>
<tr>
<td>Extension to dwelling house</td>
<td>No</td>
</tr>
<tr>
<td>Dwelling house</td>
<td>No, unless requested.</td>
</tr>
<tr>
<td>Dual occupancy</td>
<td>No, unless requested.</td>
</tr>
<tr>
<td>Multi dwelling housing, boarding houses and residential flat buildings</td>
<td>If 10 or more dwellings proposed.</td>
</tr>
<tr>
<td>Industry</td>
<td>Yes</td>
</tr>
<tr>
<td>Business and retail premises</td>
<td>Yes</td>
</tr>
<tr>
<td>Tourist and visitor accommodation</td>
<td>Yes</td>
</tr>
<tr>
<td>Seniors housing</td>
<td>Yes</td>
</tr>
<tr>
<td>Child care centre</td>
<td>Yes</td>
</tr>
<tr>
<td>Heritage listed site</td>
<td>No, unless requested.</td>
</tr>
<tr>
<td>Transport links</td>
<td>Yes</td>
</tr>
<tr>
<td>Community facilities, recreation areas and recreation facilities</td>
<td>No, unless requested.</td>
</tr>
</tbody>
</table>

Table B1.1: Traffic Impact Assessment Submission Requirements

C2 A Traffic Impact Assessment must assess the impacts the proposed development will have on traffic flow, cyclists, pedestrians, and local residents, businesses, parking facilities, schools, hospitals, public transport and emergency services.

C3 Refer to the Guide to Traffic Generating Developments 2002 for issues to be covered by a Traffic Impact Assessment.

Note: A traffic impact assessment report may be required for a proposed development that falls under State Environmental Planning Policy (Infrastructure) 2007 requirements, which would be referred to the Regional Traffic Committee.
## B1.3 Parking Provision Rates

### B1.3.1 General Parking Rates

**Controls**

C1 Parking and other vehicle facilities required for each type of development are detailed in the table below.

Note: Refer to Section B1.3.2 for accessible parking rates.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Car Spaces</th>
<th>Servicing and Delivery</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Houses</td>
<td>2 spaces per dwelling</td>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>Dual Occupancy &amp; Semi-detached dwellings</td>
<td>1 bedroom: 1 space per dwelling 2 bedroom: 1 space per dwelling 3 bedroom or more: 2 spaces per dwelling</td>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>Multi Dwelling Housing, Attached Dwellings &amp; Residential Flat Buildings</td>
<td>Studio or 1 bedroom: 1 space per dwelling 2 bedroom: 1.2 space per dwelling (the 0.2 space to remain as common property) 3 bedroom or more: 2 spaces per dwelling Visitor Parking: 1 space per 5 dwellings except where the site is located on a road less than 11m in width or a cul-de-sac, then 1 space per 3 dwellings. Minimum 1 space.</td>
<td>Any development comprising 10 or more dwellings must provide a minimum of one (1) car wash bay.</td>
<td>Residents: Minimum 1 space per 5 dwellings. Visitors: Minimum 1 space per 10 dwellings.</td>
</tr>
<tr>
<td>Shop Top Housing</td>
<td>The same rate for Residential Flat Buildings except in the following locations: B2 Zones – Large Local Centres Studio: 0.25 spaces per dwelling 1 bedroom: 0.8 spaces per dwelling 2 bedroom: 1 space per dwelling 3 bedroom or more: 1 space per dwelling Visitor Parking: Not required B2 Zones – Accessible Local Centres Studio: 0.5 spaces per dwelling 1 bedroom: 1 space per dwelling 2 bedroom: 1 space per dwelling 3 bedroom or more: 1 space per dwelling Visitor Parking: 0.15 spaces per dwelling</td>
<td>Any development comprising 10 or more dwellings must provide a minimum of one (1) car wash bay.</td>
<td>Residents: Minimum 1 space per 5 dwellings. Visitors: Minimum 1 space per 10 dwellings.</td>
</tr>
</tbody>
</table>
**Land Use** | **Car Spaces** | **Servicing and Delivery** | **Bicycle Spaces**
---|---|---|---
Home Business & Home Industry | The parking requirements for Dwelling Houses, Dual Occupancy, Attached Dwellings, Semi-detached dwellings, Multi dwelling housing, and Residential flat buildings are applicable. |  |

**Tourist and Visitor Accommodation**

| Hotel or Motel Accommodation & Serviced Apartments | 1 space per room; and 1 space per 2 staff. | Provide adequate bus parking facilities if the use of buses is required. | Patrons / Staff: Minimum 1 space per 20 rooms. Staff / Patrons: Minimum 4 spaces per 100m² public GFA. |

**Commercial Premises**

| Office Premises | B2 Zone - Large Local Centres: 1 space per 60m² GFA. | Minimum 1 courier parking space to be provided in a convenient and sign-posted location (provision of additional parking spaces for courier motorcycles is desirable). Service requirements as specified in other parts of this DCP. | Staff: Minimum 1 space per 200m² GFA. Visitors: Minimum 1 space per 750m² GFA over 1,000m². |

<p>| Shops, Business and Retail Premises | B2 Zones – Large Local Centres 1 space per 66.7m² GFA (&lt; 120m²). 1 space per 33m² GFA (120m² – 1,000m²). 1 space per 27m² GFA (&gt; 1,000m²). | Provide adequate bus parking facilities if the use of buses is required. In larger retail developments containing a supermarket, areas are to be provided in the car park for storage of shopping trolleys. | Staff: Minimum 1 space per 300m² GFA. Patrons: Minimum 1 space per 500m² GFA over 1,000m². |</p>
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Car Spaces</th>
<th>Servicing and Delivery</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 space per 22m² GFA (&gt; 1,000m²). Visitor parking for shops (excluding local shops) shall be provided at the following rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>80% of parking rate to be allocated for visitors and short-stay parking.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>20% of the parking rate is to be allocated for staff and long-stay parking.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighbourhood Shops</td>
<td>For 1 space per 25m² GFA.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trade Services, Hardware and Building Supplies</td>
<td>1 space per 50m²</td>
<td></td>
<td>1 space per 10 employees.</td>
</tr>
<tr>
<td>Registered Clubs and Pubs</td>
<td>A Traffic and Parking Assessment Report is required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants</td>
<td>Less than 120m²: 1 space per 40m² GFA.</td>
<td></td>
<td>Staff: Minimum 1 space per 100m² GFA over 100m².</td>
</tr>
<tr>
<td></td>
<td>120m² – 1,000m²: 1 space per 30m² GFA.</td>
<td></td>
<td>Patrons: Minimum 2 spaces.</td>
</tr>
<tr>
<td></td>
<td>Greater than 1,000m²: To be determined by a Traffic and Parking Assessment Report.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants</td>
<td>1 space per 3 seats (both internal and external). If required, an exclusive area for queuing of cars for a drive-through facility must be provided. Queue length must facilitate 5 to 12 cars measured from pick up point, and provide a minimum 4 car waiting bays for cars queued from ordering point.</td>
<td>Staff: Minimum 1 space per 100m² GFA.</td>
<td>Visitors: Minimum 2 spaces.</td>
</tr>
<tr>
<td>Shops, Business and Retail Premises</td>
<td>B2 Zones – Large Local Centres 1 space per 66.7m² GFA (&lt; 120m²).</td>
<td>Provide adequate bus parking facilities if the use of buses is required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per 33m² GFA (120m² – 1,000m²).</td>
<td></td>
<td>Staff: Minimum 1 space per 300m² GFA.</td>
</tr>
<tr>
<td></td>
<td>1 space per 27m² GFA (&gt; 1,000m²).</td>
<td></td>
<td>Patrons: Minimum 1 space per 500m² GFA over 1,000m².</td>
</tr>
<tr>
<td></td>
<td>B2 Zones – Accessible Centres 1 space per 50m² GFA (&lt; 120m²).</td>
<td>In larger retail developments containing a supermarket, areas are to be provided in the car park for storage of</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per 40m² GFA (120m² – 1,000m²).</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per 27m² GFA (&gt; 1,000m²).</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other Locations 1 space per 40m² GFA (&lt; 120m²).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Land Use

<table>
<thead>
<tr>
<th>Car Spaces</th>
<th>Servicing and Delivery</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
</table>
| 1 space per 30m² GFA (120m² – 1,000m²).  
1 space per 22m² GFA (> 1,000m²).  
Visitor parking for shops (excluding local shops) shall be provided at the following rate  
80% of parking rate to be allocated for visitors and short-stay parking.  
20% of the parking rate is to be allocated for staff and long-stay parking. | shopping trolleys. |  |

### Other Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Car Spaces</th>
<th>Servicing and Delivery</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
</table>
| **Light Industry**                           | 1 space per 100m² GFA or 1 space per 2 staff, whichever is the greater.  
Minimum 2 spaces for each industrial unit. | Staff: Minimum 1 space per 20 staff.  
Visitors: Minimum 1 space per industrial unit. |  |
| **Warehouses or Distribution Centres**       | 1 space per 300m² GFA or 1 space per 2 staff, whichever is the greater. | Minimum 1 space per 20 staff. |  |
| **Retail Plant Nursery, Garden Centres**     | 0.75 spaces per 100m² of site area.             | Nil                    |  |

### Automotive Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Car Spaces</th>
<th>Servicing and Delivery</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service Stations</strong></td>
<td>1 space per 20m² retail GFA. If an ancillary food and drink premises is included, provide 15 spaces per 100m² GFA or 1 space per 3 seats, whichever is the greater.</td>
<td>Minimum 1 vehicle wash bay of a size that can accommodate the largest vehicle typically visiting the site.</td>
<td>Staff: Minimum 1 space per 5 staff.</td>
</tr>
<tr>
<td><strong>Transport Depots</strong></td>
<td>1 space per 2 staff; and 1 space per transport vehicle present at the time of peak vehicle accumulation on site. Under no circumstances is the parking of vehicles on a public street acceptable.</td>
<td>Minimum 1 vehicle wash bay of a size that can accommodate the largest vehicle typically visiting the site.</td>
<td>Staff: Minimum 1 space per 5 staff.</td>
</tr>
<tr>
<td><strong>Taxi Operations</strong></td>
<td>1 parking space per taxi.</td>
<td>Minimum 1 vehicle wash bay of a size that can accommodate the largest vehicle typically visiting the site.</td>
<td>1 space per employee who is not a driver.</td>
</tr>
<tr>
<td><strong>Vehicle Body Repair</strong></td>
<td>6 spaces per work bay, to be split</td>
<td>Minimum 1 car</td>
<td>Staff: Minimum 1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Car Spaces</td>
<td>Servicing and Delivery</td>
<td>Bicycle Spaces</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Workshops and Vehicle Repair Stations</td>
<td>as follows: 1 space for staff; 1 space for visitors; 4 spaces for vehicles awaiting assessment or repairs; and 1 space per 20m² retail GFA.</td>
<td>wash bay to be provided.</td>
<td>space per 5 staff.</td>
</tr>
<tr>
<td>Vehicle Sales and Hire Premises</td>
<td>Staff / Visitors: 0.75 space per 100m² site area plus 6 spaces per work bay for vehicle repair services where provided, to be split as follows: 1 space for staff; 1 space for visitors; and 4 spaces for vehicles awaiting assessment or repairs.</td>
<td>Minimum 1 car wash bay to be provided.</td>
<td>All loading and unloading of vehicles from car floats and transporters must be carried out on site.</td>
</tr>
<tr>
<td>Recreation and Entertainment</td>
<td>Amusement Centres 1 space per 40m² GFA (&lt;120m²), 1 space per 30m² GFA (120m² – 1,000m²). 1 space per 22m² GFA (&gt;1,000m²). Provide 1 off-street car space for every 60m² GFA.</td>
<td>Amusement Centres Staff: Minimum 1 space per 200m² GFA. Visitors: Minimum 1 space per 750m² GFA over 1000m².</td>
<td>Staff / Patrons: Minimum 10% of the total number of car spaces required.</td>
</tr>
<tr>
<td>Entertainment Facilities</td>
<td>Other Facilities A Traffic and Parking Assessment Report with a survey of similar facilities is required.</td>
<td>Staff: Minimum 1 space per 400m² GFA.</td>
<td>Staff: Minimum 1 space per 200m² GFA.</td>
</tr>
<tr>
<td>Recreation Facilities</td>
<td>Squash / Tennis Courts 3 spaces per court</td>
<td>Staff/Patrons: Minimum 1 space per 4 courts.</td>
<td>Staff/Patrons: Minimum 1 space per 4 lanes.</td>
</tr>
<tr>
<td>Bowling Alleys</td>
<td>3 spaces per lane</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>Car Spaces</td>
<td>Servicing and Delivery</td>
<td>Bicycle Spaces</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-----------------------------------</td>
<td>------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Sex Services Premises</td>
<td>1 space per 2 staff</td>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td><strong>Health, Education and Community Facilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care Centres</td>
<td>1 space per 2 staff. Minimum 2 spaces per child care centre.</td>
<td></td>
<td>Staff: Minimum 1 space per 4 staff.</td>
</tr>
<tr>
<td>Educational Establishments</td>
<td>Primary School 1 space per 2 staff Visitors: Adequate provision on-street for the dropping-off and picking-up of students.</td>
<td>Provide for adequate bus parking facilities.</td>
<td>Staff: Minimum 1 space per 10 staff. Students: Adequate provision of bicycle parking for students.</td>
</tr>
<tr>
<td></td>
<td>Secondary School/Other Educational Establishment A Traffic and Parking Assessment Report with a survey of similar establishments is required.</td>
<td></td>
<td>Staff: Minimum 1 space per 10 staff. Students: Adequate provision of bicycle parking for students.</td>
</tr>
<tr>
<td>Places of Public Worship</td>
<td>A Traffic and Parking Assessment Report with a survey of similar developments is required.</td>
<td></td>
<td>Visitors: Minimum 1 space per 20</td>
</tr>
<tr>
<td>Hospitals</td>
<td>A Traffic and Parking Assessment Report with a survey of similar developments is required.</td>
<td></td>
<td>Staff: Minimum 1 space per 15 beds. Visitors: Minimum 1 space per 30 beds.</td>
</tr>
<tr>
<td>Nursing Homes, Residential Care Facilities</td>
<td>1 space per 2 staff. This is to take into account overlapping between shifts Visitors: 1 space per 10 beds Ambulance: Minimum 1 ambulance space</td>
<td></td>
<td>Staff: 1 space per 15 beds. Visitors: 1 space per 30 beds.</td>
</tr>
<tr>
<td>Veterinary Hospitals</td>
<td>1 space per 40m² GFA (&lt;120m²). 1 space per 30m² GFA (120m² – 1,000m²) 1 space per 22m² GFA (&gt;1,000m²).</td>
<td></td>
<td>Staff: Minimum 1 space per 4 staff.</td>
</tr>
<tr>
<td>Health Consulting Rooms</td>
<td>2 spaces per health consulting room. Where residential uses are accommodated on the same site, an additional 1 parking space shall be provided.</td>
<td></td>
<td>Minimum 1 space per 2 employees.</td>
</tr>
</tbody>
</table>
A Traffic and Parking Assessment Report with a survey of similar developments is required to determine the specific parking necessary to support the development.

Table B1.2: Parking Rates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Car Spaces</th>
<th>Servicing and Delivery</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Land Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B1.3.2 Accessible Parking Rates

Controls

Residential Development

C1  Provide 1 (one) accessible parking space per required adaptable dwelling designed and constructed in accordance with AS 2890.1.

Commercial and Industrial Premises (BCA Classes 5-8)

C2  In a development containing 10 or more spaces, provide:
    (a) 1 (one) accessible parking space per 50 parking spaces for employees;
    (b) 1 (one) accessible parking space for visitors per 50 parking spaces where a car park has less than 500 spaces;
    (c) 1 (one) additional accessible parking space per 100 parking spaces above 500 spaces for visitors; and
    (d) Be designed and constructed in accordance with AS 2890.1.

Places of Shared Accommodation (BCA Classes 1b and 3 including boarding houses, hostels, motels and the like)

C3  In a development containing 10 or more spaces, provide 1 (one) accessible parking space per 10 beds designed in accordance with AS 2890.1.

C4  Provide 1 (one) space per 50 spaces for accessible visitor parking and designed and constructed in accordance with AS 2890.1.

Publicly Accessible Buildings (BCA Class 9)

C5  In a development containing more than 10 spaces, provide 1 (one) accessible parking space for every 25 spaces designed and constructed in accordance with AS 2890.1.

Recreation Areas and Facilities

C6  In a development containing more than 10 spaces, provide 1 (one) accessible parking space for every 33 spaces designed and constructed in accordance with AS 2890.1.

B1.3.3 Loading & Service Bay Provision

Controls

C1  The number of service bays required will be determined based on the merits of individual proposals.
B1.4 Design of Parking Facilities

B1.4.1 General Design Requirements

Controls

C1 All parking, and associated infrastructure is to comply with Australian Standard 2890 Parking Facilities series, which includes:
   (a) AS 2890.1: Off-Street Car Parking;
   (b) AS 2890.2: Off-Street Commercial Vehicle Facilities;
   (c) AS 2890.3: Bicycle Parking Facilities; and
   (d) AS 2890.6: Off-street Parking for People With Disabilities.

Location of Entries

C2 Do not locate entries to car parking or delivery areas:
   (a) Close to intersections and signalised junctions;
   (b) On crests or curves;
   (c) Where adequate sight distance is not available;
   (d) Opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a median);
   (e) Where right turning traffic entering may obstruct through traffic;
   (f) Where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or
   (g) Where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles.

Aisles and Manoeuvring

C3 Design internal aisles and roadways for low-speed traffic – less than 10km/h if heavy pedestrian use is expected.

C4 Avoid long, straight internal roadways that might encourage high traffic.

C5 Coordinate the location of turning areas and passing bays.

C6 Provide on-site manoeuvring so that all vehicles enter and leave the site in a forward direction.

C7 Provide enough length of internal driveway at the entry to avoid on-street queuing of vehicles.

Pedestrians

C8 Pedestrian access and circulation routes within car parks shall be clearly visible, well lit, and located to minimise conflict with vehicle movements.

C9 Incorporate measures to reduce potential conflict at crossing points such as:
   (a) Footpath / road markings;
(b) Designated pedestrian crossings;
(c) Traffic calming devices;
(d) Low speed limit signs; and/or
(e) Bollards.

C10 Clearly identify and ground mark pedestrian routes to lifts, staircases entrances/exits.

C11 Avoid solid blank walls and fences along pedestrian walkways.

C12 Provide adequate separation between vehicle entries and street intersections.

C13 Separate the entry points for pedestrians and vehicles.

C14 One-way ramps and driveways may be acceptable if developments would not generate a large number of hourly vehicle movements.

C15 If the size of a development or building would require two-way access to a basement, provide pairs of one-way ramps or driveways.

Stack Parking

C16 Stack parking is permitted for single dwelling houses, dual occupancies and semi-detached dwellings where two parking spaces are required for one dwelling.

C17 Stack parking may be permitted for multi-dwelling housing and attached dwellings where two parking spaces are required for one dwelling, subject to design merits.

C18 Stack parking may be permitted for staff use in commercial, retail, industrial and mixed-use developments where no inconvenience is likely to arise from their use, subject to design merits.

C19 Stack parking must not be used for visitor parking.

Mechanical Parking

C20 Mechanical parking devices, including car lifts, will not be supported.

B1.4.2 Visitor Parking

Controls

C1 Visitor spaces must not be located behind security grills and must be easily accessible.

C2 Clearly mark and signpost visitor parking, and locate on the ground floor where possible, so that it is easy to find and access.

C3 Visitor parking should be located near the main pedestrian entrance to the building and can be located in front of the building alignment, but not encroach upon the front setback areas.
B1.4.3 Bicycle Parking

Controls

C1 Provide one (1) shower and change room per 10 staff bicycle parking spaces (over 5 spaces).

C2 Provide a mix of bicycle storage facilities to cater for short and long stay parking.

C3 Bicycle racks or stands placed in open public areas that provide only means to lock one wheel of a bicycle to a fixture is not an acceptable secure arrangement. Devices requiring a wheel to be removed are also not acceptable.

C4 Incorporate the following into the design and location of bicycle parking:
   (a) All facilities are clearly visible and as close as possible to the main entrances/exits to the street and within the building;
   (b) Short-stay and visitor parking is at grade – floor and wall-mounted rails are acceptable;
   (c) Long-stay and resident parking is on the uppermost level of a basement car park;
   (d) A safe path of travel between bicycle parking and the main entrances/ exits is clearly marked;
   (e) Bicycle facilities are not to hinder vehicle and pedestrian movements, or contribute to the likelihood of injury to passing pedestrians;
   (f) Access paths to bicycle parking are a minimum of 1.5m wide for one-way access path to allow the passage of a pedestrian pushing a bicycle; and
   (g) Standardised information signs are to be used to give directions to bicycle parking areas.

C5 Bicycle parking facilities are to be well lit to minimise theft, vandalism, reduce pedestrian hazard and to improve safety of the cyclists.

B1.4.4 Car Wash Bays

Controls

C1 Car wash bays are to be provided in addition to visitor parking as identified in section B1.4.2.

C2 The minimum dimension for car wash bays is 3.5m x 5.4m.

C3 Car wash bays must be roofed and bunded to exclude rainwater.

C4 All wastewater from car washing is to be discharged into the sewer (non-residential development requires a Trade Waste Agreement with Sydney Water Corporation).

C5 Alternative water management and disposal options may be considered where water is recycled, minimised or re-used on site, subject to Council’s merit assessment.
B1.4.5 Service Vehicles

Controls

C1 The layout of service areas shall be designed to facilitate the specific loading and unloading operations of the development.

C2 Access to and from the service area is to be convenient with a lift or ramp provided.

C3 Service vehicles are to enter and leave a site in a forward direction.

C4 The layout and dimensions of apron areas and circulation roadways is to allow manoeuvring into a service bay when all other bays are occupied.

C5 Service areas are to be separated from passenger vehicle and pedestrian movements both within the site and on adjoining sites wherever possible.

C6 Service areas must not be used for other purposes, such as the storage of goods and equipment.

C7 Service areas are located to discourage on-street loading.

C8 Provision is to be made to ensure that service vehicles entering a site do not queue across footpaths or onto external roads.

C9 Garbage storage and collection areas are to be conveniently located and designed so as not to cause unacceptable on street conflicts.

B1.4.6 Basement Parking Requirements

Controls

General

C1 Provide basement parking and loading bays.

C2 Provide ventilation to basement parking. Location and details of mechanical ventilation design must be outlined in applications to Council.

C3 Design and integrate basement parking so as not to accentuate the scale or bulk of a building, or detract from the streetscape or front setback character.

C4 Basement podiums shall protrude a maximum of 1m above existing ground level, except where it forms a barrier to 1:100 year flood events (in which case it may protrude to the 1:100 year flood level plus 0.5m).

Basement Access & Entrances

C5 New vehicle access to shop-top housing is not permitted from Canterbury Road, Beamish Street (Campsie) or Homer Street (Undercliffe Precinct), and is limited in other business centres.

C6 Maximum 6m width for access driveways.

C7 Vehicular access should be via secondary streets, rear lanes or internal driveways where possible.

C8 Locate the entrance to basement parking below a terrace or balcony. Alternatively, setback the entrance at least 1m from the building line.

C9 Recess car park entries from the main building façade alignment.
C10 Integrate car parking, vehicle ramps, driveways and entries, ventilation grills and screens into the overall facade and landscape design.

C11 Avoid black holes in the façade by providing security doors or decorative grills to car park entry.

C12 Return façade material into the car park entry recess for the extent visible from the street.

C13 Use materials similar to the façade on any interior of the car park that is visible from the street.

C14 Provide directions to areas of car parking that are not readily visible from the street.

C15 Provide signposting in accordance with AS 2890.1.

C16 Maintain pedestrian safety by minimising the potential for vehicular and pedestrian conflict, and in particular limit the number of vehicular access points:

(a) Provide clear sight lines at pedestrian and vehicular crossings,
(b) Separate and clearly distinguishing between pedestrian and vehicular entries,
(c) Use traffic calming devices where appropriate.

**Basement Layout & Design**

C17 Construct and line mark all parking areas to the correct size and standard in compliance with AS 2890.1.

C18 Covered car parking is required to have a floor to ceiling height in accordance to Australian Standard AS 2890.1.

C19 Provide secure bicycle parking at basement level which is easily accessible from ground level, from apartments and other uses within the development.

C20 Provide shared multi-use parking and shared access driveways where possible.

C21 Where lifts are proposed, ensure safe and efficient lift access from all parking to the rest of the building.

C22 Keep all loading docks, parking areas and driveways clear of goods and do not use for storage, including garbage storage, so that free movement is available at all times.

C23 Locate and design so that impacts such as noise, exhaust fumes and headlight glare, are minimised on adjoining residential uses or residential zoned land.

C24 Optimise opportunities for deep soil, active street frontages, and good streetscape design, and minimise loss of street parking.

**Visitor & Commercial Parking**

C25 In shop-top housing development, separate long term (resident and employee) and short-term (shopper and visitor) car parking, separate parking for residential and non-residential users, and provide secure access to long-term parking.
B1.4.7 Grade Parking

Controls

C1 Where above ground parking is the only solution possible, locate to the rear of buildings.

C2 Screen or enclose at grade parking with landscaping, structures or by wrapping the car park with retail or other active uses.

C3 Avoid car parking areas and access driveways characterised by large expanse of bare concrete.

C4 Use a combination of different surface materials to delineate pedestrian thoroughfares, vehicular access and parking areas.

C5 Use perforated paving materials (for example, paving units with wide bands of gravel aggregates) that allow infiltration of stormwater

B1.4.8 Parking Requirements for Specific Land Uses

Controls

C1 Dwelling houses are to provide a maximum width of kerb-crossings 3.5m for single dwellings - splay driveway to double garages or carports.

C2 All residential developments are to locate driveways to the side of the site, and within the side setback.

C3 Provide parking structures as required as per the following table.

<table>
<thead>
<tr>
<th>Development</th>
<th>Maximum internal widths for garage door or opening to basement car park</th>
<th>Percentage of combined width of garage doors, not to occupy, the overall width of any façade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling houses and semi-detached dwellings greater than 12.5m. For sites less than 12.5m refer to C7 below)</td>
<td>6m</td>
<td>N/A</td>
</tr>
<tr>
<td>Dual occupancy</td>
<td>N/A</td>
<td>50%</td>
</tr>
<tr>
<td>Multi dwelling housing and attached dwellings</td>
<td>3m</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential Flat Buildings (2-3 storeys)</td>
<td>6m</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential Flat Buildings (4 or more storeys)</td>
<td>6m</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Table B1.3: Garage Door Width Requirements

C4 Where two car spaces are required for a dwelling house, dual occupancy and semi-detached dwelling, one may be provided on the driveway in front of a carport or garage (not applicable with basement car parking).

C5 For a dwelling house, dual occupancy or semi-detached dwelling, carports should have minimal scale or bulk if outdoor parking needs to be covered.
C6 If driveway access for a dwelling house, dual occupancy and semi-detached dwelling, is provided from the street to the rear yard, the minimum dimension from the wall of the dwelling to the side boundary is 2.7m.

C7 On a site that is less than 12.5m wide, provide parking in a carport, or a single-width garage and add a carport if additional covered parking is necessary. Parking for a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, is to be provided in a single width carport or garage.

C8 For a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, setback at least 1m behind the outermost alignment of external walls, verandas or balconies, any garage or carport facing an internal driveway. On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.

C9 For a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, maximum of one double garage or carport per dwelling.

C10 Basement parking for residential development is to:
   (a) Maximise the amount of deep soil for canopy planting.
   (b) Give ground floor dwellings access to ground level courtyards.
   (c) Allow ground floor dwellings to address the street.

B1.5 Parking Engineering & Technical Requirements

B1.5.1 General Engineering Design Requirements

Controls

C1 Design proposals to utilise and integrate with the existing infrastructure, and minimise any potential adverse effects on public assets.

C2 Take into account the following in the design of a proposed development:
   (a) Existing road and footpath levels;
   (b) Location of proposed vehicular access with respect to drainage structures, traffic facilities, street trees, signs, power poles and other infrastructure;
   (c) Existing drainage infrastructure;
   (d) Overland flow path of stormwater; and
   (e) Any traffic requirements generated by a proposal.
B1.5.2 Street Alignment Levels

It is recommended that street alignment levels are obtained from Council prior to lodgement of a development application.

Controls

C1 Site levels at the street boundary must be compatible with footpath and driveway levels.

C2 Undertake the design of any proposed vehicular access and internal pavements with consideration to the street alignment levels.

B1.5.3 Vehicular Cross-Overs

Controls

C1 Undertake the design of any proposed vehicular access and internal pavements with consideration to the street alignment levels.

C2 The design and construction of the internal pavements shall be in accordance with NatSpec and the relevant Australian Standards.

C3 Concrete vehicular crossings must be provided across the full width of Council’s footway.

C4 Where a basement is proposed as part of the development, adequate manoeuvring area must be provided to allow vehicles exiting the site in a forward direction, reversing onto public roads is prohibited.

C5 Where the proposed vehicular crossing in the road reserve is in conflict with existing utilities and civil infrastructure, any cost incurred in adjusting/removing/reinstating such structures will be borne by the applicant.

C6 When determining the position and width of vehicular crossings:

(a) Ensure adequate sight distances are provided between vehicles on a driveway and pedestrians; and

(b) Ensure that conflict with existing street trees is avoided.

C7 Vehicular crossings, which do not comply with RTA guidelines, or those located in positions that require special assessment/consideration, will need specific approval from Council’s Traffic Committee.

C8 Second driveways will not be supported unless the site has more than one frontage and it can be demonstrated that:

(a) The proposal will not affect on-street parking demand;

(b) The area of paving within the property is minimised;

(c) There is sufficient landscaping being provided to compensate for the additional paved area; and

(d) The proposal has merit on road safety grounds.

C9 Vehicular driveway profiles are to comply with AS 2890.1.
B1.5.4 Road, Kerb and Gutter and Footpath Design

Controls

C1 The development may be conditioned to include the reconstruction of the kerb and gutter, and or footpath paving along the frontage of the site.

C2 The applicant shall arrange for a practicing Civil Engineer with suitable experience to prepare the design in accordance with this document, NatSpec and Council’s Standard Drawings and specifications. See appendices for Council’s standard construction details.

C3 The design shall be drawn to a scale of either 1:100 or 1:200 on A1 sheets.

C4 Long-sections of works shall be drawn at a 10x exaggerated vertical scale.

C5 The design shall indicate the following:
   (a) Existing and proposed road;
   (b) Existing and proposed kerb and gutter;
   (c) Existing and proposed footpath and boundary levels;
   (d) Location of all services; and
   (e) Location of existing and proposed drainage structures.

B1.5.5 Traffic Manoeuvrability

Controls

C1 A traffic manoeuvrability report, prepared by appropriately qualified transport consultants, is required:
   (a) For developments listed in Table B1.4; and
   (b) For any proposed development where Council requires an applicant to demonstrate that the turning movements of vehicles proposed to enter and leave a site are in accordance with Australian Standard - AS 2890.1.

<table>
<thead>
<tr>
<th>Use</th>
<th>Traffic Manoeuvrability Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal change of existing premises</td>
<td>No</td>
</tr>
<tr>
<td>Extension to dwelling house</td>
<td>No</td>
</tr>
<tr>
<td>Dwelling house</td>
<td>No, unless requested</td>
</tr>
<tr>
<td>Dual occupancy</td>
<td>No, unless requested</td>
</tr>
<tr>
<td>Multi dwelling housing, boarding houses and</td>
<td>If 10 or more dwellings proposed.</td>
</tr>
<tr>
<td>residential flat buildings</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>Yes</td>
</tr>
<tr>
<td>Business and retail premises</td>
<td>Yes</td>
</tr>
<tr>
<td>Tourist and visitor accommodation</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Transport and Parking

Table B1.4: Traffic Manoeuvrability Report Submission Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Traffic Manoeuvrability Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seniors housing</td>
<td>Yes</td>
</tr>
<tr>
<td>Child care centre</td>
<td>Yes</td>
</tr>
<tr>
<td>Heritage listed site</td>
<td>No, unless requested.</td>
</tr>
<tr>
<td>Transport links</td>
<td>Yes</td>
</tr>
<tr>
<td>Community facilities, recreation areas</td>
<td>No, unless requested.</td>
</tr>
<tr>
<td>and recreation facilities</td>
<td></td>
</tr>
</tbody>
</table>

C2 A traffic manoeuvrability report should describe and illustrate how the site is accessed from the road reserve as well as how specific locations within the site are accessed. A traffic manoeuvrability report should illustrate that the proposal:

(a) Has been undertaken in accordance with Australian Standard - AS 2890.1; and
(b) Adopts a design that reflects vehicles that are appropriate for the proposed development.

C3 For commercial and industrial development, the traffic manoeuvrability report is to illustrate the largest vehicle proposed to enter the site.
B2 Landscaping

This chapter applies to any new development, alterations and additions to existing buildings and applications for change of use of existing premises where landscaping is a requirement for the proposal. The chapter comprises objectives and controls for the design and configuration of landscaping.

B2.1 General Objectives

O1 To ensure attractive settings for development, streetscapes and public domain.

O2 To encourage retention and planting of large and medium size trees, and the healthy growth of trees in urban areas.

O3 To contribute to the quality and amenity of communal open space on rooftops, podiums and courtyards.

O4 To assist with the management of the water table and water quality.

O5 To ensure that the principles of Ecologically Sustainable Development (ESD) and the protection of biodiversity and ecological processes are incorporated into landscape design and maintenance.

B2.2 Landscape Plan

Controls

C1 A landscape plan is required for proposed development as identified in the following table:

<table>
<thead>
<tr>
<th>Development Type</th>
<th>DA Lodgement Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Houses / Swimming Pools</td>
<td>No requirement</td>
</tr>
<tr>
<td>Dual occupancy / Semi-detached Dwellings / Attached Dwellings</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Multi Dwelling Housing / Residential Flat Buildings / Shop Top housing</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Industry</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Business, Office and Retail Premises</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Tourist and Visitor Accommodation</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Seniors Housing</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Child Care Centre</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Heritage Items</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>Recreation Areas and Recreation Facilities</td>
<td>Landscape Plan</td>
</tr>
</tbody>
</table>

Table B2.1: Submission Requirements
Note: A landscape plan may be required for other types of development not listed in the table and it is recommended that applicants seek the advice of Council’s landscape officer prior to submitting an application.

C2 A site analysis undertaken as part of the DA preparation is to inform the preparation of the landscape plan.

C3 A landscape plan should be prepared by a qualified landscape architect or consultant.

C4 A landscape plan must demonstrate an understanding of the site and its context.

C5 Landscape plans should comprise the details and specifications as described by Council’s DA Guide.

B2.3 Landscape Design

Landscaping can minimise the visual impact of a building or development through screening the bulk and scale, screening unsightly service areas, improving privacy and directing passive surveillance. Landscaping can also affect the microclimate, such as reducing summer heat load and absorbing stormwater. A good understanding of the site and its surrounds is essential for a successful landscape design.

B2.3.1 Existing Vegetation and Features

Controls

C1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.

C1 All development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.

C2 An erosion and sediment control plan is required to ensure that soil erosion (and potential sedimentation of waterways) is minimised and managed.

B2.3.2 Design and Location of Landscaping

Controls

General

C1 The design of proposed landscaping is to contribute to and take advantage of, the site’s characteristics.

C2 Integrate landscape design with the overall design of the development.

C3 Setback buildings to create landscaped public plaza areas where required (Refer to Part D of the DCP – Business Centres).
Use landscaping to integrate the built form with the existing streetscape and surrounding area.

New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.

Improve the amenity of private and communal open space with landscape design which:

(a) Provides appropriate shade from trees or structures;

(b) Defines accessible and attractive routes through the communal open space and between buildings;

(c) Provides screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant;

(d) Incorporates public art; and

(e) Improves the energy efficiency and solar efficiency of buildings, and the microclimate of private open spaces and hard paved areas.

Locate plants appropriately in relation to their size including mature size.

Soften the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale.

Include suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.

Choose appropriate plant selection for planting in front of large windows and display areas so that visibility is maintained.

Consider the mature size and maintenance requirements of the species in making an appropriate planting selection – particularly so that entries and windows are not obscured.

Integrate and screen utility areas with appropriate planting.

Provide appropriate lighting, signs, outdoor furniture and weather protection.

Integrate fencing into the landscape design and use materials and height that complements the height, texture and colour of plants.

Use recycled and biodegradable products in landscape design where possible such as recycled soils, mulches made from waste, and paving made from recycled materials.

Landscaping of Setbacks

Provide planted setbacks adjacent to driveways and paths.

Landscaping of deep soil areas and setbacks shall:

(a) Provide sufficient depth of soil to enable growth of mature trees;
(b) Use a combination of groundcovers, shrubs and trees;

(c) Use shrubs that do not obstruct sightlines between the site and the public domain; and

(d) Plant canopy trees that are capable of achieving a mature height of greater than 5m.

C18 Where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.

C19 Screen planting on boundaries is to have a minimum mature height of 2m.

B2.3.3 Trees and Canopy Coverage

Controls

General

C1 Provide canopy tree planting, particularly in remaining and required deep soil areas and surround new buildings with canopy trees.

C2 Provide street trees that will contribute to the canopy where possible.

C3 Use planter boxes on podiums and roof terraces.

C4 Plant new trees in garden beds rather than turfed areas.

C5 Feature canopy trees are to be of a minimum 75 litre pot size.

C6 Front and rear setbacks are to have at least one (1) major canopy tree for every 12m of front and rear boundary width.

C7 Side boundaries are to have one (1) major tree for the first 45m plus one (1) additional tree for every additional 20m.

C8 Trees should be located near building corners in order to minimise the interpretation of scale and bulk of new structures.

C9 Plant deciduous trees for shading low-angle sun on the northern, eastern and western sides in summer. Use varying heights of different species of trees and shrubs to shade walls and windows.

C10 Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.

C11 Place evergreen trees well away from the building to allow the winter sun access.

C12 Place trees where they will not cast a shadow over solar collectors at any time of the year.

C13 Locate vegetation to direct breezes and cool air as it flows across the site and select planting or trees that do not inhibit airflow.
C14 Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.

Retention of Existing Trees

C15 The removal of trees or other vegetation requires development consent in accordance with Clause 5.9 of the LEP 2012 and Part B3 of this DCP.

C16 Existing trees should be retained by appropriate siting and construction of buildings and consideration of existing trees in the building design.

C17 Applicants may be required to replace any removed trees with other suitable tree(s).

C18 Variation of the required setbacks to allow for the retention of existing trees, may be acceptable if the resulting building would not be incompatible with existing streetscape character, or adversely affect the amenity of any neighbouring property.

C19 Special design and construction may be necessary to conserve existing trees, including:

(a) Retain existing ground levels across the structural root zone of any tree, and maintain these areas as soft landscape;

(b) Set footings, exterior walls and pavements back to avoid impacting root zones or canopy which an arborist has identified as critical to a tree’s long-term survival;

(c) Do not excavate within a critical root zone, and any footings constructed across these zones shall be pier-and-beam;

(d) Coordinate landscaping and service location to avoid conflict between trees and service lines, trenches and excavation; and

(e) Install a protection barrier around the base of the tree during construction.

Street Trees

C20 If a proposal has the potential to impact existing street trees, an Arborist Report must be prepared by an approved registered arborist by Arboriculture Australia and be submitted with the application.

C21 Council’s Street Tree Management Plan may require certain species to be retained, and proposed developments must incorporate existing trees of these protected species into the final design.

C22 Installation of suitable protection measures should be undertaken to protect street trees from damage during construction.

C23 Removal of street trees will only be approved in accordance with Part B3 – Preservation of Trees and Vegetation of this DCP. Applicants may be required to replace any removed trees with other suitable tree(s).
Tree Protection Measures

C24 If a tree or vegetation is proposed, or required, to be retained as part of a development this vegetation must be protected during demolition, excavation and construction stages to ensure that it remains healthy and survives. The following measures are to be taken:

(a) The natural ground levels at the base of existing trees and shrubs should be preserved to ensure the long-term health of the plants.

(b) Protective fencing must be installed to the edge of the drip line of the tree.

(c) No materials are to be stored within the fenced area.

(d) All Council approved pruning must be undertaken in accordance with AS 4373-2007 (Australian Standard: Pruning of Amenity Trees).

B2.3.4 Water Efficiency

Controls

C1 Use plants that have low water requirements, are drought tolerant and reduce lawn areas to minimise water use.

C2 Use drip irrigation systems in preference to spray watering.

C3 Use measures to limit stormwater run-off from the development so that the pre-development stormwater pattern and flows are maintained.

C4 Integrate landscape design with water and stormwater management - use landscaped detention basins where appropriate.

C5 Provide for water cycle management in streetscape and hard landscape design.

C6 Limit impervious surfaces to reduce run-off and increase stormwater absorption on site.

B2.3.5 Landscape Structures and Maintenance

Controls

Landscape Structures

C1 Provide appropriate lighting, signs, outdoor furniture and weather protection.

C2 Provide brick or timber edges to all garden bed areas to prevent lawn encroaching onto garden planting.

C3 Separate landscaped areas from driveway and car parking by a suitable barrier such as bollards or concrete wheel stops to prevent vehicular movement damaging the landscaping.
C4  Design planters to support the appropriate soil depth and plant selection by:

- (a) Ensuring planter proportions can accommodate the largest volume of soil possible and have minimum soil depths according to plant size;
- (b) Providing regular shaped planting areas whenever possible;
- (c) Providing appropriate soil conditions, irrigation methods and drainage; and
- (d) Increase minimum soil depths in accordance with:
  - i. The mix of plants in a planter;
  - ii. The level of landscape management, particularly the frequency of irrigation;
  - iii. Anchorage requirements of large and medium trees; and
  - iv. Soil type and quality.

C5  Recommended minimum standards for a range of plant sizes, excluding drainage requirements, are:

(a) Large trees such as figs (up to 16m diameter):
   - i. Minimum soil volume 150m$^3$
   - ii. Minimum soil depth 1.3m
   - iii. Minimum soil area 10m x 10m area or equivalent.

(b) Medium trees (8m canopy diameter at maturity):
   - i. Minimum soil volume 35m$^3$
   - ii. Minimum soil depth 1m
   - iii. Approximate soil area 6m x 6m or equivalent.

(c) Small trees (4m canopy diameter at maturity):
   - i. Minimum soil volume 9m$^3$
   - ii. Minimum soil depth 800mm
   - iii. Approximate soil area 3.5m x 3.5m or equivalent.

(d) Shrubs: minimum soil depths 500-600mm.

(e) Ground cover: minimum soil depths 300-450mm.

(f) Turf: minimum soil depths 100-300mm.

C6  Planter Boxes:

(a) Minimum soil depth for planter boxes:
   - i) 300 – 450mm for turf and groundcovers
   - ii) 450 – 600mm for small shrubs
   - iii) 600 – 750mm for medium shrubs
   - iv) 750 – 900mm for small trees.

(b) Use brick or masonry construction with a minimum thickness of 230mm.
(c) Provide drainage for each planter box, and coordinate drainage details with hydraulics plan.
(d) Waterproofing is to be provided to each planter box.

C7 Design fences to be consistent with the architectural quality of buildings and to be compatible with the desired green character of streetscapes. Integrate fencing into the landscape design and use materials and height that complements the height, texture and colour of plants.

C8 Colours and materials of fences should be compatible with the proposed building, but not be identical to those buildings.

**Maintenance**

C9 Design landscape, including plant selection, maintenance features and structures so that all landscape works can be maintained at all times.

C10 Undertake initial maintenance of all landscape works to enable establishment of all plants (for at least six months after installation).

C11 Include a maintenance schedule of works with all landscape plans.

C12 Consider the size, shape and growth cycle of the planted material, in the short and long term, in determining the maintenance of landscaping.

C13 Provide an appropriate irrigation system, dependent on species selection and maintenance plan.

C14 Use robust landscape elements that will not die or deteriorate easily, or require regular attention.

C15 Use recycled and biodegradable products in landscape design where possible such as recycled soils, mulches made from waste, and paving made from recycled materials.

C16 Allow space for composting, mulching and worm farms on site.

**B2.4 Environment and Biodiversity**

**Controls**

**Environment**

C1 Maximise the retention of existing trees, bushland and natural site features.

C2 Choose plants that will not spread and become weeds in natural bushland, appropriate landscaping species are identified under Section B2.5 – Native Planting Guides.

C3 Create a buffer zone between the development and adjoining bushland and use indigenous planting in the buffer.

C4 Remove all weeds and make provision for further control on the site – use mulch to inhibit weed growth and lessen herbicide use.
C5 Do not remove or import bush rock for edging or for use in the landscaping.

Biodiversity

A number of indigenous ecological communities remain in Canterbury in remnant vegetation and bushland, and in many cases this vegetation is listed as endangered under the Threatened Species Conservation Act 1995. The communities include, but are not limited to:

- Sydney Turpentine Ironbark Forest (STIF);
- Cumberland Plain Woodland; and
- Cooks River/Castlereagh Ironbark Forest.

C6 Retain, protect and enhance indigenous and other native vegetation, and incorporate it into the landscape design.

C7 For sites containing species from an identified endangered ecological community:

(a) A ‘Seven Part Test’ as set out in Section 5A of the Environmental Planning and Assessment Act 1979 (EP&A Act), will be required to determine whether there is significant adverse effect on threatened species, populations or ecological communities. The test is to be prepared by a qualified Environmental Consultant; and

(b) A Species Impact Statement is required where it is determined through the seven part test that the development will result in the destruction of threatened species, populations or ecological communities.

C8 Manage identified habitats to reinforce biodiversity links (refer to NSW Office of Environment and Heritage for information relating to biodiversity management) and incorporate design strategies into proposal.

C9 Consider using the following features may be included into landscaped areas to encourage native wildlife (see Figure B2.1 below):

1. Trees and shrubs native to the area can provide nectar and seeds—an important food for native birds.
2. Prickly shrubs and dense hedges protect bird nests from predators such as cats.
3. Leaf litter and bark provide feeding areas for small animals such as frogs and lizards.
4. Hollow logs provide shelter for small marsupials and lizards.
5. Small caves and crevices serve as burrows and nesting sites for small animals.
6. Where structurally sound, tree hollows provide nesting holes essential for birds and possums.
7. Strong, healthy tree limbs provide habitat for tree dwellers and allow safe movement through the canopy.
8. Tree branches provide safe perching places for birds.
9. Rocks provide shelter, shade and sun bathing opportunities for small animals.
B2.5 Native Planting Guides

B2.5.1 Recommended Native Planting Guide

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia glaucescens</td>
<td>Coast Myall</td>
</tr>
<tr>
<td>Aegiceras corniculatum</td>
<td>River Mangrove</td>
</tr>
<tr>
<td>Allocasuarina littoralis</td>
<td>Black She Oak</td>
</tr>
<tr>
<td>Allocasuarina torulosa</td>
<td>Forest Oak</td>
</tr>
<tr>
<td>Angophora costata</td>
<td>Smooth Barked Apple</td>
</tr>
<tr>
<td>Angophora floribunda</td>
<td>Rough Barked Apple</td>
</tr>
<tr>
<td>Avicennia marina</td>
<td>Grey Mangrove</td>
</tr>
<tr>
<td>Banksia integrifolia</td>
<td>Coastal Banksia</td>
</tr>
<tr>
<td>Banksia serrata</td>
<td>Old Man Banksia</td>
</tr>
<tr>
<td>Brachychiton populneum</td>
<td>Kurrajong</td>
</tr>
<tr>
<td>Casuarina cunninghamiana</td>
<td>River Oak</td>
</tr>
<tr>
<td>Casuarina glauca</td>
<td>Swamp Oak</td>
</tr>
<tr>
<td>Corymbia gummifera</td>
<td>Red Bloodwood</td>
</tr>
<tr>
<td>Eucalyptus acmenoides</td>
<td>White Mahogany</td>
</tr>
<tr>
<td>Eucalyptus amplifolia</td>
<td>Cabbage Gum</td>
</tr>
<tr>
<td>Eucalyptus botryoides</td>
<td>Bangalay</td>
</tr>
<tr>
<td>Eucalyptus capitellata</td>
<td>Brown Stringybark</td>
</tr>
<tr>
<td>Eucalyptus eugenioides</td>
<td>Thin-leaved Stringybark</td>
</tr>
<tr>
<td>Eucalyptus fibrosa</td>
<td>Broad-leaved Ironbark</td>
</tr>
<tr>
<td>Eucalyptus globoidea</td>
<td>White Stringybark</td>
</tr>
<tr>
<td>Eucalyptus gunnifera</td>
<td>Red Bloodwood</td>
</tr>
<tr>
<td>Eucalyptus haemastoma</td>
<td>Scribbly Gum</td>
</tr>
<tr>
<td>Eucalyptus maculata</td>
<td>Spotted Gum</td>
</tr>
<tr>
<td>Eucalyptus moluccana</td>
<td>Grey Box</td>
</tr>
<tr>
<td>Eucalyptus oblonga</td>
<td>Narrow-leaved Stringybark</td>
</tr>
<tr>
<td>Eucalyptus paniculata</td>
<td>Grey Ironbark</td>
</tr>
<tr>
<td>Eucalyptus pilularis</td>
<td>Blackbutt</td>
</tr>
<tr>
<td>Eucalyptus piperita</td>
<td>Sydney Peppermint</td>
</tr>
<tr>
<td>Eucalyptus punctata</td>
<td>Grey Gum</td>
</tr>
<tr>
<td>Botanical Name</td>
<td>Common Name</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Eucalyptus racemosa</td>
<td>Snappy Gum</td>
</tr>
<tr>
<td>Eucalyptus resinifera</td>
<td>Red Mahogany</td>
</tr>
<tr>
<td>Eucalyptus robusta</td>
<td>Swamp Mahogany</td>
</tr>
<tr>
<td>Eucalyptus saligna</td>
<td>Sydney Blue Gum</td>
</tr>
<tr>
<td>Eucalyptus siderophloia</td>
<td>Northern Grey Ironbark</td>
</tr>
<tr>
<td>Eucalyptus tereticornis</td>
<td>Forest Red Gum</td>
</tr>
<tr>
<td>Eucalyptus umbra</td>
<td>Bastard Mahogany</td>
</tr>
<tr>
<td>Glochidion ferdinandii</td>
<td>Cheese Tree</td>
</tr>
<tr>
<td>Melaleuca decora</td>
<td>White Feather Honeymyrtle</td>
</tr>
<tr>
<td>Melaleuca nodosa</td>
<td>Ball Honeymyrtle</td>
</tr>
<tr>
<td>Melaleuca stypheloides</td>
<td>Prickly-leaved Paperbark</td>
</tr>
<tr>
<td>Syncarpia glomullfera</td>
<td>Turpentine</td>
</tr>
</tbody>
</table>

**Shrubs**
- **Acacia falcata**
- **Acacia floribunda**
- **Bursaria spinosa**
- **Bursaria ulicifolia**
- **Daviesia parvifolia**
- **Doddya parvifolia**
- **Dodonaea triquetra**
- **Kunzea ambigu**
- **Lasiopetalum parviflorum**
- **Ozothamnus diosmifolius**
- **Pultenaea villosa**
- **Rapanea variabilis**

**Ground Covers**
- **Centella asiatica**
- **Commelina cyanea**
- **Dichondra repens**
- **Hardenbergia violacea**
- **Pratia purpurascens**
- **Plectranthus variabile**
- **Pastel Flower**

**Ferns**
- **Adiantum aethiopicum**
- **Chelidanthus sieberi spp.**
- **Gleichenia dicarpa**
- **Oplismenus aemulus**

**Grasses / Tufted Plants**
- **Dianella caerulea**
- **Dianella longifolia**
- **Dianella revoluta**
- **Echinopogon caespitosus**
- **Echinopogon ovatus**
- **Juncus usitatus**
- **Lomandra longifolia**
- **Opismenus aemulus**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Other Features</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Screening and Infill Plants</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Murraya paniculata</td>
<td>Mock Orange</td>
<td>Fragrant flowers</td>
</tr>
<tr>
<td>Gardenia augusta 'Florida'</td>
<td>Gardenia</td>
<td>Fragrant flowers</td>
</tr>
<tr>
<td>Camellia sasanqua</td>
<td>Camellia</td>
<td>Colourful flowers, screening, hedging</td>
</tr>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer negundo &amp; cvs</td>
<td>Box Elder</td>
<td>Fast growing</td>
</tr>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
<td>Interesting leaf form</td>
</tr>
</tbody>
</table>

Table B2.1: Recommended Native Planting Guide

B2.5.2 Recommended Child Care Centre Planting Guide
<table>
<thead>
<tr>
<th>Botanical name</th>
<th>Common Name</th>
<th>Other Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer buergeranum</td>
<td>Trident Maple</td>
<td>Interesting leaf form</td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crepe Myrtle</td>
<td>Autumn/summer colour, form</td>
</tr>
<tr>
<td>Backhousia citridora</td>
<td>Lemon Scented Myrtle</td>
<td>Fragrant leaves, native plant</td>
</tr>
<tr>
<td>Butterflies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buddleia x davidi var. veitchiana</td>
<td>Butterfly Bush</td>
<td>Screening</td>
</tr>
<tr>
<td>Feature Flowers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fuchsia x hybrida</td>
<td>Fuchsia</td>
<td>Shade tolerant</td>
</tr>
<tr>
<td>Abutilon spp</td>
<td>Chinese Lantern</td>
<td>Screening function</td>
</tr>
<tr>
<td>Viburnum opulus ‘Sterile’</td>
<td>Snowball Tree</td>
<td>Deciduous</td>
</tr>
<tr>
<td>Banksia spinulosa</td>
<td>Hairpin Banksia</td>
<td>Bird attracting, fast growing</td>
</tr>
<tr>
<td>Fragrant Flowers/Foliage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Michelia figo</td>
<td>Port Wine Magnolia</td>
<td>Screening function</td>
</tr>
<tr>
<td>Lavandula spp</td>
<td>Lavender</td>
<td>Fragrant foliage and flowers</td>
</tr>
<tr>
<td>Viola cornuta</td>
<td>Violet</td>
<td>Shade tolerant</td>
</tr>
<tr>
<td>Forming a Room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pittosporum undulatum</td>
<td>Sweet Pittosporum</td>
<td>Fragrant, native plant</td>
</tr>
<tr>
<td>Leptospermum petersonii</td>
<td>Lemon Scented Tree</td>
<td>Native plant, bird attracting</td>
</tr>
<tr>
<td>Alnus jorullensis</td>
<td>Evergreen Alder</td>
<td>Attractive dark foliage</td>
</tr>
<tr>
<td>Ground Covers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ophiopogon japonicus</td>
<td>Mondo Grass</td>
<td>Soft, dark green foliage</td>
</tr>
<tr>
<td>Erigeron mucronatus</td>
<td>Erigeron</td>
<td>Attractive flowers</td>
</tr>
</tbody>
</table>

Table B2.2: Recommended Child Care Centre Planting Guide
B3 Tree Preservation

Trees and vegetation are an important part of the natural and built environment. Native trees contribute to biodiversity and provide habitat for native birds and animals. Trees provide shade and assist in the regulation of climate. Trees provide visual amenity, help to reduce the visual impact of buildings and create the green streetscapes and canopy that are characteristic of the LGA.

This chapter of the DCP comprises and controls for development that involves the pruning, lopping or removal of trees, and applies to all trees in the LGA. This chapter should be read in conjunction with Clause 5.9 (Preservation of Trees or Vegetation) of the LEP. The LEP identifies consent requirements for the ring barking, cutting down, topping, lopping or the removal of vegetation. In response to Clause 5.9, this Chapter specifies the tree works as requiring Council approval in the form of development consent, to ensure the appropriate preservation and maintenance of trees or vegetation.

Any person(s) who contravenes or causes or permits Clause 5.9 of the LEP to be contravened shall be guilty of an offence and liable to prosecution.

‘Tree works’ are works affecting the form, structure or foliage of a tree including root cutting, crown lifting, reduction pruning, selective pruning, crown thinning, remedial or restorative pruning or complete tree removal.

B3.1 General Objectives

O1 To prevent the indiscriminate and inappropriate lopping or removal of trees on all land within the LGA.

O2 To maintain the physical and visual appeal and amenity of the local area by preserving a healthy urban tree canopy.

O3 To encourage the preservation and management of suitable existing trees, and the planting and management of suitable replacement trees, in a safe and healthy condition.

O4 To facilitate the management and/or removal of dangerous and unsuitable trees.

O5 To minimise the negative impacts of construction on trees on and near development sites.
B3.2 Tree Works Requiring Council Approval

B3.2.1 General

Controls

C1 A person must not ring bark, lop, prune, remove, injure or deliberately destroy any trees 5m in height or greater and/or with a trunk diameter of 150mm or greater measured at 1.4m above ground level without a permit or development consent granted by the Council, except as otherwise stated in Clause 5.9 Preservation of Trees or Vegetation of the LEP or this chapter of the DCP.

C2 If a tree or other vegetation is, or forms part of, a Heritage Item, or is within a heritage conservation area, then development consent for any tree works is required.

B3.2.2 Exceptions

Controls

C1 Existing trees may be removed if:

(a) They are defined in Section B3.3 of this DCP under the list of undesirable tree species; or

(b) An approved registered arborist by Arboriculture Australia has identified physical defects that would severely shorten the tree(s) safe useful life expectancy (SULE) or be an unacceptable hazard to people or property. A qualified arborist report must be forwarded to Council’s Tree Preservation Officer a minimum of seven (7) working days prior to the proposed commencement of works.

C2 Where a tree is deemed inherently hazardous and is in imminent danger of causing harm, particularly during inclement weather conditions, the owner can remove the tree without a formal assessment on the condition that photographic evidence is provided and forwarded to the Tree Preservation Officer after the event.

C3 Where a resident is concerned about a hazardous tree on a neighbouring property, the resident should first discuss the issue with the tree’s owner. If the owner fails to address the matter once it has been brought to his/her attention, the neighbour can make an application to the New South Wales Land and Environment Court to have the tree removed. The Court may then order the removal of the tree under the Trees (Disputes between Neighbours) Act 2006.

C4 The controls of this section do not apply with respect to the following works:

(a) Emergency Works – any works carried out by Council, the State Emergency Services, the Rural Fire Service of NSW, or a public authority in response to an emergency;
(b) Works carried out by State and Federal Government departments or Authorities under current legislative requirements; or

(c) Tree works carried out by Council or its agents on land owned or under the care and control of Council provided that assessment of the tree work has been carried out in accordance with the DCP.

Note: A structural, plumbing and/or pest report may be required to support the qualified arborist report. Council’s Tree Preservation Officer can provide information as to when additional reports are necessary to support an arborist report.

### B3.3 List of Undesirable Tree Species

**Controls**

**C1** The following species do not require Council approval for removal or tree works (provided that the tree is not listed as a Heritage Item under the LEP):

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ailanthus altissima</td>
<td>Tree of Heaven</td>
</tr>
<tr>
<td>Bamboo</td>
<td>All species</td>
</tr>
<tr>
<td>Citrus sp.</td>
<td>Grapefruit, lemon, mandarin, orange</td>
</tr>
<tr>
<td>Cotoneaster sp.</td>
<td>All species</td>
</tr>
<tr>
<td>Eriobotrya japonica</td>
<td>Loquat</td>
</tr>
<tr>
<td>Erythrina x sykesii</td>
<td>Common Coral Tree</td>
</tr>
<tr>
<td>Ficus elastica</td>
<td>Rubber Tree</td>
</tr>
<tr>
<td>Ligustrum spp.</td>
<td>Privet</td>
</tr>
<tr>
<td>Mangifera indica</td>
<td>Mango Tree</td>
</tr>
<tr>
<td>Morus nigra</td>
<td>Mulberry</td>
</tr>
<tr>
<td>Musa sp</td>
<td>Banana</td>
</tr>
<tr>
<td>Olea europaea var. africana</td>
<td>African Olive</td>
</tr>
<tr>
<td>Populus nigra ‘Italica’</td>
<td>Lombardy Poplar</td>
</tr>
<tr>
<td>Prunus sp.</td>
<td>Apricots, cherries, peaches &amp; plums</td>
</tr>
<tr>
<td>Robinia pseudoacacia &amp; cvs.</td>
<td>Black Locust</td>
</tr>
<tr>
<td>Salix babylonica</td>
<td>Weeping Willow</td>
</tr>
<tr>
<td>Schefflera actinophylla</td>
<td>Umbrella Tree</td>
</tr>
<tr>
<td>Syagrus romanzoffianum</td>
<td>Cocos Palm</td>
</tr>
</tbody>
</table>

Table B3.1: List of Undesirable Tree Species

### B3.4 Information Required with Applications

**Controls**

**C1** In some circumstances it may be necessary for the applicants to supply an independent arborist, structural, plumbing and/or pest report. The Tree Preservation Officer will determine if such reports are necessary.
C2 Arborist/Horticultural Assessment Reports must be undertaken by an approved registered arborist by Arboriculture Australia and be in accordance with the specifications outlined in section B3.6.

C3 An Arborist’s Report is necessary to provide information on the likely development conditions to be set with regard to trees both within the property, and/or adjacent to the property.

Note: Please refer to Council’s website for further guidelines and information relating to the preservation of trees and vegetation.

B3.5 Matters for Consideration

Controls

C1 When assessing proposed works to a tree, consideration includes (but is not limited to) the following matters:

(a) The health and structure of the tree;
(b) Defects of trunk and canopy;
(c) What damage is likely should the tree or part of it fail;
(d) Its contribution to the streetscape;
(e) Its habitat value;
(f) How, on the balance of probabilities, the tree may impact in the future on major structures, land and neighbouring properties;
(g) The number of existing established trees on the property;
(h) Its prominence in the landscape
(i) Whether the tree is protected under the Threatened Species Conservation Act 1995; and
(j) Australian Standard for the protection of trees on development sites AS 4970-2009 (Provides guidance on how to decide which trees are appropriate for retention and the means of protecting those trees during the construction process).

B3.6 Arborist Assessment Report Guidelines

Controls

C1 If required, an approved registered arborist by Arboriculture Australia must carry out a tree assessment. A comprehensive guideline for Arborist Reports can be found on Council’s website. However, the following aspects must be considered in relation to each tree in a tree assessment:
Health: Refers to the tree’s vigour as exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion and the degree of dieback.

Condition: Refers to the tree’s form and growth habit, as modified by its environment (aspect, suppression by other trees, soils) and the state of the scaffold (i.e. trunk and major branches). This includes structural defects such as cavities, crooked trunk or weak trunk / branch junctions. These are not directly connected with health and it is possible for a tree to be healthy but in poor condition.

Decay: Is the result of invasion by fungal diseases through a wound.

Decline: Is the response of the tree to a reduction of energy levels resulting from stress. Recovery from decline is difficult and slow, is usually irreversible.

Dieback: Refers to the withdrawal of energy by the tree from some areas of the crown. Symptoms are leaf drop, bare twigs, dead branches and tree death, in order of progression. This can be caused by root damage, root disease, severe bark damage, intensive grazing by insects, abrupt changes in growth conditions, drought, waterlogging or over-maturity. Dieback often implies stress or decline.

Epicormic Shoots: Are sprouts produced from dormant buds in the bark. Production can be triggered by fire, pruning or root damage but may also be as a result of stress or decline.

Sparse Crown: Refers to reduced leaf density, often a precursor to dieback and may imply stress or decline. Also possibly a response to drought or root damage.

Weak Junctions: Are points of possible failure in the scaffold usually caused by the trunk or branch bark being squeezed within the junction so that the necessary interlocking of the wood fibres does not occur and the junction is forced open by the annual increments in growth. This is a genetic problem.

Wounds: Are areas where the bark has been damaged by branch breakage, impact or insect attack. Some wounds decay and cause structural defects or weakness. Healthy trees are able to resist and contain infection by walling off areas within the wood. Tree wounds are often eventually covered over by new bark but the walled off or infected areas still remain internally and may lead to weakness of the heartwood.

Safe Useful Life Expectancy (SULE): In a planning context, the time a tree can expect to be usefully retained is the most important long-term consideration. SULE is a system designed to classify
trees into a number of defined categories so that information regarding tree retention can be concisely communicated in a non-technical manner. SULE categories are easily verifiable by experienced personnel without great disparity.

A tree’s SULE category in the life expectancy of the tree modified first by its age, health, condition, safety and location (to give safe life expectancy), then by economics (such as cost of maintenance). The effects on other trees and sustained amenity such as establishing a range of age classes within a local population are also considered. Refer to SULE Categories in Table B3.2 below.

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long</td>
<td>Appears to be retainable for over 40 years with an acceptable degree of risk, with reasonable maintenance</td>
</tr>
<tr>
<td>Medium</td>
<td>Appears to be retainable for 15 to 40 years with an acceptable degree of risk, with reasonable maintenance</td>
</tr>
<tr>
<td>Short</td>
<td>Appears to be retainable for 5 to 15 years with an acceptable degree of risk, with reasonable maintenance</td>
</tr>
<tr>
<td>Removal</td>
<td>Trees which should be removed within the next 5 years</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Structurally sound trees located in positions that can accommodate future growth</td>
</tr>
<tr>
<td>B</td>
<td>Trees which could be made suitable for long term retention by remedial care</td>
</tr>
<tr>
<td>C</td>
<td>Trees of special significance which would warrant extraordinary efforts to secure their long term retention.</td>
</tr>
<tr>
<td>D</td>
<td>Trees which require substantial remediation and are only suitable for retention in the short term</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removable</td>
<td>Trees which may only live between 15 and 40 years</td>
</tr>
<tr>
<td>Removable</td>
<td>Trees which may only live between 5 and 15 years</td>
</tr>
<tr>
<td>Removal</td>
<td>Trees which require substantial remediation and are only suitable for retention in the short term</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Dead, dying, suppressed or declining trees</td>
</tr>
<tr>
<td>B</td>
<td>Dangerous trees through damage, structural defect, instability or recent loss of adjacent trees. Urgent removal may be required if near assets</td>
</tr>
<tr>
<td>C</td>
<td>Trees which may live for more than 15 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting</td>
</tr>
<tr>
<td>D</td>
<td>Trees which are damaging or may cause damage to existing structures within the next 5 years</td>
</tr>
</tbody>
</table>

Table B3.2: SULE Categories (after Barrel 1996)
B4 Accessible and Adaptable Design

The introduction of the Disability Discrimination Act in 1992 has made it unlawful to discriminate on the grounds of a person's disability, particularly in access to premises. Council has a key role in requiring and promoting access for people with disabilities through the regulation of building and as a provider of public facilities.

The Disability (Access to Premises) Standards 2010 were introduced under Section 31 of the Disability Discrimination Act 1992 and incorporated into the Building Code of Australia. The standards apply to publicly accessible buildings and compliance with these standards is mandatory.

This chapter applies to any new developments, changes to existing buildings and applications for change of use of existing premises, that are publicly accessible and where development consent is required. This includes (but not limited to) the following:

- Business, retail and office premises;
- Restaurants and food and drink premises;
- Industry (including warehouses, bulky goods premises, vehicle repair stations);
- Recreation areas and facilities (including aquatic centres and swimming pools);
- Residential accommodation that contains multiple dwellings, including shop top housing, boarding houses and residential flat buildings;
- Child care centres, education establishments, entertainment facilities, hospitals, hotel or motel accommodation, health services facility and places of public worship;
- Community facilities (whether publicly or privately operated); and
- Bus stops, interchanges, railway stations and public conveniences.

Note: Controls for accessible and adaptable dwellings in development that will accommodate multiple dwellings are also specified in Part C of the DCP. Access requirements for seniors housing are also provided in State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004.

B4.1 General Objectives

O1 To ensure that appropriate access is provided in new development in accordance with mandatory requirements and genuine consideration of the needs of people with a disability.
B4.2 General Controls

Controls

C1 All development must comply with the following:

(a) All Australian Standards relevant to accessibility;
(b) The Building Code of Australia access requirements; and

C2 The provision of equitable access is to have minimal impact on the setting of heritage items and of contributory buildings within heritage conservation areas, and be reversible.

C3 Submit a statement of consistency with the Disability Discrimination Act 1992 with the development application. A person qualified to comment on access and mobility issues, and accredited by the Association of Consultants in Access Australia (or an equivalent accreditation authority) must prepare and sign the statement. The statement must be signed by the person who prepared it, and must refer to the plans that were assessed.

C4 Accessible car parking requirements are set out in the BCA Part D3.5, and Australian Standard 2890.6 - Parking facilities Part 6 - Off street parking for people with disabilities.

C5 Provide and maintain a continuous accessible path of travel as part of the internal fit out of a building. A continuous accessible path of travel is a barrier-free path of travel, for all users of a premises, that provides access to all public spaces and facilities (such as toilets, service counters, meeting rooms that would be available to a person who does not have a disability). (Refer to the BCA Part D3: Access for People with Disabilities and AS 1428.1).

C6 When designing layouts consider the following:

(a) Avoid layouts where boxes, packaging materials and merchandise display stands may be placed in access ways and common space areas;
(b) Avoid a fit out that results in merchandise being located out of the reach of a person in a wheelchair;
(c) Avoid signage that is too small, at the wrong height, or does not provide adequate colour contrast to enable it to be read by a person with vision impairment; and
(d) Avoid counters that are too high for ease of access by a person who uses a wheelchair.

Note: Refer to Chapter B1 Transport and Parking for accessible parking rates required for specific land uses (Section B1.3.2).
B5 Stormwater and Flood Management

Council must ensure that all stormwater and flood infrastructure provided with development meets appropriate design and environmental standards and be complementary to its public infrastructure.

This chapter of the DCP provides objectives and controls for stormwater and flood management and applies to all development.

The objectives and controls of the DCP are intended to prevent or reduce the impact of development through:

- Requiring integrated stormwater design between development and Council’s assets and the use of on-site detention of stormwater; and
- Managing the potential impact of flood to development on flood liable land.

**B5.1 General Objectives**

O1 To ensure infrastructure design and construction is appropriate to each site.

O2 To ensure drainage systems are designed to collect and convey stormwater runoff from the site and into receiving systems with minimal nuisance, danger or damage to the site, adjoining properties or Council’s property.

O3 To produce quality engineering works for all development.

O4 To encourage the consideration of possible engineering constraints to the development at the first stage of the design of the development.

O5 To ensure public infrastructure managed by Council is not compromised by development.

**B5.2 Submission Requirements**

**Controls**

C1 A detailed stormwater drainage plan is to be lodged with all DA’s (except change of use applications) to illustrate how stormwater runoff from the site will be managed.

C2 The stormwater drainage plan is to be prepared by a practicing civil engineer with suitable experience in accordance with the AS/NZS 3500.3 Plumbing and Drainage – Part 3 and the relevant Australian Standards.
C3 The stormwater drainage plan is to address all the issues outlined in the On-Site Stormwater Detention Checklist contained Appendix 1 – Engineering Specifications.

C4 Where a drainage easement is required, details of approval of the drainage easement are to be submitted with the development application to demonstrate the consent of respective downstream owners.

Note: A genuine attempt to obtain an easement must include monetary offer of compensation, based on a valuation report prepared by a registered land valuer.

C5 If a required drainage easement has not been obtained, the following documentation to is to be provided to demonstrate all avenues have been exhausted:

(a) A land valuation report prepared by a registered land valuer, with an estimate of the land value of the easement (excluding construction/installation cost);

(b) A letter of request from the applicant to owners of all possible downstream properties, requesting permission to create a private drainage easement through their property – including a concept plan illustrating the proposed location of the drainage easement, an offer of compensation (as estimated in the valuation report) and a commitment to pay all relevant expenses and reinstate disturbed areas; and

(c) A signed letter of correspondence from the downstream property owners either accepting or rejecting the offer.

B5.3 Off-Site Engineering Details

Controls

C1 A development may require the installation of street trunk drainage where the conditions for alternative stormwater disposal in Section B5.7 Disposal of Property Runoff cannot be met.

C2 Extension of the Council trunk drainage system will be required where the proposed drainage system from the development cannot connect to the kerb and gutter within 15m of the site or as required by Council’s engineers. In this case the applicant will be required to extend the Council system to the site. The applicant shall arrange for a practicing Civil Engineer with suitable experience to prepare the drainage design.
B5.4 Property Drainage

B5.4.1 Surface runoff

Controls

C1 All surface runoff must be appropriately collected into suitable drainage components and connected into a piped network. The design of the drainage systems shall be in accordance with AS/NZS 3500.3 and the requirements outlined in Appendix 1 – Engineering Specifications.

C2 Design development to utilise and integrate with the existing infrastructure, and minimise any potential adverse effects on public assets and neighbouring lands.

C3 Take into account the following in the design of proposed development:

(a) Finished road and footway levels;

(b) Location of proposed vehicular access with respect to drainage structures/infrastructure, traffic facilities, street trees, signs, power poles, utilities and other infrastructure;

(c) Existing drainage infrastructure;

(d) Overland flow path of stormwater; and

B5.4.2 Piped drainage system

Controls

C1 Incorporate a piped drainage system and an OSD storage system where applicable.

C2 Design the piped drainage system to cater for 1 in 20 year ARI storm rainfalls.

C3 In addition to the 20 year ARI event, design the piped drainage system to ensure that any potential overflows generated from system blockage, or overloads in storm events with an ARI of 100 years, do not present a hazard to people or cause significant damage to property (surface runoff or overland flow paths must be indicated on the design plans).

C4 Pipes that are laid within a public roadway, or which drain public areas such as a road or public park, are to be in accordance to AS/NZS 3725.2007 Design for installation of buried concrete pipes. Minimum pipe size is not to be less than 375mm in diameter.

C5 Piped systems shall meet the minimum pipe diameter, cover and gradient criteria specified in AS/NZS 3500.3:2015 Plumbing and Drainage - Stormwater Drainage. Such systems shall be arranged within the property so that any potential overflows will not pond against or enter into buildings.
B5.4.3 Basement pump system

Controls

C1 Pump out systems for basements are permitted when the system is limited to the driveway – 50m² maximum allowable driveway area draining to a pump system.

C2 Design basement pump systems in accordance with AS/NZS 3500.3 and as follows:

(a) Grade the basement car parking area to fall to the sump and pump system;

(b) Limit the contributing catchment area to the pump out system to the basement access ramps only - all other surface flows are diverted away from the basement;

(c) Design the two pumps to work in tandem to ensure that both pumps receive equal usage and neither pump remains continuously idle;

(d) Design the pump out pit to have sufficient volume for a 10 year ARI rainfall event for two hours duration so that a minimum volume of water can be retained in the sump when the pumps are in the off position; and

(e) Minimum pump-out pit size 3m³.

C3 Submit engineering details and manufacturers specifications for the pumps, switching system and sump for approval prior to the issuing of the construction certificate; and

C4 Indicate clearly the sequence and order of operation of the system, and associated alarm and light signal warning, on the plans.

B5.4.4 Sub-soil drainage system

Controls

C1 Design and construct subsoil drainage systems in accordance with Section 6 in AS/NZS 3500.3.

C2 Subsoil drains are not to connect directly to kerb and gutter.

C3 Where proposed development will have substructures (such as a basement) in areas adjacent to a watercourse, or where a high water table is anticipated, tank/seal the substructure from underground water.
B5.5 On-Site Detention (Requirements by Type of Development)

B5.5.1 Dwelling Houses and Dual Occupancy

Controls

C1 Provide on-site detention (OSD) with all dwelling houses (including alterations and additions), and all dual occupancies, where the proposed impervious area is greater than or equal to 70% of the total site area (impervious area includes roof, concrete driveways, concrete paths, paved and hard surface areas and swimming pools).

C2 OSD is not required when the proposed impervious area is less than 70% of the site. In this case the drainage system can be designed, without OSD, using gravity fed pipes and a silt arrestor pit, before the stormwater is discharged into the receiving system.

C3 Submit an OSD checklist (Appendix 1 – Engineering Specifications) with the development application.

C4 Where a dual occupancy development is proposed on a site sloping away from the street frontage, and a gravity pipe system to the street cannot be used, provide a drainage easement through downstream property. Applicants must provide relevant documentation to demonstrate to Council why an alternative drainage method (such as a pump system) should be considered.

Note: Driveways constructed with gravel, grasscrete or pervious pavers are considered to be impervious for drainage calculation purposes. Courtyards and pathways paved with pervious pavers will be considered to be 25% impervious.

B5.5.2 Multi Dwelling Housing and Residential Flat Buildings

Controls

C1 Provide OSD with all development consisting of multi dwelling housing and residential flat buildings (where three units or more are proposed), regardless of the impervious area before and after the development, and regardless of whether the site falls toward or to the street.

C2 Create a drainage easement if one does not exist already, through respective downstream properties - where the site falls away from the street, only gravity fed system will be supported.

B5.5.3 Commercial Premises, Industry and Other Non-Residential development

Controls

C1 Provide OSD with all new commercial premises, industry and other non-residential development.

C2 Create a drainage easement if one does not exist already, through respective downstream properties - where the site falls away from the street, only gravity fed system will be supported.
C3 Where additions/alteration are proposed on sites with an existing impervious area equal to 70% or more, a maximum of 5% of additional impervious area will be permitted before OSD is required (hence the maximum impervious area in this instance is 75%).

C4 Collect stormwater from roofed and large paved areas within the property in a system of gutters, pits, grated drains and pipe lines, and then discharged into the street gutter or stormwater system approved by Council.

C5 Where discharge of stormwater to the street gutter, common drainage lines, other authority’s drainage system or Council stormwater system is not possible, and an easement through downstream property could not be established by way of negotiation, Council may consider the use of alternative drainage methods such as charged line or absorption system subject to certain conditions.

B5.6 On-Site Detention System Details

B5.6.1 Above ground Systems

Controls

C1 Use the following criteria in for OSD systems in landscaped areas:

(a) Minimum slope for surfaces draining to an outlet 1:5 (2%) and absolute minimum slope 1:100 (1%);

(b) Maximum ponding depth under design conditions is 300mm;

(c) Increase required storage volumes in landscape areas by 20% to allow for vegetation growth;

(d) Provide subsoil drains around outlets to prevent the ground from becoming saturated during prolonged wet weather;

(e) Minimum freeboard required above the top water level is 300 mm for a habitable room and 100mm for a garage; and

(f) Brick and mortar is the only material to use where retaining walls are used along the perimeter of the basin.

C2 Use the following criteria for OSD systems In-driveway and car park storages:

(a) Depth of ponding not to exceed 150mm under design conditions;

(b) Transverse paving slopes within storages not less than 1:50; and

(c) Where the storage is located in commonly used areas where ponding would cause inconvenience, provide part of the storage required in an area that will not cause a nuisance.
B5.6.2 Below ground systems

Controls

C1 Use the following criteria for OSD systems located in underground tanks:

(a) Fix the hydraulic control for the storage, usually an orifice plate on an outlet pipe, firmly in place to prevent removal or tampering;

(b) Grade floor of tanks at a minimum slope of 1:140, towards the outlet, to minimise ponding and depositing of debris;

(c) Provide an inspection/access opening above the location of the outlet with dimensions at least 600mm x 600mm or 600mm Ø for storages up to 800mm deep; and 600mm x 900mm for deeper storages. Ensure there will be no impediment to the removal of debris through this opening and inspection will be possible without residents or owners having to remove heavy access covers;

(d) When storages are not sufficiently deep to work in (less than 1.5m), provide access at intervals of approximately 10m to allow the system to be flushed to the storage outlet, and adequate access at the outlet;

(e) Provide a sump (with the base level set below that of the main storage) at the outlet point to collect debris. Where a discharge control pit is included in the storage, this also contains a sump set at a minimum of 1.5 times the diameter of the orifice of the outlet below the centre of the orifice. Equip sumps with adequate weepholes to drain out to the surrounding soil - they shall be founded on a compacted granular base;

(f) Underground storage tanks must be constructed of concrete or rendered brickwork or other approved materials in accordance with AS/NZS 3500.3 - VERSITANK MODUALS will not be permitted; and

(g) In addition to the required design storage a 20% buffer storage for pump out OSD is to be provided.

(h) The minimum tank depth to allow access is 700mm.

B5.6.3 All systems

Controls

C1 In addition to the above use the following criteria for all OSD systems:

(a) Provide for the harmless escape of overflows in the event that an outlet becomes blocked and the storage is completely filled. Any ponding of water resulting from a blockage shall occur at a visible location, so that the fault can be noticed and corrected,

(b) Ponding and overflow levels shall not be less than 300mm below any habitable floor levels of building and not less than 150mm below non-habitable floor level.
Note: Ensuring that peak flow-rates, at any point within the receiving downstream drainage system, do not increase as a result of the development, during storms, is achieved by providing sufficient storage (OSD) on sites.

B5.6.4 Location

Controls

C1 Locate the OSD system at the lowest point of the site, with all paved areas and pipes draining into it - the use of driveways, parking areas and/or landscaped areas for an above ground OSD system is encouraged.

C2 Do not position an OSD system in overland flow paths that convey the local catchment flows through the site - typically a drainage easement through a site would attract overland flow path for the local catchment.

C3 Locate storages in common areas in multiple unit development.

Note: The main and most important factor in determining the magnitude and hydraulic capacity for any stormwater system is design flow; this is derived from rainfall statistics using a rainfall-runoff model for rainfall Intensity in the Canterbury area.

B5.6.5 Calculating Peak Flow Rates

Controls

C1 Use Council's standard method below for relatively small catchments (< 7500m²), and for larger sites use the Rational Formula from Australian/New Zealand Standard Plumbing and Drainage Part 3: Stormwater Drainage AS/NZS 3500:

\[ Q = \frac{C \cdot I \cdot A}{3600} \]

Where:
- \( Q \) = design flow of stormwater (L/s)
- \( C \) = runoff coefficient (see Appendix 1 – Engineering Specifications)
- \( I \) = design rainfall intensity (mm/h, see Appendix 1 – Engineering Specifications)
- \( A \) = catchment area (m²)

B5.6.6 Permissible site discharge (PSD)

Controls

C1 The permissible site discharge (PSD) is limited to 150 litres per second per hectare for a 1 in 10 ARI year storm event.
B5.6.7 Site storage requirements (SSR)

Controls

C1 A stage-storage routing model is the preferred method of calculating the required storage volume.

C2 Methods that assume a constant discharge, such as the Mass Curve Analysis, require a factor to be applied to the constant discharge to determine the detention volumes - the adjustment factor for aboveground storage is 0.75 and for belowground storage is 0.6.

C3 Ensure a minimum of 75% of the entire site area will drain through the storage area and that all the roof area, and as much of the paved area as possible, will drain through the detention system.

C4 Incorporate provision for on-site storage resulting from a storm with an ARI of:

(a) 10 years where overland flow paths are not through private property. Design and provide a weir to direct the 100 year discharge to the street drainage system; and

(b) 100 years where overland paths are through private property and/or known flooding problems occur.

B5.7 Disposal of Runoff from Property

B5.7.1 General Controls

Controls

C1 Discharge stormwater runoff to kerb and gutter, street drainage, pipe in an easement, pipe in an inter-allotment drainage system, Transport Roads and Maritime Services system and Sydney Water channel or river.

C2 If one does not already exist, development proposed on a site that slopes away from the street frontage will require a drainage easement through downstream properties.

C3 Dispose stormwater runoff by an in ground gravity system. Elevated pipelines are not favoured although pipelines contained within buildings or low-level garden beds may be considered.

C4 Land is not to be filled by more than 150mm in order to get an in ground pipeline to drain to the street (Refer to Appendix 1 – Engineering Specifications for methods that are satisfactory to drain various types of development).
B5.7.2 Connection to kerb and gutter

Controls

C1 Discharge stormwater runoff directly into the kerb and gutter at a point no greater than 15m downstream from the boundary of the site.

C2 The maximum total discharge rate for both single and multiple points of discharge to Council's kerb and gutter is a maximum of 55 l/sec, or the PSD, whichever is the lesser.

C3 Where more than one outlet is required, outlets are to be separated by a minimum distance of 500mm.

C4 Stormwater conduits laid in the footpath area are to be sewer grade PVC or galvanised steel (i.e. RHS) and not greater than 100mm in height. The pipe or conduit is to discharge into the kerb and gutter at an angle of 45 degrees to the flow in the gutter.

B5.7.3 Control of seepage

Controls

C1 Adequate subsoil drainage is to be provided and connected to the piped drainage system. Subsoil drains are not to be installed below the water table. Should the water table be encountered within the depth of the excavation the structure is to be tanked and sealed.

B5.7.4 Connection to Council's street pipe system or inter-allotment drainage system

Controls

C1 The connection into Council's pipe is to be within the top third of Council's pipe and at an angle of 45 degrees to the flow in the pipe. No pipe protrusion is permitted into Council's pipeline.

B5.7.5 Connection to Sydney Water Corporation drainage system

Controls

C1 Documentation that Sydney Water Corporation has approved the proposed connection into the channel is required before Council approves the hydraulic details.

B5.7.6 Disposal to natural watercourse

Controls

C1 Documentation that the relevant authority has approved the proposed connection into the watercourse is required before Council approves the hydraulic details.

Note: The applicant will have to identify the responsible authority for the watercourse and satisfy the requirements of the authority.
B5.7.7 Submerged outlet

Controls

C1 For drainage proposals that require connection directly to Council’s stormwater pit or drainage pipe, the designer is to consider the effects of a drowned outlet.

C2 Council will permit connection directly to its stormwater pit or pipe providing the outlet invert level from the property is at or above the top of kerb level at the connection point.

C3 Outlet pipes less than Ø150mm can be connected directly to a council pipe. Outlet pipes Ø225mm or greater will require the construction of a standard council pit at the point of connection.

B5.7.8 Charged line

Controls

C1 Charged lines will be only be permitted for proposed additions/alterations, outbuildings and single dwellings.

C2 For a new detached dwelling, where rainwater tanks are included, the pipes are completely sealed, from the tank overflow to the point of discharge.

Note: Typically a charged system will only work for the roof of buildings.

C3 Use the following criteria for charged lines:

(a) Will only be permitted if there are no drainage problems downstream in the catchment where the drainage is being directed.

(b) A full hydraulic analysis of the system including a hydraulic grade line and calculations must be submitted with the Development Application.

(c) Adequate height within the system must be provided (minimum of 0.9 m) between the roof gutter and the higher of the top of the kerb OR the overflow level from the rainwater tank.

(d) All gutters and pipes in the system MUST be designed for a 1 in 50 year ARI storm event (1 in 100 years for box gutters) without overflowing.

(e) All pipes and downpipes are to be sealed to a minimum of 0.5 m above the top water level within the system. The system shall be pressure tested prior to backfilling.

(f) There must be a gravity flow across the footpath from an isolating pit within the property boundary into the kerb. If the footpath falls towards the property; then the pipeline must remain sealed to the kerb outlet, with a sealed cleaning eye installed within the property boundary.

(g) All services within the footpath must be identified and located prior to submitting the plans and the details must be shown on the plans.
(h) A flush point must be provided at the lowest point of the system within an inspection pit (350 x 350 min) with a sump for cleaning. There must be a minimum of 1 m long pipe from the last downpipe to the inspection pit. The connection to the pit is to have a sealed screw cap to allow for periodic cleaning, the cap shall have a 5 mm dribble hole to allow for a slow release of trapped water. The pit shall be appropriately located within the property so that runoff or surcharge during maintenance will not affect downstream or adjoining properties.

(i) Gutter guards must be installed on all gutters to minimize debris from entering the system.

B5.7.9 Pump Out Systems

Controls

C1 Council may consider the use of pump out system as a last option, for sites sloping away from the street, in the event that a drainage easement can’t be created or the use of an alternative drainage method (such as charged line or absorption system) is determined to be unachievable.

C2 Any approval of a pump out system will be assessed against the following criteria:

(a) Applicants must provide easement documentation and relevant information regarding alternative drainage methods to demonstrate why these methods cannot be installed or achieved;

(b) The maximum pump rate must be limited to PSD 150 litres/second/hectare;

(c) Dual submersible pumps must be provided with all connections and configuration complying with Section 8 of AS/NZS 3500.3;

(d) The underground storage tanks must be constructed using pre-cast or cast in situ reinforced concrete subject to structural engineers design;

(e) The required storage volume shall be designed entirely underground;

(f) The underground pump system must be located at the lowest part of the site;

(g) Design storage volumes for the pump system must comply with Appendix 1 – Engineering Specifications; and

(h) A positive covenant must be created and registered over the pump system to ensure long-term maintenance.
B5.8 Absorption Systems

B5.8.1 Design and Construction of Absorption Systems

Controls

C1 Absorption system may be permitted for paved areas (such as driveway, pathway and hard surfaces) associated with additions/alterations, outbuildings and single dwellings only.

Note: Most of Canterbury consists of clay subsoil and the absorption (rubble pit) system is generally ineffective. Therefore, it is the least preferred drainage method.

C2 Use the following criteria in the design and construction of an absorption system:

(a) The absorption pit is to be designed to cater for all surface runoff generated from the impervious areas for the 1 in 50 year ARI storm event;

(b) A detailed design and supporting calculations, prepared by suitably qualified and experienced engineer must be submitted with the development application;

(c) A geotechnical report in support of the above design and an assessment of the infiltration (absorption rate) of the soil profile must be submitted with the development application;

(d) The absorption rate in litres/square metre/second must be determined with a recognised falling head or constant head test. The test shall be repeated until there is less than 5% difference in results. Full details of all test results are to be submitted with the development application. At least one test hole at each proposed pit location is to be drilled to a minimum depth of 1.5 m below surface level;

(e) When calculating storage volume allow for 20% voids in the base aggregate. The standard pipes network shall not be considered as storage volume;

(f) The absorption system shall be installed as far as practicable from downstream property boundaries (minimum 5.0m) and a minimum 3.0 m from any buildings. The system should not be placed under any paved surfaces and must be at least 1.0m from pavements subject to vehicular traffic;

(g) A silt arrestor pit shall be constructed immediately upstream of the underground absorption system; and

(h) On-site absorption will not permitted in areas where the nominal absorption rate is less than 0.01 l/m2/sec and there is clearly identified soil salinity problem.
B5.8.2 Methods of Sizing Absorption Pits

Controls

C1 Apply a reduction factor to the Nominal Absorption Rate ($AR_N$) determined in the above geotechnical report to cater for clogging of filters, variability of soils and likelihood of multiple storms in accordance with the following.

<table>
<thead>
<tr>
<th>Nominal Absorption Rate ($AR_N$)</th>
<th>Reduction Factor ($F_R$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.1 \leq AR_N \leq 1.0$</td>
<td>0.75</td>
</tr>
<tr>
<td>$AR_N &lt; 0.1$</td>
<td>0.50</td>
</tr>
</tbody>
</table>

Then $AR_D = AR_N \times F_R$ where $AR_D$ = design absorption rate.

Table B5.1: Nominal Absorption Rates

B5.8.3 Storage method with average rainfall intensity

Controls

C1 Determine a preliminary pit dimension and proceed through a process of trial and error:

Base area (BA) = Width x Length

C2 Calculate the rate of discharge to the sand using $ARD \times BA$ in litres/second, then calculate the required storage for a number of storms by calculating the difference between the generated runoff volumes and the absorption volumes. Compare the required storage to the available storage in the proposed system. Where the available storage is greater than the required storage for all time steps the proposed system is feasible.

Note: It is suggested that the designer create a spreadsheet so multiple sizes and configurations can be readily tested (refer to Appendix 1 – Engineering Specifications).

B5.9 Rainwater Tanks

Rainwater tanks and the use of stored rainwater for non-potable uses (such as watering gardens, washing, flushing of toilets) is encouraged, and a rainwater tank is required for all new residential development as part of BASIX certificate requirements.

Controls

C1 Where OSD, or absorption, are part of the proposed stormwater system, up to 25% of the required volume for the above systems can be offset into a rainwater tank.

Note: If water in rainwater tanks is intended for human consumption, the tank should be maintained to ensure that the water is fit for human consumption—see the Rainwater Tanks brochure produced by NSW Health and the publication titled ‘Guidance on the use of rainwater tanks’ published by the Environmental Health Committee (part of...
the Australian Health Protection Committee). For more information about rainwater tanks and other water-wise options, visit www.sydneywater.com.au.

### B5.10 Surface Pits

#### B5.10.1 Surface Levels

**Controls**

**C1** Design all surface pits in accordance with AS/NZS 3500.3 6.5.4 with the finished surface level of the grates consistent with the surrounding levels - the grates of any stormwater component must not protrude above ground level.

<table>
<thead>
<tr>
<th>Depth (mm)</th>
<th>Minimum Pit Size (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 300</td>
<td>300 x 300</td>
</tr>
<tr>
<td>300 - 600</td>
<td>450 x 450</td>
</tr>
<tr>
<td>600 - 1200</td>
<td>900 x 600</td>
</tr>
<tr>
<td>&gt; 1200</td>
<td>900 x 900</td>
</tr>
</tbody>
</table>

Table B5.2: Minimum Internal Dimensions of Surface Inlet Pit

**C2** Provide step irons in pits deeper than 1200mm.

#### B5.10.2 Inlet pit locations

**Controls**

**C1** Position inlet pits, or grated drains, systematically at locations within the developed site to capture the majority of surface runoffs, while also fitting neatly into the layout of the site stormwater system.

**C2** Size on-grade pits, or grated drains that are located on sloping surfaces, or in channels or gutters, to intercept a large proportion of the flow - place so that any bypass flows, under minor storm event conditions, will not cause a nuisance and so that widths of such concentrated flow is negotiable by pedestrians.

**C3** Inlet pits in locations subject to potential mosquito borne disease shall be designed without a sump and be self-draining.

**Note:** Care should be taken by positioning and specifying details (e.g. type of product) of grated pits in areas subject to pedestrian or vehicular traffic to avoid possible damage to pits and danger to pedestrians.

Site stormwater drains should be laid in straight lines to avoid conflict with other services, and to minimise overall length and number of changes in direction.
B5.10.3 Silt Arrestor Pits

Controls

C1 Install an approved silt arrestor pit at the lowest part of any developed site to eliminate contamination (generally silt, oil, or both) from stormwater runoff prior to discharge into the stormwater drainage network - in the case of car wash bays, the silt arrestor shall be also designed to retain oil.

C2 Locate the arrestor within the subject property and install upstream of the discharge point (connection to kerb and gutter or Council pipeline).

C3 Wherever practicable, grade the area adjacent to a silt arrestor so as to drain to the silt arrestor.

C4 A silt arrestor may receive the discharge from an upstream pit or sump, which has been installed to receive surface water only, provided that the silt arrestor is of sufficient capacity to receive the additional discharge.

B5.10.4 Design of silt arrestor pit

Controls

C1 Determine the capacity of the arrestor from the estimated peak discharge to the arrestor. Design and dimension rectangular or square silt arrestors in accordance with the following table.

<table>
<thead>
<tr>
<th>Nominal size of inlet pipe (mm)</th>
<th>Minimum nominal size of outer pipe (mm)</th>
<th>Width (mm)</th>
<th>Depth from invert of outlet pipe to base of pit (mm)</th>
<th>Length (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>100</td>
<td>600</td>
<td>300</td>
<td>600</td>
</tr>
<tr>
<td>150</td>
<td>150</td>
<td>600</td>
<td>300</td>
<td>1000</td>
</tr>
<tr>
<td>225</td>
<td>225</td>
<td>700</td>
<td>300</td>
<td>1000</td>
</tr>
<tr>
<td>300</td>
<td>300</td>
<td>800</td>
<td>300</td>
<td>1000</td>
</tr>
<tr>
<td>450</td>
<td>450</td>
<td>1000</td>
<td>300</td>
<td>1200</td>
</tr>
<tr>
<td>600</td>
<td>600</td>
<td>1000</td>
<td>300</td>
<td>1500</td>
</tr>
</tbody>
</table>

Table B5.3: Minimum internal dimension for silt arrestor pit

C2 Determine the inlet capacity of on grade and sag inlet pits using equations given in Chapter 14 of Australian Rainfall & Runoff (1987) - the arrestor shall be constructed of concrete or other approved materials.

C3 Locate the invert of any inlet pipe at least 50mm above the nominal water level in the arrestor subject to normal flow conditions.

C4 Place the outlet pipe at a height of not less than 300mm above the pit base, depending on the nominal size of the outlet pipe.

C5 Except where otherwise permitted, provide a removable cover for the silt arrestor – use heavy-duty cast iron or fabricated galvanised steel grates on all surface inlet pits in areas with vehicular traffic.
C6 Construct covers with galvanised steel, cast iron or other approved material that is capable of withstanding any load likely to be imposed on the cover - perforated with wholes of not less than 15 mm diameter and spaced at 40mm centres, or use open bar grill design, or another approved design.

C7 Use appropriate cover designs and products where pits are located in high pedestrian traffic areas, or in playground areas.

C8 Provide weep-holes at the base of silt arrestor pit - either 4 x 20mm diameter hole or 1 x 40mm diameter hole.

C9 Cut all inlet and outlet pipes entering or exiting a pit flush with the inside wall of the pit.

C10 Provide a sump at the base of all discharge control pits, to prevent silt and debris from blocking the orifice or outlet pipe - the sump is a minimum 200mm below the invert level of the downstream pipe – provide minimum of two 50mm weep holes at the base of the sump.

C11 Construct the control pit on an aggregate base wrapped in geotextile fabric.

C12 Construct all pits in reinforced concrete - bricks cement rendered, or precast concrete and plastic pits will not be permitted.

C13 Provide large paved areas and driveways falling towards Council’s footpath with a heavy duty grated drain across the whole driveway width, the outlet from the grated drain shall be connected to the internal drainage system before being discharged into the receiving system.

B5.11 Drainage Easements

B5.11.1 Creation of Private Drainage Easement

Controls

C1 Where a drainage easement is required, details of approval of the drainage easement are to be submitted with the development application to demonstrate the consent of respective downstream owners.

Note: A genuine attempt to obtain an easement must include monetary offer of compensation, based on a valuation report prepared by a registered land valuer.

C2 If a required drainage easement has not been obtained, the following documentation to is to be provided to demonstrate all avenues have been exhausted:

(a) A land valuation report prepared by a registered land valuer, with an estimate of the land value of the easement (excluding construction/installation cost);

(b) A letter of request from the applicant to owners of all possible downstream properties, requesting permission to create a private drainage easement through their property – including a concept plan illustrating the proposed location of the drainage easement, an offer of compensation (as estimated in the valuation
report) and a commitment to pay all relevant expenses and reinstate disturbed areas; and

(c) A signed letter of correspondence from the downstream property owners either accepting or rejecting the offer.

C3 The applicant will bear all costs associated with the creation of the drainage easement.

C4 For sites that have existing Council pipelines through them that are not covered by an easement, or where an existing pipeline is not within the easement, Council will require the creation of an easement in favour of itself, or relocation of the easement over the existing pipeline. Relevant documents shall be submitted with the development application to demonstrate easement registration with the Land and Property Information Division of the Department of Lands has been established.

C5 The minimum easement widths required over various pipe sizes are shown in the table below.

<table>
<thead>
<tr>
<th>Pipe Diameter (mm)</th>
<th>Drainage Easement Width (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>0.9 – 1.0</td>
</tr>
<tr>
<td>225</td>
<td>1.0 – 1.2</td>
</tr>
<tr>
<td>300</td>
<td>1.2 – 1.5</td>
</tr>
<tr>
<td>375, 450</td>
<td>1.5 – 2.0</td>
</tr>
<tr>
<td>525, 675</td>
<td>2.0 – 2.5</td>
</tr>
<tr>
<td>750, 900</td>
<td>2.5 – 3.0</td>
</tr>
<tr>
<td>1050, 1200</td>
<td>3.0 – 3.5</td>
</tr>
<tr>
<td>1350, 1500</td>
<td>3.5 – 4.0</td>
</tr>
<tr>
<td>1650, 1800</td>
<td>4.0 – 4.5</td>
</tr>
<tr>
<td>Floodway</td>
<td>Full width of nominated floodway</td>
</tr>
</tbody>
</table>

Table B5.4: Drainage easement widths for common drainage lines and council pipelines

B5.11.2 Existing Private Drainage Easement

Controls

C1 Where it is proposed to discharge collected runoff into an existing pipeline that passes through an adjoining lot, or to lay a new pipe within an existing inter-allotment drainage easement, submit confirmation from NSW Land and Property Information to indicate that the subject property enjoys rights to use the drainage system with the development application.

B5.11.3 Council’s Stormwater System and Easement

C1 Generally buildings over and under Council drainage easements and stormwater infrastructure will not be permitted. However, subject to the approval of Council, lightweight structures such as carports and pergolas may be permitted.

C2 Where the location of the common drainage pipeline is in conflict with proposed building, relocate the drainage clear of the building in accordance with a hydraulic analysis, undertaken by a practising civil
engineer that demonstrates the hydraulic capacity of the system is not compromised due to the relocation.

C3 Where an approval is given for the construction of a carport or other light structure over a drainage easement, the structure will be easily demountable and be removed, at the owner’s expense, if requested by Council (for any necessary work within the easement).

B5.11.4 Sydney Water Requirements

C1 Provide written evidence of compliance with Sydney Water requirements where proposing to drain into a Sydney Water asset.

B5.12 Overland Flow Path

Surface overland flow paths are an integral part of the drainage system and must be considered at the design stage of the stormwater system. They are to be preserved and maintained unobstructed throughout the developed site and adjoining properties.

Controls

C1 Do not obstruct any overland flow path. Council will enforce the removal of any obstruction to overland flow within private properties, and recover from the owners the cost of carrying out such work.

C2 Do not obstruct existing runoff, entering the site from upstream properties or sub-catchments, from flowing into the subject site, or redirect it so as to increase the quantity or concentration of surface runoff entering adjoining properties.

Note: During periods of heavy rainfall it is anticipated that there will be potential runoff, across boundaries of some properties, which will enter downstream sites from upstream properties due to the local contours of the area.

C3 Consider potential runoff at the design stage and design so it will not have any adverse impact on adjoining properties. Overland flow should not be obstructed from flowing naturally and is not to pond or concentrate along boundaries of adjoining properties. Suitable channels, open dish drains, walls or any other measures may be necessary to accommodate the existing and potential overland flow paths throughout the subject site.

C4 Care must be exercised to ensure that provision of any of the above remedial measures will not result in diverting runoff into the OSD system, if this is unattainable, then the OSD system must be designed to cater for the additional stormwater runoff anticipated from upstream catchment area(s).

C5 Council may require that the design specify the extent of the overland flow path through the site, and that the development be located/ modified clear of the overland flow path, or set at an appropriate freeboard.
B5.13 Areas Subject to Possible Flooding

Controls

C1  OSD is not required on sites affected by 1 in 100 year flooding (main stream flooding not overland flow).

Note: Council has a record of the flood levels for properties adjacent to the Cooks River and the Salt Pan Creek. Council will issue flood levels on written request, subject to a fee. Flood levels will be issued to Australian Height Datum to the nearest 100mm. Levels for the 1 in 20 year flood, 1 in 50 year flood and 1 in 100 year flood can also be provided. Approximate ground levels can also be given, however; it is the applicant’s responsibility to engage a surveyor to determine the actual ground and floor levels.

C2  Council may require a flood study be undertaken and submitted with the development application, where flood studies have not previously been undertaken for areas adjacent to water courses.

C3  Habitable floor levels of all residential and institutional buildings are to be a minimum of 500mm above the 1 – 100 year flood level.

C4  All garages or parking areas are to be at least 150mm above the 1 – 100 year flood level (Refer to Appendix 1 – Engineering Specifications in order to address all relevant issues prior to submitting a development application).

B5.14 Flood Management

This section applies to development on land potentially affected by a one in 100 year Flood Standard for Salt Pan Creek and the Cooks River, as well as sites within close proximity to this flood plain within the LGA.

Council will issue flood levels on written request. Flood levels will be issued to Australian Height Datum to the nearest 100mm. Levels can be provided for the 1 in 20 year flood, 1 in 50 year flood and 1 in 100 year flood. Approximate ground levels can also be given but it is the applicant’s responsibility to engage a surveyor to establish the actual ground and floor levels.

This section should be read in conjunction with the NSW Floodplain Development Manual – the development of flood liable land, 2005.

Objectives

O1  To ensure development in flood liable areas is designed and constructed to withstand the stresses of the highest probable flood.

O2  To ensure development will not increase the flood hazard or flood damage to other properties or adversely affect them in any way during times of flooding.
Controls

C1 Submit a survey plan to Council showing the relative levels to AHD, prepared by a registered practicing surveyor.

C2 Flood levels of all habitable rooms should be 0.5m or more above the standard flood level. A certificate by a registered practicing surveyor certifying the level of the completed building will be required.

C3 Where Council considers flooding could damage a proposed development, no work should be commenced until a qualified structural/civil engineer has submitted a certificate of structural adequacy with regard to stability as a result of flooding.

C4 Where the development relates to an existing building, a certificate is to be provided from a qualified practicing structural or civil engineer stating that the existing building is capable of withstanding the likely floodwaters and impact from debris in those waters without sustaining structural damage.

C5 Developments such as sporting grounds and open air car parks will be considered on flood liable land. Any consent for such development will require certificates from surveyors and engineers as referred to above.

C6 Habitable rooms include bedrooms, bathrooms, living rooms, study, lounge rooms, dining rooms, games rooms, kitchens, halls, garages offices, laundries, utility rooms, manufacturing rooms / areas, class rooms, storage areas.

C7 Non habitable floor space includes decking, sports grounds and car parks.

Note: The above habitable room and non-habitable floor space lists are not exhaustive and may include other forms of accommodation, storage and space use.
B6 Energy and Water Conservation

This chapter provides objectives and controls for achieving efficient use of resources and passive climate control in the design, construction and use of buildings. It applies to the design, construction and operation of all development within the LGA.

Energy efficient buildings through their design, construction, choice of appliances and heating/cooling systems can have a significant influence on energy consumption and performance. A well designed building can reduce the level of greenhouse gas emissions into the atmosphere, whilst being economically efficient and improving occupant comfort.

State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004 applies to residential developments and aims to ensure homes or apartments are designed to minimise potable water usage and energy usage. An applicant is required to lodge a BASIX certificate with their development application with Council for:

- New residential buildings;
- Alterations and additions to existing residential buildings where the estimated construction cost of the work is more than $50,000 and where development approval is required; and
- New swimming pool (or pool and spa) with a capacity of 40,000 litres or more.

More information on BASIX is available at the following link: www.basix.nsw.gov.au.

B6.1 General Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.
B6.2 Passive Energy Design

B6.2.1 Shading and Glare

The orientation, size and shading of windows provides control over the amount of sunlight entering a building, and this can be manipulated throughout the year to maximise the benefits of winter sun and minimise the effects of summer sun. The aim is to achieve thermal comfort for occupants and reduce the demand for artificial heating and cooling.

Controls

C1 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C2 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

C3 Provide horizontal shading to north facing windows and vertical shading to east or west windows.

C4 Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.

C5 Avoid reducing internal natural daylight or interrupting views with shading devices.

C6 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C7 Use high performance glass with a reflectivity below 20%.

C8 Minimise external glare by avoiding reflective films and use of tint glass.

B6.2.2 Insulation and Thermal Mass

Thermal insulation alters the rate at which a building gains or loses heat. In summer, insulation reduces the flow of heat entering through walls and roofs, thereby improving thermal comfort in the building. In winter, insulation reduces the rate at which heat is lost, and hence retains any heat gain achieved.

Controls

C1 Maximise thermal mass in floor and walls in northern rooms of the building.

C2 Provide insulation in the roof, ceiling, walls and floors in accordance with the following table:
### Other Development

<table>
<thead>
<tr>
<th></th>
<th>Industry</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof</strong></td>
<td>Minimum 2.0 R-value</td>
</tr>
<tr>
<td><strong>Walls</strong></td>
<td>Minimum 1.0 R-value</td>
</tr>
<tr>
<td><strong>Floor</strong></td>
<td>Minimum 1.0 R-value</td>
</tr>
</tbody>
</table>

Table B6.1: Insulation

Note: R-value indicates how effective insulation is in blocking the transmission of heat. Insulation with an R-value of 3 is three times as effective as insulation with an R-value of 1. Thermal mass means a material's capacity to store heat.

### B6.2.3 Ventilation

Natural ventilation and drying areas can save significant amounts of fossil fuel-based energy by relying on natural air movements and hence reducing the need for mechanical ventilation, heating, cooling and drying.

Refer to Part C of the DCP for natural ventilation requirements (building depth) for residential flat buildings and shop top housing.

#### Objectives

**O1** To ensure that work spaces have direct access to fresh air that assists in promoting thermal comfort for occupants.

**O2** To ensure that all habitable rooms have natural ventilation, and non-habitable rooms have natural ventilation where possible.

**O3** To ensure mechanical space heating and cooling, water heating and appliances are as energy efficient as possible.

#### Controls

**C1** Incorporate features to facilitate natural ventilation and convective currents such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).

**C2** Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

### B6.3 Water and Energy Efficiency

Efficient water heating, water saving devices and efficient appliances can significantly affect energy consumption.
B6.3.1 Water Conservation

Controls

C1 Use 3 and 4 star rated devices in the bathroom and kitchen respectively.

C2 Install water-saving devices, such as flow regulators.

B6.3.2 Energy Conservation

Controls

Hot Water Systems

C1 Installation of solar hot water systems boosted by gas is encouraged.

C2 Electric hot water systems that are not as efficient as gas or gas-solar heaters are discouraged.

C3 For industrial development hot water systems must have a minimum energy rating of 4 stars and be located close to the main areas of use.

C4 For all other development, hot water systems must have a Greenhouse Rating of 3.5 or greater and should meet the needs of the development.

Fittings and Appliances

C5 Maximise the efficiency of appliances by selecting an energy source with minimum greenhouse emissions.

C6 Use washing machines, clothes driers and dishwashers that have a Greenhouse Energy Star Rating of no less than 3.5 stars.

C7 Use a range of low energy lamps, ballasts and fittings.

C8 Use lower energy lightings such as:

(a) Compact fluorescent or tubular fluorescent lamps;

(b) Electronic ballast instead of magnetic ballast in fluorescent lights;

(c) Compact fluorescent or low voltage tungsten halogen lights instead of tungsten spotlights;

(d) Solar powered, metal halide or sodium discharge lamps for outdoor areas, such as car parks; and

(e) Energy efficient starters.

C9 Use automatic control systems that turn lights on and off when needed.

C10 Use motion detectors for common areas, lighting doorways and entrances, outdoor security lighting and car parks.
B6.4 Active Energy

Active solar energy systems combine the sun's energy with local climatic conditions to achieve thermal comfort inside buildings with the use of mechanical devices.

Controls

C1 Provide heating/cooling systems to target only those spaces that need heating or cooling – use zone system and isolate those areas that are difficult to heat.

C2 Consider the installation of active solar energy systems.

C3 In residential and mixed use buildings:

(a) Allow entries to open into lobbies or vestibules that are isolated from areas within the apartment;

(b) Provide gas bayonets to living areas;

(c) Provide reversible-ceiling fans for improving air movement in summer and for distributing heated air in winter; and

(d) Provide or plan for future installation of solar collectors and photovoltaic panels.
B7 Crime Prevention and Safety

Crime Prevention through Environmental Design (CPTED) is a practical crime prevention technique that uses the design of the physical environment to reduce the potential for crime.

CPTED provides a range of strategies to assist communities in playing an active role in local crime prevention. These strategies relate to the design and management of the physical environment to ensure that:

- There is more chance of being seen, challenged or caught;
- Greater effort is required;
- The actual or perceived rewards are less; and
- Opportunities for criminal activity are minimised.

In addition, CPTED is about the design of spaces that make people feel safe. The four (4) principles central to CPTED are:

- Surveillance;
- Access Control;
- Territorial Reinforcement; and
- Space Management.

This chapter provides guidelines for making buildings and places safe through the CPTED principles and includes objectives and controls for new development, alterations and additions to existing buildings, and change of use of existing premises where building work will be undertaken.

This chapter of the DCP should be read in conjunction with ‘Crime Prevention and the Assessment of Development Applications (2001)’ guideline prepared by the NSW Department of Urban Affairs and Planning.

B7.1 General Objectives

O1  To reduce the potential for crime through creating safer urban environments.

O2  To contribute to the safety and liveliness of the street by allowing for natural overlooking of the street.
O3 To raise community awareness and promote design as a genuine crime prevention strategy and identify the community’s role in the crime prevention process.

B7.2 All Development Types

B7.2.1 CPTED Principle: Surveillance

Controls

C1 Avoid blind corners in pathways, stairwells, hallways and car parks through:

(a) Designing and locating pathways so they are direct, with permeable features, such as landscaping and fencing;

(b) Considering the installation of mirrors to allow users to see ahead of them and around corners; and

(c) Installing glass panels in stairwells where appropriate.

C2 Provide natural surveillance for communal and public areas, including:

(a) Position active uses or habitable rooms with windows adjacent to main communal/public areas (playgrounds, swimming pools, gardens, car parks);

(b) Design and locate communal areas and utilities (laundries and garbage bays) where they are easily seen;

(c) Use open style or transparent materials on doors and walls of elevators and stairwells;

(d) Locate waiting areas and entries to elevators and stairwells close to areas of active uses, and to be visible from the building entry; and

(e) Locate seating in areas of active uses.

C3 Provide clearly visible entries, through:

(a) Locating entrances in prominent positions.

(b) Designing entrances to allow users to see in before entering.

C4 Design the fence to maximise natural surveillance from the street to the building, and from the building to the street, and minimise opportunities for intruders to hide. Consider:

(a) Using front fences that are predominantly open in design (such as pickets and wrought iron) or low in height;
(b) Light coloured fencing that can increase a sense of privacy; and

(c) Any high solid front fence has open elements above 1m.

C5 Avoid landscaping that obstructs natural surveillance, including:

(a) Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs (1 - 1.2m high). Creepers, ground covers or high-canopied trees are good for natural surveillance;

(b) Space trees that have dense low growth foliage or have the crown raised to avoid a continuous barrier;

(c) Use low ground cover or high-canopied trees, clean trunked to a height of 2m around children's play areas, car parks and along pedestrian pathways;

(d) Minimise possible places for intruders to hide;

(e) Avoid vegetation that conceals the building entrance from the street; and

(f) When planting is provided within 5m of a pedestrian pathway, it is to be lower than 1m or thin trunked with high canopy.

C6 Ensure lighting does not produce glare or dark shadows.

C7 Entrances, exits, service areas, pathways, car parks are to be well-lit after dark when they are likely to be used. Design considerations include:

(a) Use diffused floodlights and/or movement sensitive lights. Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points;

(b) Use lighting that has a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. As a guide, the areas are lit to enable users to identify a face 15m away; and

(c) Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance.

C8 Where permitted, provide appropriate mixed uses within buildings to increase opportunities for natural surveillance. Design considerations include:

(a) Locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours and

(b) Incorporate car wash services, taxi ranks and shop kiosks within car parks. Include kiosks and restaurants in parks.
C9 Security measures allow for natural observation and are sympathetic to the style of the building. Design considerations include:

(a) Security grilles and security doors should be visually permeable. Avoid solid shutters on front windows and doors.

B7.2.2 CPTED Principle: Access Control

Controls

C1 Ensure buildings, dwellings and other premises are clearly identified by street numbers which:

(a) Are at least 7cm high, and positioned between 0.6m and 1.5m above ground level on the street frontage;

(b) Are made of durable materials, preferably reflective or luminous, and unobstructed (by foliage); and

(c) Provide location maps and directional signage for larger development.

C2 Provide clear entry points, including:

(a) Entrances that are easily recognisable through design features and directional signage; and

(b) Minimise the number of entry points.

C3 Use vegetation as barriers to deter unauthorised access.

C4 Avoid large trees/shrubs and building works that could enable an intruder to access a dwelling, or a neighbouring dwelling. Include landscaping that:

(a) Uses prickly plants as effective barriers. Species include bougainvillea, rose, succulents, and berries; and

(b) Avoids large trees, carports, skillion extensions, fences, and downpipes in locations that could provide a means of access to second storey windows or balconies.

C5 Use security hardware and/or human measures only where required to reduce opportunities for unauthorised access, including:

(a) Install quality locks on external windows and doors;

(b) Install viewers on entry doors;

(c) If security grilles are used on windows ensure they can be opened from inside in case of emergencies;

(d) Ensure skylights and/or roof tiles cannot be readily removed or opened from outside;

(e) Consider monitored alarm systems;
(f) Provide lockable gates on side and rear access ways; and

(g) Consider building supervisors or security guards.

B7.2.3 CPTED Principle: Territorial Reinforcement

Controls

C1 Create a 'cared for' image through:

(a) Ensuring the speedy repair or cleaning of damaged or vandalised property;

(b) Providing for the swift removal of graffiti; and

(c) Providing information advising where to go for help and how to report maintenance or vandalism problems.

C2 Use materials that reduce the opportunity for vandalism, including:

(a) Strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints and clear over sprays will reduce the opportunity for vandalism. Avoid flat or porous finishes in areas where graffiti is likely to be a problem.

(b) Where large walls are unavoidable, consider the use of vegetation or anti-graffiti paint. Alternatively, modulate the wall, or use dark colours to discourage graffiti.

(c) Use external lighting that is vandal resistant. High mounted and/or protected lights that are less susceptible to vandalism.

(d) Use communal/street furniture that is made of hardwearing, vandal resistant materials and secured by sturdy anchor points, or removed after hours.

C3 Clearly define spaces to express a sense of ownership and reduce illegitimate use/entry by including:

(a) Physical and/or psychological barriers (fences, gardens, lawn strips, varying textured surfaces) can be used to define different spaces.

C4 Encourage design that promotes pride and a sense of place for community, through:

(a) Encouraging community involvement in design;

(b) Encouraging volunteer management and maintenance of areas; and

(c) Encouraging wide community use of areas.
B7.3 Additional Provisions for Residential Development

B7.3.1 CPTED Principle: Surveillance

Controls

C1 Allow natural observation from the street to the dwelling, from the dwelling to the street, and between dwellings, through:

(a) For single dwellings and dual occupancies, orientate the main entrance towards the street, or both streets and corners;

(b) Orientate secondary dwellings towards the main dwelling so that visibility is maintained between both dwellings;

(c) For multi dwelling housing, orientate some of the dwellings to address the street, or both streets and corners;

(d) Position habitable rooms with windows at the front of the dwelling;

(e) Do not allow garages and/or carports to dominate the front facade of the dwelling;

(f) Do not provide access to dwellings or other uses above commercial/retail development from a rear lane; and

(g) Offset windows, doorways and balconies to allow for natural observation while protecting privacy.

B7.3.2 CPTED Principle: Access Control

Controls

C1 Provide an appropriate level of security for individual dwellings and communal areas, including:

(a) Installing intercom, code or card locks or similar for main entries to buildings, including car parks;

(b) Ensuring main entry doors for buildings are self-closing and signs are displayed requesting residents not to leave doors wedged open; and

(c) Consider installing user/sensor electronic security gates at car park entrances, garbage areas and laundry areas, or alternatively provide access controls.

B7.3.3 CPTED Principle: Territorial Reinforcement

Controls

C1 Design dwellings and communal areas to provide a sense of ownership, through:
Distinguishing dwellings or groups of dwellings using design features (such as colouring, vegetation, paving, artworks, fencing or furniture); and

Where possible, design so that no more than 6 to 8 dwellings share a common building entry.

**B7.4 Additional Provisions for Commercial Premises, Industry and Community Facilities**

**B7.4.1 CPTED Principle: Surveillance**

**Controls**

**C1** Locate public services in areas of high activity, including:

(a) Locating facilities in highly visible locations that are well lit.

(b) Locating facilities away from possible places to hide, such as fire exits and recesses in the building;

(c) Design ATM's to incorporate mirrors or reflective materials so that users can observe people behind; and

(d) Consider conflicting uses when designing public space (for example do not put a public phone or seat near an ATM as this provides a potential thief with an opportunity to loiter).

**C2** Design shop frontages to allow for natural surveillance and a suitable streetscape appearance.

**C3** Provide entries that are clearly visible from the street, including:

(a) Locate main entrances/exits at the front of the site and in view of the street. If staff entrances must be separated from the main entrance, locate so that opportunities for natural surveillance from the street are maximised.

**C4** Maximise the access and visibility of facilities, including:

(a) Avoid blank walls fronting the street. In industrial developments, locate administration/offices at the front of the building; and

(b) Locate toilets and parents' rooms close to areas of active uses or regularly staffed areas.

**B7.4.2 CPTED Principle: Access Control**

**Controls**

**C1** Use building materials that reduce the opportunity for intruder access.

**C2** Use toughened or laminated glass at ground floor.
C3 Consider security issues in premises operating with extended hours (such as office buildings, pubs and restaurants), through:

(a) Providing adequate lighting in areas surrounding entry/exit points;

(b) Providing adequate lighting surrounding all amenities (such as car park area and toilets); and

(c) Where necessary, allocate security guards to patrol the surrounding areas of the building.

B7.5 Additional Provisions for Car Parks

B7.5.1 CPTED Principle: Surveillance

Controls

C1 Provide adequate lighting within and around the car park including:

(a) Illuminate all external edges and access points to car parks during opening hours of the car park;

(b) Allow for the adjustment of driver and pedestrian vision, lighting intensity to covered or underground car parks is graded. Brighter light is used at entrance and pedestrian access ways, and dimmer light is used elsewhere; and

(c) Lighting is sufficiently bright to enable a car park user to see into the rear seat of a parked car before they enter the car.

C2 Use materials that enhance natural surveillance within the car park, including:

(a) Use transparent materials for walls and doors. Paint the ceilings and walls of the car park in light colours to enhance brightness; and

(b) Reflective film can be used on windows overlooking car parks. Potential intruders will not know if they are being observed.

C3 Allow natural observation through:

(a) Use of open style security grilles to individual parking spaces if they need to be enclosed.

C4 Ensure clear sight lines throughout the parking area.

C5 Design car parks to allow for natural surveillance, through:

(a) Avoiding large expanses of car parks. Where large expanses of car parks are proposed, provide surveillance such as security cameras;

(b) Access to lifts, stairwells and pedestrian pathways are to be clearly visible, avoid hidden recesses;
(c) Locate disabled parking spaces in highly visible and convenient areas; and

(d) Locate car parks in areas that can be observed by adjoining uses.

B7.5.2 CPTED Principle: Access Control

Controls

C1 Provide security to monitor access to areas.

C2 Use security devices (such as intercom or remote lock facility) where appropriate.

C3 For large development, locate a help point on each parking level and/or allocate security staff.

C4 Ensure ease of access and safety within the car park, through:

(a) Minimising the number of entry and exit points;

(b) Creating pedestrian corridors for large development; and

(c) Where possible, locate entry/exit points in close proximity, and close to, the car park operator or shops, cafes and other active uses.

C5 Separate and secure staff car parking.

C6 Clearly distinguish between private and public space.

C7 Ensure that parking areas are clearly identified by signage to prevent unintended access, and to assist persons trying to find their car, through:

(a) Providing signage that is clearly visible, easy to read and simple to understand;

(b) Using strong colours, standard symbols and simple graphics for signs;

(c) Providing both pedestrians and drivers with a clear understanding of the direction to stairs, lifts and exits;

(d) Using creative signage to distinguish between floors to enable users to easily locate their cars;

(e) Advising users of security measures that are in place and where to find them, for example intercom system;

(f) Providing signs advising users to lock their cars; and

(g) Where exits are closed after hours, ensure this information is indicated at the car park entrance.
B7.6 Additional Provisions for Open Space

Controls

C1 Illuminate access points to open spaces and pathways.

C2 Locate brighter lights in highly used areas.

C3 Encourage activity and allow natural surveillance.

C4 Design and locate open space so it is clearly designated and situated at locations easily observed by people. Locate parks and playgrounds in front of buildings or facing streets rather than back lanes.

C5 Provide seating, play equipment and BBQ areas to encourage use of open space.

C6 Locate seating so that it is convenient and easily seen.

C7 Locate facilities (such as toilets and telephones) close to areas of active use.

C8 Design and locate access to facilities so that it is direct and free of obstruction.

C9 Ensure that signage is clearly visible, easy to read and simple to understand.

C10 Provide both directional and behavioural signage at entrances to parks.

C11 Offer a choice of clearly defined pathways.

C12 Design and locate pathways so they are direct and follow pedestrian desire lines.
This chapter provides objectives and controls for development on land that is:

- Identified as a Heritage Item, Archaeological Site or Aboriginal Heritage, or within a Heritage Conservation Area identified in Schedule 5 - Environmental Heritage in the LEP; or
- On land that is in the vicinity of a Heritage Item or a Heritage Conservation Area.

It may also apply to buildings or sites that are not identified in LEP but are recognised as having heritage value.

This chapter contains additional information relating to requirements that apply to applications that require consent under the conservation incentives in the LEP.

Separate controls for the Ashbury Conservation Area are provided in Section B8.4 of this chapter.

**Heritage Conservation**

A place of heritage significance is important for one or more of the following reasons:

- Significance to the history of the area;
- Association with significant people or events;
- Value for aesthetic reasons;
- Technical or archaeological evidence of past activity;
- Valued by a particular group in the community for social, cultural or spiritual reasons;
- Representative example of its type; or
- A rare example of its type.

While similar places may share similar heritage significance, each place is uniquely important for its contribution to the heritage of the local area. Demolition of a heritage item should only be considered as a last resort and after all options for retention have been investigated and assessed.
Heritage Conservation Process

Any change will be managed by the conservation process which is outlined in the Burra Charter, the NSW Heritage Manual and Local Government Heritage Guidelines and consists of three steps:

Investigate significance

Investigation involves finding out about the historical development and examining the physical fabric of the place, including its originality and its condition. The knowledge gained forms the basis for assessing the significance of the place.

Assess significance

Assessing significance involves an assessment of the overall significance of the place as well as the relative contribution that individual components make towards that significance. For example, an original component in good condition will contribute strongly to the significance of the place and should be conserved. On the other hand, a much later intrusive component may detract from the significance of the place and may be altered or removed. The relative significance of individual components will therefore guide the nature and the extent of new work.

Manage significance

The final stage, manage significance, should result in a plan for using and adapting the place in such a way that the owner’s requirements can be met whilst conserving the heritage significance of the place.

B8.1 General Objectives

O1 To conserve the environmental heritage of Canterbury.

O2 To ensure changes to places of heritage significance are in accordance with the conservation process and design principles.

O3 To ensure the significant fabric, materials and finishes, visual setting, landscape elements and fencing of places of heritage significance are conserved.

O4 To ensure that new fabric, materials and finishes, visual setting, landscape elements and fencing are complementary to places of heritage significance.

O5 To ensure that the location of garages and carports does not detract from heritage significance.

O6 Require that development on land in the vicinity of a place of heritage significance is designed in accordance with the conservation process.

B8.2 Analysis and Documentation

B8.2.1 Application Requirements

Controls

C1 A heritage impact statement is required to be submitted with development applications that affect any of the following:
(a) Heritage item;
(b) Land within a Heritage Conservation Area;
(c) Items on the State Heritage Register;
(d) Items subject to an Interim Heritage Order;
(e) Items on a Section 170 Heritage and Conservation Register;
(f) An building or place of potential heritage significance; and
(g) Land in the vicinity of a heritage item or a Heritage Conservation Area.

C2 A structural condition report is required for an application that proposes the demolition of a heritage item or a building within a conservation area.

C3 A heritage conservation management plan or archaeological assessment may also be required.

C4 Where relevant, demonstration in the statement of environmental effects submitted with a development application that the proposed development meets the conservation incentives clause of the LEP.

Notes: Please contact Council's heritage officer to confirm application requirements before lodgement of any application to Council.

B8.2.2 Heritage Impact Statement

A heritage impact statement provides an assessment of the impact a proposed development is likely to have on a heritage item or heritage conservation area. This assessment can only be made if there is a clear understanding of why the heritage item or building in a heritage conservation area is significant and what needs to be conserved to maintain this significance. The Heritage Act 1977 defines “item” as “a place, building, work, relic, moveable object or precinct”.

Controls

C1 The heritage impact statement is structured according to the three stages of the conservation process: investigate, assess, and then manage significance.

C2 A heritage impact statement is to address the following matters:

(a) Identify the location of the heritage item or building in a heritage conservation area;

(b) Describe the heritage item or building in a heritage conservation area; and its setting;

(c) Summarise the historical development of the heritage item or building in a heritage conservation area and its setting;

(d) Assess the condition and integrity of the fabric of the item or building in a heritage conservation area;
(e) State the heritage significance of the item or building in a heritage conservation area (a statement of significance);

(f) Describe the proposed development;

(g) Describe how the proposed development does or does not comply with other development controls in this DCP;

(h) State what the impact of the development would be on the heritage significance of the item or building in a heritage conservation area including both positive and negative impacts;

(i) Describe any other development options that were considered and the reasons for choosing the preferred option; and

(j) If applicable, describe measures intended to mitigate any non-compliances or negative impacts.

Note: A heritage impact statement may be prepared by the applicant if the proposed development is minor work and likely to have little or no impact on the heritage significance of the item or heritage conservation area.

If Council is of the opinion that a heritage impact statement prepared by an applicant has not satisfied the provisions of this Part, Council may request in writing a revised heritage impact statement, prepared by a conservation architect or other heritage consultant.

Council’s Heritage Advisor can provide guidance on whether the applicant or a professional consultant should prepare the heritage impact statement.

B8.2.3 Heritage Conservation Management Plan

A heritage conservation management plan documents the heritage significance of an item or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Controls

C1 A conservation management plan is to be prepared in accordance with the three stages of the conservation process: investigate, assess and then manage significance.

C2 A heritage conservation management plan is required to be lodged with development applications that affect the following:

(a) Place entered on the State Heritage Register; and

(b) Heritage item or building in a heritage conservation area, if requested in writing by Council.

C3 The following matters are to be addressed in the heritage conservation management plan:

(a) All matters specified above for a heritage impact statement but in greater detail;
(b) An assessment of the relative significance of individual components of the item;
(c) The opportunities and constraints which are relevant to the item;
(d) A statement of conservation policy which addresses the following:
   i. Fabric and setting;
   ii. Use;
   iii. Interpretation;
   iv. Management;
   v. Control of intervention in the fabric;
   vi. Constraints on investigation;
   vii. Future developments; and
   viii. Adoption and review of the heritage conservation management plan.

C4 Where a heritage conservation management plan exists or is required, a proposed development is to be consistent with its conservation policies.

C5 A conservation architect or other heritage consultant must prepare the heritage conservation management plan.

Note: Council’s Heritage Advisor can provide advice as to whether a heritage conservation management plan is required.

Guidance for preparing a conservation management plan can be found in the NSW Office of Environment, Heritage website and in the Burra Charter available from Australia ICOMOS.

Council may waive the requirement for a heritage conservation management plan, if requested by the applicant in writing, if Council agrees that the proposed development is minor work and has little or no detrimental impact on the heritage significance of the place.

B8.2.4 Archaeological Assessment

In NSW, non-Aboriginal archaeological relics are protected under the *Heritage Act 1977* and Aboriginal objects are protected under the *National Parks and Wildlife Act 1974*. The disturbance of archaeological relics requires an excavation permit issued by the Heritage Branch of the NSW Office of Environment and Heritage. The disturbance of Aboriginal objects requires an aboriginal heritage impact permit issued also by the NSW Office of Environment and Heritage. Archaeological sites or sites of Aboriginal heritage are listed in the LEP.

Council is required to consider the impact of a proposed development on any archaeological relics or Aboriginal objects known or likely to be present as part of any development application.

The purpose of an Archaeological Assessment is to assess the archaeological potential of a place, the heritage significance of any archaeological relics or Aboriginal objects known or likely to be present, and the impact of the proposed...
development on any such relics or objects. It will also recommend an appropriate management strategy and identify whether an excavation permit or aboriginal heritage impact permit is required.

Controls

C1 An archaeological assessment is required to be lodged with development applications that affect any of the following:

(a) Archaeological site;
(b) Aboriginal heritage site;
(c) Potential archaeological site if requested in writing by Council; and
(d) Potential Aboriginal heritage site if requested in writing by Council.

C2 The following matters are required to be addressed in an archaeological assessment:

(a) Identify the location of the item;
(b) Describe the item and its setting;
(c) Summarise the historical development of the item and its setting;
(d) Assess the archaeological potential of the item;
(e) State the heritage significance of the item (a statement of significance);
(f) Describe the proposed development;
(g) State what the impact of the development would be on the archaeological potential of the place including both positive and negative impacts;
(h) State what the impact of the development would be on the heritage significance of the place including both positive and negative impacts;
(i) Describe any other development options which were considered and the reasons for choosing the preferred option;
(j) If applicable, describe measures intended to mitigate any negative impacts that have been identified; and
(k) State whether or not an excavation permit or an Aboriginal Heritage Impact Permit is required.

C3 A qualified archaeologist must prepare the archaeological significance assessment.

C4 In cases where development consent is required for development on a property which is not listed as a heritage item but which is considered to be a potential archaeological site or a potential Aboriginal site, then Council will also take into consideration the potential impact on archaeological relics or Aboriginal objects.
Note: Council’s Heritage Advisor can provide further advice as to whether an Archaeological Significance Assessment is required.

Guidelines for preparing a non-Aboriginal Archaeological Assessment and related sources of information are available from the NSW Office of Environment and Heritage. Information relating to Aboriginal archaeology, including the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales, is available from the NSW Office of Environment and Heritage website.

B8.2.5 Structural Condition and Pest Inspection Report

In order to adequately assess development applications that propose demolition on the basis of poor condition, Council requires information that describes the present condition of the item, explains the reasons for this condition, and describes the works that would reasonably be required to conserve the item. This information must be provided in a structural condition report. If the poor condition of the place is due to termite damage, then a pest inspection report must also be included.

Controls

C1 The following matters must be addressed in a structural condition report:

(a) Describe the manner of construction and the materials present in the structure.

(b) Identify any components of the place which were not inspected and the reasons why.

(c) Identify defects including:
   i. Existing structural defects;
   ii. Conditions conducive to structural defects; and
   iii. Defects in secondary elements and finishes.

(d) Assess the overall condition of the place according to the following categories:
   i. Above average condition;
   ii. Average condition; or
   iii. Below average condition.

(e) Assess the potential for undetected defects according to the following categories:
   i. High potential;
   ii. Moderate potential; or
   iii. Low potential.
(f) Assess the proportion of significant fabric that would require replacement in order to rectify any defects identified above or in order to reduce the potential for any undetected defects identified.

Note: These matters are consistent with the requirements of Australian Standard AS4349.3 that regulates building inspection reports by licensed building contractors.

A pest inspection report must be included in a structural condition report if the poor condition of the place is wholly or substantially due to termite activity.

The following matters are to be addressed in the pest inspection report:

(a) Describe the manner of construction and the materials present in the structure.

(b) Identify any elements of the place which were not inspected and the reasons why.

(c) Identify evidence of termite damage according to whether it is:
   i. Caused by present termite activity; and
   ii. Caused by prior termite activity.

(d) Identify any evidence of previous termite treatment and assess its effectiveness.

(e) Provide treatment recommendations.

(f) Assess the proportion of significant fabric, if any, which would require replacement in order to implement the treatment recommendations identified in (e) above.

Note: These matters are consistent with the requirements of Australian Standard AS4349.1 that regulates pest inspection reports by licensed building contractors.

A licensed building contractor must prepare a structural condition report or pest inspection report.

B8.2.6 Information Requirements for Conservation Incentives

Provided certain criteria are met, the conservation incentives clause of the LEP may be used in situations where the permitted uses within the applicable land use zone do not provide sufficient incentive or reward to result in the conservation of a heritage item.

Controls

C1 Where an application proposes to use the conservation incentives clause of the LEP, the clause is to be addressed in the statement of environmental effects submitted with the development application.
In addition to addressing the incentives clause of the LEP, the following must be demonstrated in the statement of environmental effects in order for consent under the conservation incentives clause to be considered:

(a) The heritage item is a building that requires a substantial amount of conservation work to make it habitable or commercially viable.

(b) Conservation work required is not routine maintenance and repair.

(c) Current land use zoning is preventing a use that would deliver the financial return necessary to conserve the heritage item.

(d) The following matters are to be addressed in order to demonstrate that the above controls in (a), (b) and (c) can be met:

   i. Identify the works necessary to conserve the heritage item and estimate their cost;

   ii. Estimate the financial return from a permissible development;

   iii. Estimate the financial return from the proposed development under the conservation incentives clause; and

   iv. On the basis of a cost comparison between the above scenarios, demonstrate how the applicable land use zone adversely affects the conservation of the heritage item.

**B8.3 Design Principles**

The LEP and this DCP contain provisions and development controls that regulate land use, floor space, building height, setbacks, parking and other matters. These apply to items of heritage significance as much as they do to any other site in the LGA. However, a development may not be able to meet these provisions or controls, or maximise the development potential of a site, if this would have a detrimental impact on a place of heritage significance.

Each item of heritage significance is unique and therefore the success or otherwise of new development can only be judged in relation to the specific circumstances of the item, including its significance, the constraints and opportunities of the site, and the requirements of users.

The following requirements supplement the development controls that apply under the DCP.

**B8.3.1 Alterations and Additions**

Alterations and additions are the most common form of development affecting places of heritage significance in the LGA. Irrespective of the scope of alterations and additions, there are fundamental design principles that should be followed based on the three stages of the conservation process, i.e. investigate significance, assess significance, and manage significance.
Controls

C1 Alterations to an item of heritage significance are to comply with the following design principles:

(a) Retain or make minimal change to those elements that make a significant contribution to the heritage significance of the item;

(b) Adapt or make greater change to those elements that detract from or contribute little to the heritage significance of an item;

(c) Match external materials and finishes to the materials and finishes of the significant fabric of the item, or to similar item of the same period and style; and

(d) Refer to Chapter F1 for signage controls in relation to heritage items.

Notes: Alterations can include repairs to elements such as roofs, windows, or masonry. Significant elements are not confined to the physical fabric, but may include elements of the setting of the item, such as views, setbacks, and landscaping.

Where additions are designed in a traditional style it should still be possible to distinguish new from old fabric. The additions should be sympathetic but not an imitation.

A pavilion addition, typically situated at the rear, is a largely separate addition but still attached (usually at ground level) to the existing building. Pavilion additions usually have the least physical and visual impact.

Pavilion and attic additions can sometimes be combined in the one development

B8.3.2 Materials and Finishes

The selection of materials and finishes is critical to achieving development outcomes appropriate to an item of heritage significance. As in all matters affecting an item of heritage significance, the conservation process should be followed. It is important to first analyse and understand the materials and finishes found in the significant fabric of a place before selecting new or, in the case of repairs, replacement materials.

Controls

C1 Conserve materials and finishes that comprise the significant fabric of the item.

C2 Use authentic materials and finishes that match, or are similar to, the materials and finishes of the significant fabric of the item or similar items of the same period and style.

C3 Do not use materials that imitate authentic materials, including (but not limited to):

(a) Concrete roof tiles in place of terracotta or slate roof tiles;
(b) Plastic or fibre cement weatherboards in place of timber weatherboards;

(c) Coloured concrete blocks or reconstituted stone in place of stone masonry; and

(d) Aluminium palisade fencing in place of wrought iron fencing.

C4 Do not use aluminium framed windows with the exception of:

(a) Rear additions in a contemporary architectural style; or

(b) Shop fronts on commercial buildings if the existing shop front is not significant fabric.

C5 Do not paint or render surfaces that have never been painted or rendered, especially face brickwork or stone masonry.

C6 Choose paint colours according to one or more of the following principles:

(a) Match the existing colour scheme;

(b) Match a previous colour scheme determined from physical or photographic evidence; or

(c) Create a new colour scheme using a palette of colours that match or are similar to those used on similar buildings of the same period of construction.

C7 Use contrasting colours only to highlight painted architectural details.

Note: Council’s Heritage Advisor can provide further advice relating to materials and finishes.

B8.3.3 Parking (Garages and Carports)

Key considerations for garages and carports include their location so as to minimise their visual and physical impact, their form (shape, height and proportions), and the choice of materials and finishes.

If a garage or carport cannot be accommodated without having a detrimental impact on the heritage significance of an item of heritage, then it may not be possible to achieve the on-site parking that would otherwise be permitted.

Controls

C1 Conserve original or early garages that contribute to the heritage significance of a place.

C2 Do not place carports and garages within the front setback area.

C3 Use detached garages and place to the side or rear of significant buildings.

C4 Use detached or attached carports and place to the side or rear of significant buildings.
C5 Provide a separate roof to attached carports and attach below the ground floor eaves level of the significant building.

C6 Comply with the following principles in the design of garages and carports:

(a) Locate garages and carports so that they do not visually dominate the significant building and are subservient to it;

(b) Use authentic materials and finishes that either match those of the significant building at the place or that were typical of similar buildings of the same period and style; and

(c) Respond to the proportions and architectural detail of the significant building but in a simplified manner befitting a secondary structure.

B8.3.4 Landscaping and Fences

If the setting of an item of heritage is poorly landscaped, then it may be difficult to appreciate its heritage significance. The selection and placement of plantings, paths, garden beds and edging should proceed on the basis of understanding what is appropriate to the period and style of the place and use, where possible, authentic plantings and materials.

A poorly designed and built fence can detract considerably from the visual amenity of a place. It is important to design fences that are appropriate to the period and style of the place.

Controls

C1 Retain landscape elements that contribute to the significance of an item, especially early or original plantings.

C2 Where early or original plantings cannot be retained due to age or disease, replace with the same or similar plant species.

C3 Use authentic materials for landscaping, including paths and driveway surfaces, garden walls and edging, and that are appropriate to the period and style of the item.

C4 Do not use materials and finishes for landscaping that imitate authentic materials and finishes, including (but not limited to):

(a) Stencilled concrete paths and driveways; and

(b) Coloured concrete block or reconstituted stone in place of brick or stone masonry.

C5 Conserve original or early fences where they survive.

C6 Comply with the following design principles when designing new fences:

(a) Use a design that is appropriate to the period and style of the place; and

(b) Use authentic materials and finishes that match or are similar to the significant fabric of the place.
C7 Do not use materials that imitate authentic materials, including (but not limited to):

(a) Aluminium palisade fencing; and

(b) Coloured concrete block or reconstituted stone.

C8 Limit the height of fences to retain important views towards the heritage item from the public domain.

**B8.3.5 Development in the Vicinity of a Place of Heritage Significance**

Development in the vicinity of a heritage item or heritage conservation area can have an impact almost as great as development on the same site as an item of heritage significance.

New development on adjoining land should not imitate a place of heritage significance, but be respectful in the way it is situated, its scale, its proportions, the materials and finishes used, and the manner in which the site is landscaped. In certain situations it may not be possible to achieve the maximum development potential on adjoining land if this would have a detrimental impact on the visual setting of the significant place.

Development on land in the vicinity of a heritage item or heritage conservation area should be designed in accordance with the conservation process.

**Controls**

C1 Applications for development in the vicinity of a heritage item or heritage conservation area are required to have a heritage impact statement lodged with them.

C2 The following design principles are to be complied with in the design of development in the vicinity of a heritage item or heritage conservation area:

(a) Development is to be sympathetic in scale to the heritage item;

(b) Set back new development adequately from site boundaries so that it does not visually dominate the heritage item;

(c) Development is to respond to the form and proportions of the heritage item;

(d) Development is to respond to the size, placement and proportions of window and door openings of the heritage item;

(e) Use materials and finishes that complement those of the heritage item; and

(f) Design landscaping, including the location of plantings and the choice of materials and finishes for fencing and hard surfaces that are typical for the period and style of the heritage item.

C3 Locate and design development in the vicinity of a heritage item so that it does not interrupt any important views towards the heritage item from the public domain. This includes both buildings and landscape elements.
B8.3.6 Demolition

Controls

C1 Development applications that propose the complete or substantial demolition of a heritage item or structure within a heritage conservation area will be refused unless the applicant can demonstrate the following to the satisfaction of Council:

(a) The item does not contribute to the heritage significance of the local area; and/or
(b) The item is in such poor condition that the amount of significant fabric that requires replacing would result in the place losing its heritage significance.

C2 Compliance with the above criteria is to be demonstrated via documentation required with the application.

C3 Notwithstanding compliance with the above, Council may make a request in writing for additional information or seek its own professional advice in order to enable an independent assessment of the development application.

Note: On some occasions these development controls may be applied to an unlisted building or site that has potential heritage significance. See the controls relating to heritage impact statement and structural condition and pest Inspection reports.

B8.4 Ashbury Heritage Conservation Area

This section applies to the Ashbury Heritage Conservation Area (referred to as Ashbury in this section). The heritage conservation area comprises the whole suburb of Ashbury and part of Croydon Park. The boundaries are identified in the Heritage Map in the LEP (refer to Figure B8.1). This section provides guidance for the design of development in Ashbury so that it will be consistent with the heritage character of the area. The guidelines and controls in this part provide more detailed and specialised controls and are to be read in conjunction with other parts of the DCP.

While the controls focus on dwelling houses, the principles and controls (where appropriate) also apply to all other types of development ensure the retention of the heritage character of Ashbury.

The controls in this section supersede all other controls if there is an inconsistency and the latter controls would result in uncharacteristic or incompatible development in Ashbury.

Background and Historical Relevance of Ashbury HCA

Ashbury is a predominantly residential area that was largely developed between 1912 and 1940, with most development occurring during the Inter-War period and particularly during the building boom of the 1920s. Ashbury developed as part of the
overall suburban expansion of Sydney that occurred along train lines and major roads.

The area has a consistent subdivision pattern, building form and streetscape; largely because its development occurred over a relatively short period of time. A high standard of design and residential amenity was also achieved, and housing in this area has become increasingly sought after.

Ashbury is experiencing significant development pressures, particularly by residents seeking to expand and/or adapt older houses to meet modern living requirements, or to build replacement houses. Some developments have been out of place with the special character of this area. At the same time there has also been a demonstrable move towards adapting and restoring existing houses in a sympathetic manner.

Figure B8.1: Ashbury Heritage Conservation Area shown hatched (extract from LEP Heritage Map)

Elements of Ashbury's character

Elements of Ashbury's character include:

- Street and subdivision pattern of small to medium sized, predominantly rectangular shaped allotments reflecting each phase of early twentieth century subdivision.
- Generally consistent built form, mostly comprising single storey detached houses in Federation, California Bungalow, and other Inter-War housing styles.
• Predominance of California Bungalow type houses resulting in many street façades composed of the following architectural elements:
  - Double or triple fronted gables facing the street;
  - Semi-enclosed front porch or veranda;
  - Bay windows;
  - Asymmetrical façade composition; and
  - Architectural expression of the base (rendered brick or roughly hewn stone base course), middle (face brick) and top (battening and barge boards).

• Houses in a landscaped setting. Gardens have extensive shrub and tree planting with low garden walls and fences, and are generally well maintained.

• Extensive street tree planting often typical of the Federation and Inter-War period.

Figure B8.2: A typical streetscape in Ashbury comprising consistent single storey cottages in the California Bungalow style

Development that has eroded Ashbury’s Character

The following types of development have had an impact on, and eroded Ashbury’s character:

• Replacement houses being out of character with the surrounding houses and streetscape because of their size, bulk, scale, materials, building style and roof forms.

• The garages of such houses being in the form of basement or large double garages that either dominate and/or are out of character with the existing streetscape.

• Two storey additions to existing houses that:
  - Are not subservient to existing houses;
  - Dominate and often erode their character; and
  - Are also out of scale and character with the surrounding houses and streetscape through excessive increases in building heights and ridge lines.

• Other alterations and additions to existing houses that are either not subservient and/or are unsympathetic to their form, materials and style. In
particular full rendering or re-skinning, replacement of original features, such as windows, and infilling verandas has had a detrimental impact.

- Unsympathetically designed or overly dominating carports and garages in front of the predominant building line.
- Large areas of hard paving in the front yard area.

Figure B8.3: Substantial two storey additions that dominate existing houses and the street and erode the special character of Ashbury

Figure B8.4: New two storey houses with double garages on the street façade are likely to erode the special character of Ashbury

**B8.4.1 General Objectives for Ashbury Heritage Conservation Area**

O1 To ensure that development maintains the traditional Federation and Inter-War building character of Ashbury.

O2 To ensure that new development respects the traditional character of Ashbury, while facilitating the healthy renewal of the area.

O3 To encourage the retention and adaption of housing that contributes to the character of Ashbury.

O4 To discourage the demolition of buildings that contribute to the character of Ashbury.

O5 To encourage the reversal of previous unsympathetic development and the reinstatement of previous decorative features and materials.

**B8.4.2 Location**

C1 A Streetscape Character Analysis is to be submitted as part of any development application for:
(a) New dwellings; and
(b) Alterations to the front elevation and/or a second storey addition to existing dwellings.

Note: For details of the requirements for a Streetscape Character Analysis refer to Council’s DA guides.

B8.4.3 Building Height

In Ashbury most characteristic houses are single storey, and contribute to a consistent streetscape. The additional building height of newer two storey houses or additions, if not sympathetically designed, can erode streetscape character by interrupting the pattern of the original building heights.

Note: The maximum building height is identified in the LEP Height of Buildings Map.

Objectives

O1 To ensure that new dwellings and additions to existing dwellings are compatible in scale with nearby characteristic dwellings as well as the immediate properties.

O2 To ensure that the scale of buildings relates to the topography and requires minimal cut and fill.

Controls

C1 The maximum height is identified in the LEP Height of Buildings Map and is 8.5m. A maximum of two (2) storeys applies to the Ashbury area.

C2 The maximum height is only appropriate on the part of the building that has the required setbacks of 1m from one side boundary and 3m from the other side boundary.

C3 The setbacks for the maximum building height may be varied on allotments having a width of 12.2m or less, or where the original dwelling is located within 3m of the side setback. The overall minimum side setback is to be 1m.

C4 Minimise the height and bulk of first floor extensions — a minimum floor to ceiling height of 2.4m applies on the first floor to achieve this. In some circumstances, it may be appropriate to introduce a raked ceiling.

C5 All or part of a first floor extension is to be accommodated within the roof space (if possible).

C6 On sites where the land slopes downhill away from the street, use the slope of the land and place floors at a lower level to minimise building bulk.

C7 The maximum height of fill is 300mm above existing ground level, at any point.

C8 A foundation area of up to 1m in height is acceptable.
Note: The height of buildings is dependent on how far the building is set back from the boundary and predominant building line. The height controls should be read in conjunction with the setback controls in section B8.4.4 below.

B8.4.4 Setback

Front Setback

In Ashbury, each street has a predominant front setback that contributes to a consistent streetscape. Gardens located in the front setback are also an important element of characteristic streetscapes.

Objectives

O1 To ensure that characteristic streetscapes are maintained and enhanced, by reinforcing the established streetscape pattern of consistent front setbacks and front gardens.

O2 To maintain the predominant and characteristic front setback along the street.

Controls

C1 In the street elevation of new dwellings, a minimum of 50% of the building is to be built to the predominant building line, and the remainder of the dwelling may be behind the predominant building line. If a street has no predominant building line, build to a building line established by nearby buildings.

C2 On streets with a staggered building alignment, the streetscape pattern is to be reinforced by maintaining the typical angle and distance from the front boundary.

C3 The front façade is to be oriented towards the street boundary.

C4 Any additions are to be located on or behind the predominant building line.

C5 Any carports are to be located a minimum of 1 m behind the predominant building line.

Figure B8.5: Predominant building line (frontage parallel to the street)
Figure B8.6: 50% of the front elevation must be built to the predominant building line

**Side Setback**

Side setbacks influence streetscape and residential amenity. In Ashbury the pattern is a narrow side setback of 1 m on one side, and a wider side setback of 3 m on the other, with a regular rhythm of driveways and street tree planting.

**Objectives**

O1 To ensure that new development maintains the typical pattern of side setbacks and overall consistency in the heritage streetscape.

**Controls**

C1 The established characteristic pattern of side setbacks in the street is to be maintained through providing a narrow side setback of 1m minimum and a wider side setback of 3m minimum.

C2 The wider side setback for a minimum distance of 6.5m from the predominant front building line is to be maintained, after this the side setback for a single storey may be reduced to 1m.

C3 On sites with a street frontage less than 12.2m, buildings are to follow the predominant pattern of side setbacks for that street.

C4 Side setbacks are to be free of structures, except for minor encroachments that may include pergolas and carports.

**B8.4.5 Building Expression and Streetscape**

Consistency of building style, materials and envelope (form, bulk, and proportions of buildings) all contribute to the consistent streetscape. While not replicating these features, new buildings should reflect them in their design and construction.

**Objectives**

O1 To ensure that new buildings, and alterations and additions, are to make a positive contribution to characteristic streetscapes.
To ensure that the appearance of alterations and additions are secondary to the existing building.

**Controls**

**C1** Alterations and additions to the existing building are to maintain the appearance of a single storey house from the street.

**C2** The design of any alteration and additions visible from the street are to maintain the existing street façade of the house.

**C3** Acceptable two storey development can be achieved through:

(a) Locating rooms within the roof space and using dormers and skylights that are subservient to the main roof form (where visible from the street) to provide natural light and ventilation;

(b) Locating the first level to the rear of the building;

(c) Locating the first level behind the hipped or gabled roof area of the single storey part of the house (the part of the house facing the street) and not interrupting the roof plane facing the street (up to the central ridge line);

(d) Minimising the visibility of two storey walls from the street, by locating them at the rear; and

(e) Using transitional roofing to disguise the second storey (transitional roofing is roofing at an intermediate pitch between old and new roof pitches).

**C5** Architectural details are not to be replicated but use of similar materials and colour, and continuation of the horizontal and vertical lines and proportions of the characteristic architectural houses and their elements, is encouraged.

**C6** New buildings should reflect the consistent horizontal lines of elements of houses along the street, such as:

(a) ground level;

(b) base course - the architectural expression of the base of the house, often in different materials or finishes such as rendered brick or rough-cast stone;

(c) veranda and balustrade heights;

(d) window sill and head heights;

(e) door heights;

(f) eave lines; and

(g) ridgelines.
C7  Design facades that are horizontal in proportions and asymmetrical, and use vertical proportions for features such as windows.

C8  Provide a break in long side walls and roofs (see pavilion controls in Part C of this DCP).

C9  The design of facades is to pay particular attention to the:

   (a) Mass, the arrangement and articulation of the various elements and parts of the building;

   (b) Roof form and pitch; and

   (c) The use of architectural elements such as bay windows, porches, verandas and balconies.

C10 New roofing should be compatible with the existing roof.

B8.4.6 Ground Floor Additions

Ground floor additions at the rear of dwellings are encouraged as they are most compatible with the existing building form in Ashbury.

Controls

C1  The following types of ground floor rear additions are to be examined for their suitability prior to the consideration of other ground floor additions.

   (a) Lean-to additions are the most traditional form of additions to existing buildings. Lean to additions are usually sited to the rear, a skillion or flat roof. The total area of a lean-to addition is generally dependent on achieving adequate ceiling height;

   (b) Wing additions are located to the rear of an existing building and provide the opportunity for larger floor areas and higher ceiling heights than lean-to additions. The roof pitch of wing additions is to match that of the existing building; and

   (c) Pavilion additions are located to the rear and are suitable when the existing building is of heritage significance or has had little or no alteration. A pavilion addition allows greater design flexibility as the addition is read as a separate building from the existing house. If the roof of the pavilion addition can be seen from the street, the roof pitch is to match the roof pitch of the existing house. Skillion, flat or low-pitched roofs are permitted for the linking section.

B8.4.7 Roofs and Dormers

The roof and ridgeline is often the most visible part of the house from the street and is the only part of the building that is read against the sky. Typically, houses in Ashbury have gabled and/or hipped roofs with each street displaying a consistent roof form, pitch and ridgeline.

Objectives
To ensure that alterations and additions and new development maintains the predominant roof form pitch and ridgeline of houses along the street.

O2 To ensure that dormer windows, and alterations and additions, are compatible with the main roof form on the street elevation.

Controls

C1 Roofs that are visible from the street must be hipped or gabled.

C2 New development is to follow the roof pitch that is predominant on the characteristic houses in the street.

C3 The minimum distance between eave/gutter and the side boundary is 675mm. This can be reduced, based on merit, only where the existing eave/gutter is less than 675mm.

C4 A maximum of one single dormer window in the roof on the street elevation may be included, provided that:

(a) The window does not occupy in total more than 25% of the width of the house; and

(b) The ridgeline of the dormer is lower than the ridgeline of the main roof form.

C5 The design of dormer windows is to be compatible with the architectural period and style of the building and may be traditional in material and finish or may with agreement from Council be of a more contemporary form.

B8.4.8 Verandas, Porches and Balconies

An important characteristic of housing in Ashbury, especially on California Bungalows, is the distinctive veranda and porch elements.

Objectives

O1 To ensure that original porch and verandas are retained.

O2 To ensure that new development incorporates verandas and porches, where appropriate.

O3 To ensure that balconies are compatible with the appearance of existing houses and streetscapes.

Controls

Porch and Veranda Design

C1 Original porches or verandas are to be reinstated or restored when undertaking alterations or additions.

C2 Existing porches or verandas are not to be filled in.

C3 Where a porch or veranda that has been reopened – additional floor space may be appropriate elsewhere in the house.
C4  New dwellings should incorporate porches with similar proportions as those of characteristic houses in the street.

C5  Verandas and porches are to be:
    (a) Asymmetrical;
    (b) Cover more than 50% of the street façade;
    (c) Minimum 2m deep;
    (d) Recessed;
    (e) Predominantly masonry (use timber only for architectural details); and
    (f) Roofed – use a secondary roof form that is lower in pitch or a flat.

Balconies
C6  Balconies are not to be introduced on elevations facing the street.
C7  Where balconies are proposed, a privacy plan is to be submitted which illustrates sight lines to adjoining properties.

B8.4.9 Windows and Doors

The proportions, materials and style of windows and doors form an important component of buildings that contribute to the character of Ashbury.

Objectives
O1  To ensure that the characteristic windows and doors that contribute positively to original houses and the streetscape are retained.
O2  To ensure that new windows and doors are compatible with the original character of the area.
O3  To reduce the visual impact of security devices such as bars, grills, roller shutters and blinds.

Controls
C1  Provide a greater proportion of wall to windows (solid to void) in street facades.
C2  Use timber framed windows and doors that are visible from the street.
C3  Reflect the windowsill and head heights of windows in the characteristic houses along the street by continuing the horizontal lines.
C4  Original windows and doors on front facades are to be retained.
C5  The proportion of new windows and doors is to be in keeping with the existing house - generally bungalow windows have horizontal proportions, composed of three or four windows with vertical proportions. Federation dwellings have more vertically or squarely proportioned window openings.
C6 Do not replicate leadlight windows, but reinstate traditional windows where they have been replaced by aluminium windows out of character with the existing house.

C7 Mount security devices internally (for example internal security louvres).

C8 Do not use roller shutters and externally mounted metal security bars on elevations visible from the street (except facades facing rear laneways).

B8.4.10 Materials, Finishes and Colour

Sympathetic materials, finishes and colours help new dwellings, and alterations and additions, fit in with existing streetscapes. Unsympathetic materials, finishes and colours draw attention to individual houses and detract from the character of the street.

Objectives

O1 To ensure that similar materials, finishes and colours to existing characteristic houses along the street are used in new houses and in alterations and additions.

Controls

C1 Use external building materials, finishes and colours, in particular for street facades and roofs that are compatible with those of characteristic houses and the street.

C2 Add variety and visual interest with the type, colour and design of building materials and fenestration.

C3 Where there is consistency in materials used in the street or adjoining houses, use similar materials to reduce the impact of the new house, or alterations and additions.

C4 Recommended external materials and finishes include face brick, stone, timber, and fibre cement (for gable ends and infill panels).

C5 Do not render existing buildings or paint existing brickwork.

C6 Partial rendering of new buildings may be acceptable, particularly if it is offset with face brickwork, and is compatible with the character of the area.

C7 Use roof tiles that are similar to the colour of roof tiles that are predominant in the street. Do not use black or grey roof tiles.

C8 Preferred roof materials include terracotta and concrete tiles.

C9 Lightweight roofing materials such as corrugated iron are suitable for garages and carports and lean-to additions to the rear.

C10 Use bricks that are uniform in colour and not mottled. Red and darker coloured bricks (dark brown and liver colours) are preferred. Face concrete block work is not acceptable.

C11 Do not express concrete slabs on the external face of the building.
C12 Avoid bright colours, including white or off-white and grey, for large surface areas. Brighter and lighter colours are generally only appropriate for architectural details and elements.

C13 Use colours to enhance architectural elements and detail and do not obscure them.

**B8.4.11 Driveways, Garages and Carports**

In Ashbury, garages and carports were traditionally built separate to dwellings. However, newer house designs often incorporate the garage within the main dwelling structure, adding to the bulk and scale. Careful consideration needs to be given to the effect of garages on the overall appearance of the building and the streetscape. In almost every instance, garages have a negative impact when constructed level with, or forward, of the predominant building line.

**Objectives**

O1 To ensure that garages and carports are designed sympathetically, and are secondary structures to the house.

O2 To minimise the visual impact of driveway crossings.

**Controls**

C1 The location of the existing driveway is to be reinstated into the design of all new houses - except if it departs from the predominant pattern of the street, and is located anywhere other than within the side setback.

C2 A maximum of one driveway crossing per building allotment or property is to be provided.

C3 A maximum width for driveways is 2.7m at the allotment boundary.

C4 Garages and carports are to be located at the side or rear of the house.

C5 Basement garages and stacked car spaces are not permitted.

C6 Garages and carports, including garages within the building envelope, are to be located a minimum of 1m behind the predominant building line.

C7 The height (to the eaves) of garages and carports, that are not internal to the house, is to be below the ground level eaves line of the dwelling.

C8 Carports visible from the street are to have two or more sides open and are not to have solid doors.

C9 Single garages are acceptable within the building envelope provided that the maximum width of the garage is 3m, or no more than 30% of the building width.

C10 Garages that are visible from the street are to use panel lift garage doors, which have less visual impact than roller doors, and are to be painted in sympathetic colours.
C11 The roof pitch and form of detached garages and carports should complement that of the dwelling. Flat roofed carports are acceptable if they adopt a pergola style, or a contemporary style using high quality materials and detailing to provide a discrete appearance.

C12 Preferred materials for garages include darker coloured face brick for walls and piers, timber posts for carports, and tiles or lightweight materials such as corrugated sheeting for roofs. Excessive period detailing should be avoided.

C13 For driveways, preferred materials include dry laid unit paving such as bricks or terracotta, stone and concrete pavers.

C14 An uncovered paved area in the front setback is preferred for car parking.

C15 A single carport of maximum 3m width will be considered within the front setback of existing houses where side or rear access is not available. The carport is to be designed to minimise its impact on the existing dwelling.

C16 No part of an existing building, wholly or in part, are to be demolished or altered in order to accommodate a carport or car space within the front or side setbacks.

C17 For new houses, locate any garage or carport behind the predominant building line, unless it can be demonstrated that the only possible location is within the front setback.

B8.4.12 Walls and Fences

Typically in Ashbury, houses have low garden walls and fences, which allow houses and landscaping to be visible to the street.

Objectives

O1 To retain and conserve original or early front fencing.

O2 To ensure that front garden walls and fences maintain and enhance characteristic streetscapes.

O3 To ensure that materials, finishes and colours are sympathetic to the house and other front garden walls and fences along the street.

O4 To ensure new or replacement fences are consistent with characteristic elements of the building or the heritage conservation area.

Controls

C1 In general, front garden walls and fences are to:

(a) Be of a design and height that is appropriate to the style and period of the building or characteristic of the conservation area. Where the street has a variety of wall and fence types and forms then new walls and fences should complement and contribute to an acceptable streetscape; and

(b) Use good quality materials that are compatible with the house.
C2 Front garden walls and fences on the street boundary are to be no higher than 1.2m.

C3 Step garden walls and fences on sloping sites to follow the levels of the land.

C4 Design garden walls and fences on corner sites to:
   (a) Maintain the streetscape character of the side (secondary) street;
   (b) Define and provide privacy of open space areas between the house and the street; and
   (c) Be consistent with the established pattern of walls and fences.

C5 Side fences may be 1.8m high to the predominant building line. Forward of the predominant building line, side fences are to taper down to the height of the front garden wall or fence.

C6 On corner sites where the façade of the dwelling presents to two street frontages, fencing is to be no higher than 1.2m for the front yard area on both frontages.

C7 Acceptable materials for front garden walls and fences include darker coloured face brick, timber pickets, horizontal rail and brick pier, stone, and timber post and rail with wire. Low shrubs or hedges may also be acceptable.

C8 Unacceptable materials for fencing and walls include galvanised or aluminium sheeting, cement or concrete block, and fibro.

C9 Timber fences are preferred for side fences facing streets.

C10 Do not use metal fencing facing a street.

C11 A modest lych-gate or entrance structure may be acceptable, provided it is in keeping with the architectural style of the building to which it relates, and to the streetscape as a whole.

B8.4.13 Open Space and Landscaping

In Ashbury, private open space is in backyards that are predominantly grassed and often feature substantial trees at the rear. This pattern of mature and substantial tree planting to the rear of houses results in the mid-block planting that is characteristic of suburbs throughout Sydney.

Landscaping of the front garden assists new houses to fit in with the surrounding neighbourhood. Front gardens are characteristically grassed, with significant tree and shrub planting.

Objectives

O1 To ensure that existing mature, well established trees and characteristic plantings are maintained.

O2 To ensure that the pattern of mid-block plantings is maintained.
Controls

C1 A minimum 35% of the site area, at natural ground level, is to be maintained for open space.

C2 A minimum 25% of the site area is to be maintained as soft landscaping.

C3 All front setbacks are to consist predominantly of soft landscaping. The only paved areas in the front setback are the driveway and pathways to and around the house.

B8.4.14 Outbuildings

Outbuildings are ancillary structures that are usually located in backyards. These are secondary structures to the house and are not for the purpose of providing additional living or bedroom accommodation, rather they provide an area for functions that are not usually included in the house such as workshops, studios and the like.

Objectives

O1 To ensure that outbuildings are secondary structures, and are located to the rear or side of the house or property and have no impact when viewed from the street.

Controls

C1 Locate outbuildings only to the rear or attached to the rear or side of the house.

C2 The maximum floor to ceiling height of outbuildings is 3.0m, and one storey.

C3 The roof form of an outbuilding is to be minimised to reduce bulk.

C4 Prefabricated structures may be acceptable provided they do not have an adverse impact on the streetscape.

B8.4.15 Demolition

Buildings in Ashbury are graded into one of the following three categories:

- Contributory building
- Neutral building; or
- Non-contributory building.

Control of demolition relates to this grading with the intention of retaining those buildings that relate positively to the cultural heritage of Ashbury. Refer to Part G of the DCP for definitions of these buildings.

Objectives

O1 To ensure that buildings that contribute positively to the heritage significance of Ashbury are retained.
Controls

Contributory Buildings

C1 The demolition of contributory buildings will not be supported unless the following is demonstrated to the satisfaction of Council:

(a) The building does not contribute to the heritage significance of the area;

(b) The building is in such poor condition that the amount of significant fabric that would be required to be replaced would result in the building losing its heritage significance;

(c) Compliance with the above criteria is to be demonstrated in the documentation required with the development application; and

(d) Notwithstanding compliance with the last point Council may make a written request for additional information or seek independent professional assessment of the development application.

Neutral Buildings

C1 The demolition of a neutral building will not be supported unless it can be demonstrated that retention of the whole of the building is unreasonable based on:

(a) The heritage significance of the building; and

(b) The extent of existing fabric that would be required to be replaced in order to practically restore the building.

Non-contributory Buildings

C1 The demolition of a non-contributory (intrusive) building will generally be permitted. Any new building will need to comply with the controls of this DCP.

C2 Demolition of extensions and outbuildings will generally be permitted, and encouraged for structures that do not contribute to the character of Ashbury.

B8.4.16 Other Development

The original built form in Ashbury comprises predominantly single dwelling houses. However, other forms of residential development, such as dual occupancies, and some non-residential uses are permitted within the area. To maintain the character of Ashbury such development is also subject to the controls contained in the DCP where appropriate.

Objectives

O1 To ensure that dual occupancies, semi-detached dwellings, attached dwellings and non-residential development is designed to complement the predominantly detached single dwelling character of Ashbury.
Controls

C1 Extensions to existing buildings should be compatible with the existing building form and streetscape.

C2 The side setback controls may be varied in order to provide a symmetrical appearance for dual occupancies. The side setback for first floor levels on attached dual occupancies is therefore a minimum of 1m (same as ground floor level).

C3 Because of the diverse forms other development can take (schools, child care centres, churches, shops and the like) it is not possible to prescribe specific controls. New buildings are to comply with the DCP where appropriate.
B9 Waste Management

This chapter provides objectives and controls to guide the management of waste in the demolition, construction and operational phases of development, and applies to all development requiring consent.

Local government has responsibilities in relation to waste management due to its role as:

- A regulator of building and land development;
- A provider of waste collection services; and
- A provider of community education programs about waste management.

The quantity of waste being generated in day to day living, and the rapidly diminishing availability of landfill capacity, mean that waste management is of growing importance. This, coupled with the fact that waste materials will be generated by occupiers through the entire life of a development, necessitates that careful consideration be given to waste management when planning development.

Council is committed to reducing the generation of waste and the amount of material that is disposed of to landfill, as part of its overall aim to improve the quality of the environment and encourage sustainable practices.

B9.1 General Objectives

O1 To ensure that facilities for handling, storage, collection and disposal of waste are incorporated into all development and are compatible with the design of the development.

O2 To encourage the reduction in the generation of waste and maximise reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste through:

(a) Practical building designs and construction techniques,
(b) Design and location of waste facilities, that will assist waste and recycling collection and management services offered by Council and private contractors; and
(c) Waste facilities that are easy to use for occupants.

B9.2 Waste Management Plan (Demolition and Construction Phases)

Controls

C1 Submit a waste management plan in relation to the waste that will be generated in the demolition and construction phase. The plan identifies how the generation of waste will be minimised, and how recycling and reuse of those wastes will be maximised. (Refer to Appendix 2 for details).
Project management that is focussed on minimising the generation of waste and maximising re-use and recycling of materials should form the basis of the waste management plan. The expected types and quantities of re-useable and recyclable material should be described here as well as the intentions for disposal.

The following is addressed in the demolition and construction phases:

(a) Expected waste materials and estimated quantities;

(b) Site separation and storage arrangements. The following details will need to be included:
   i. Location of containers, or areas on site, for separated recyclables and waste materials.
   ii. Location for potentially windblown litter, such as cardboard and plastic, on site within a suitable receptacle with a secure lid.
   iii. Where site conditions do not allow the separation and storage of waste on-site, details of the intention to make, an application for “Placing Waste Storage Containers in a Public Place”.

(c) Nomination of the place of disposal for the various materials, including the intended method of keeping verifiable records of all waste materials leaving the site and their destination until the Occupation Certificate (final inspection) is issued.

(d) Acknowledgement that all demolition and construction activities are to be managed so that waste that cannot be avoided will be re-used or recycled.

A copy of the Waste Management Plan is to be provided to the builder so that it can be kept on site during the construction phase.

During the demolition and construction phase, provide clearly marked containers, or areas on site, for separated recyclables and waste materials.

Place potentially windblown litter, such as cardboard and plastic, on site within a suitable receptacle with a secure lid.

Where site conditions do not allow the separation and storage of waste on-site, make an application to Council for “Placing Waste Storage Containers in a Public Place”.

Keep verifiable records of all waste materials leaving the site and their destination until the Occupation Certificate (final inspection) is issued.

**B9.3 Waste Management Plan (Ongoing Use)**

**Controls**

Submit a waste management plan for the ongoing use of the development once completed. Appendix 2 contains the relevant form that needs to be completed. The following matters are addressed in the waste management plan:
(a) The quantity and type of waste generated by the ongoing use of the development;

(b) How the generation of waste will be minimised and how recycling/reuse will be maximised;

(c) How waste and the reusable and recyclable components are to be separated and stored;

(d) The accessibility and use of bin storage areas by the occupants;

(e) The collection/servicing of waste containers;

(f) The ongoing use, maintenance and general management of the waste facilities;

(g) The size of waste bin storage areas, indicating the number of bins to be accommodated, means of ventilation and cleaning, and paths of travel for waste collection points (Refer to B9.4); and

(h) Details on any chute systems, service rooms and/or compactors (see Appendix 2 – Waste Requirements).

### B9.4 Waste Storage and requirements for Residential Accommodation

#### Controls

**C1** Facilities for the handling, storage, collection and disposal of waste are to form an integral part of the design process for every development. A waste bin storage area is to be provided for each dwelling. The waste bin storage area is to be of adequate size to accommodate all allocated bins.

**C2** Council’s contractor services all residential premises. There are no exceptions to this arrangement. Waste bin storage areas and bin presentation areas are to be designed in accordance to the services provided by Council and bin allocations (Refer to control C5 below).

**C3** Dwelling houses, dual occupancy and semi-detached dwellings are required to provide a waste bin storage area behind the building line and out of sight from the street. This area should be also located away from windows to reduce moise and odour nuisances.

**C4** An on-site bin presentation area is to be provided (excluding dwelling houses, dual occupancy and semi-detached dwellings). The bin presentation area must be located within 15m of the street kerb. If the bin storage area is within 15m of the street kerb, it can be considered to be the presentation area and a separate presentation area is not required. Refer to section B9.6 for detailed design for the waste bin storage area and bin presentation areas.

**C5** All waste bin storage areas and bin presentation areas are to be designed in accordance to the following bin service allocations:

(a) Dwelling Houses, Dual Occupancies & Semi-Detached Dwellings:

   i. Waste allocation is one x 140 litre bin per dwelling;

   ii. Recycling allocation is one x 240 litre bin per dwelling; and
iii. Garden waste allocation is one x 240 litre garden bin per dwelling.

(b) Multi Dwelling Housing, Seniors Housing and Attached Dwellings:

i. Waste allocation is one x 140 litre bin per dwelling;

ii. Recycling allocation is one 240 litre bin per dwelling; and

iii. Garden vegetation allocation is one 240 litre bin per dwelling.

(c) Boarding Houses:

i. Rubbish allocation is one x 240 litre bin per 4 rooms;

ii. Recycling allocation is one x 240 litre bin per 8 rooms; and

iii. Garden vegetation allocation is one 240 litre bin per property.

(d) Residential Flat Buildings and Shop-top Housing:

i. For 25 units and under, the following bin allocations apply:

   • Rubbish bin allocation is one x 240 litre bin per two units, plus one bin for any one unit over;

   • Recycling bin allocation is one x 240 litre bin per three units plus one bin for any one/two units over;

   • Garden vegetation allocation for is one x 240 litre bin per five units, plus one for any 1-4 units over; and

   • Council’s Waste Officer will need to be consulted for the allocation of bins for garden vegetation for shop-top housing developments.

ii. For 26 units and over, the following bin allocations apply:

   • Rubbish bin allocation is one x 660 litre bin per six units, plus one bin for any three units over;

   • Recycling bin allocation is one x 660 litre bin per eight units plus one bin for any four units over;

   • Garden vegetation allocation for is one x 240 litre bin per five units, plus one for any 1-4 units over with a maximum of 12 bins; and

   • Council’s Waste Officer will need to be consulted for the allocation of bins for garden vegetation for shop-top housing developments.
Note: Service Frequency:

Single dwellings, dual occupancy, attached dwellings, semi-detached dwellings, multi
dwelling housing, group homes and senior housing:
- Weekly service for rubbish bins
- Fortnightly service (alternated) for recycling and garden vegetation bins

Boarding houses, residential flat buildings and shop top housing (1-99 units):
- Weekly service for rubbish and recycling bins
- Fortnightly service for garden vegetation bins

Residential flat buildings and shop top housing (100+ units):
- Twice a week service for rubbish and recycling bins
- Fortnightly service for garden vegetation bins

B9.5 Waste Storage for Non-Residential Development

Controls

C1 Council provides waste and recycling collection for separately titled properties (including
strata titles) to non-residential development as per the following (see rates in B9.4 for
the residential components of developments):

(a) Rubbish allocation is one x 240 litre rubbish bin per property;

(b) Recycling allocation is one x 240 litre recycling bin per property; and

(c) Council’s Waste Officer will need to be consulted for the allocation of
bins for garden vegetation.

Note: Non-residential development has a weekly service for rubbish and
recycling bins

C2 Provide waste bin storage area and bin presentation areas that are designed in
accordance to the bin service allocations. The presentation area must be located within
15m of the street kerb. Presentation areas are the collection areas where Council’s
contractor will service rubbish and recycling bins and return the bins to that location
after collection (wheel out/wheel back service). If the waste storage area is within 15m
of the street kerb, it can be considered to be the presentation area and a separate
presentation area is not required. Refer to section B9.6 for detailed design for the waste
bin storage area and bin presentation areas.

C3 Service capacity required over and above Council’s standard service is to be supplied
by a private contractor.

C4 Private commercial contractors are permitted to service commercial or industrial
premises, where Council’s standard bin allocation is insufficient for the volume of waste
generated.

C5 Design and construct the waste bin storage area to meet anticipated waste generation
rates and required construction standards. Refer to Appendix 2 Waste Requirements for
guidance. The size and layout should be flexible to allow for future changes of use.
C6 Make provision for the separation, storage and collection of recyclables. Particular attention should be given to paper and cardboard from offices and commercial premises along with crates and pallets from industrial premises.

C7 Communal waste facilities may be appropriate for larger multi-occupancy developments such as shops, offices and the like (for waste only and excluding recycling and garden waste).

C8 The use of volume reduction equipment may be appropriate and is encouraged. In certain circumstances, there may be an allowance given for a smaller waste storage and recycling area based on the use of this equipment. Waste storage and recycling area requirements are to allow for changes to on-site management practices.

C9 Provide specialised containment and consider frequency of service for food scrap generation from restaurants and staff kitchens. Refrigeration may be necessary under certain circumstances.

C9 The generation of medical, special and hazardous wastes will require specific arrangements for storage and collection.

C10 In business centres, wherever possible, the access to garbage collection should be from a rear laneway or side street in order to maintain on street parking.

C11 Any waste storage in a public place must first obtain approval under Council’s Policy “Waste Storage Containers - Placement in Public Places” and comply with all requirements under that Policy.

Note: It is recommended that applicants determine the waste storage requirements for non-residential development with Council’s Waste Officer during the design phase of a proposed development.

B9.6 Design and Access Waste Bin Storage Areas

B9.6.1 Specifications and Design

Controls

C1 Waste bin storage areas and bin presentation areas are to be capable of accommodating the allocated number of standard waste containers for residential premises, or sufficient containers for commercial premises as provided in sections B9.4, B9.5 and Appendix 2 – Waste Requirements of this DCP.

C2 Provide separated storage areas for waste and recycling bins to facilitate use and collection – separate by at least 1.2 m and ensure bins will not be placed one in front of another, or in such a way as to restrict access to the bins for use – ensure bins are easily accessible both for use by occupants and movement by collectors.

C3 Clearly signpost all waste and recycling areas to identify the location for each type of bin and use (to differentiate between waste and recycling bins for residential and non-residential use).

C4 Where the presentation area is separate to the garbage and recycling room/storage area, define it to ensure it is dedicated to that purpose only,
and provide landscaping to screen the bins while the presentation area is in use.

C5 Provide an area in residential flat buildings and shop top housing, that is a minimum 4m², for the storage of bulky rubbish awaiting collection (clean up, white goods, mattresses and the like), and provide screening so that this area is not visible from any street frontage. Where there are multiple buildings, provide a separate 4m² area for each building.

C6 Separate bin storage rooms/areas for commercial and residential occupants. Each should not have access to the others to prevent misuse.

C7 Design and locate waste and recycling storage and areas so they do not have any adverse amenity impacts on residents (including future residents) – for example from noise and odours.

C8 Design outdoor garbage storage so that it is consistent with the architectural quality of new buildings, and does not detract from the desired green character of streetscapes.

C9 Provide landscape planting to screen the bin storage areas and ensure they fit into the design and landscaping of the development to minimise visual impact.

C10 In the case of residential flat buildings with basement level(s), the waste bin storage area may be required to be located within the basement.

Note: Standard sizes of Council’s mobile garbage bins are specified in the following table:

<table>
<thead>
<tr>
<th>Volume</th>
<th>Height</th>
<th>Depth</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>140 Litre</td>
<td>1065</td>
<td>540</td>
<td>500</td>
</tr>
<tr>
<td>240 Litre</td>
<td>1080</td>
<td>735</td>
<td>580</td>
</tr>
<tr>
<td>660 Litre</td>
<td>1300</td>
<td>780</td>
<td>1260</td>
</tr>
</tbody>
</table>

Table B9.1: Standard Sizes of Council’s Mobile Garbage Bins

B9.6.2 Construction

Controls

C1 Use masonry construction for waste storage and recycling structures external to a building and ensure they are compatible with other buildings on the site.

C2 Use concrete or similar hardstand impervious surface, with defined borders to prevent the parking of vehicles, on bin presentation areas – use masonry walls (if walls are provided) to complement other structures on the site.

C3 Provide access openings minimum 1.2 m wide for collection. In the case of commercial collections, sufficient space to accommodate the containers proposed in the waste management plan.
C4 Provide a clear travel path, minimum 1.2 m wide and maximum gradient of 1:8, between the street and the waste collection point, and ensure there are no steps or obstructions in the travel path.

C5 Provide adequate light and ventilation to bin storage/presentation areas.

C6 Provide a water supply to the bin storage/presentation area to facilitate the washing of bins and cleaning of the area – grade internal waste storage and recycling areas to drain to a sump connected to the sewer to the requirements of Sydney Water Corporation – the intersection of floors and walls shall be coved with a minimum radius of 50 mm.

B9.6.3 On Site Access for Collection Vehicles

Controls

C1 In special circumstances, and by negotiation with Council in the individual case, approval may be granted for a site to be serviced by Council’s contractor’s vehicles entering the site. In such cases the following will apply:

(a) Collection vehicles shall have access to a point within 15 m of the waste storage and recycling area;

(b) Access shall be designed and constructed to accommodate service vehicles (Heavy Rigid Vehicle) as follows:

i. Vehicle height clearance: 3.8m;

ii. Vehicle width: 3.3m; and

iii. Vehicle length: 11m.

(c) Collections shall be capable of being performed from either the left hand side or the rear of collection vehicles depending on the category of premises and the type of service required;

(d) Work zones adjacent to the side and rear of the collection vehicles of a minimum of 2 metres width in addition to the waste storage container widths shall be provided;

(e) Area is designed to accommodate a vehicle gross weight up to 25 tonnes;

(f) Vehicles are to enter and leave the premises in a forward direction. An on-site turning area to accommodate vehicles up to 11 m in length must be provided; and

(g) Gradients giving access to collection vehicles shall comply with AS 2890.2 - Off Street Commercial Vehicle Facilities.
B10 Use of Footpaths

This chapter applies to the use of footpaths within the LGA and provides objectives and controls for the following activities:

- Outdoor Dining;
- Merchandise Displays;
- A Frame Advertising Signs; and
- Street Stalls.

B10.1 General Objectives

O1 To ensure that the use of footpaths for outdoor dining, advertising, display of merchandise and street stalls maintains pedestrian safety and accessibility.

O2 To enhance the visual appeal and activity of the town centres.

O3 To ensure that health, safety and cleanliness standards are maintained.

B10.2 Outdoor Dining

B10.2.1 Safe Pedestrian Accessibility

Controls

Furniture Layout

C1 Layout of furniture and umbrellas in a defined area will be approved as part of the development application process.

C2 The furniture should be arranged so there is ample room for both restaurant staff and customers to circulate and to ensure there is no conflict between restaurant staff and pedestrians.

C3 Particular consideration must be given to the passage of pedestrians with a disability, with prams and to the frail aged.

Site Layout

C4 The site layout will depend on the width of the footpath in the area proposed.

C5 To maintain consistency for pedestrians, particularly those with a disability, outdoor dining areas proposed for pavements may only be located adjacent to the respective indoor premises, not adjacent to the kerb.
C6 A clear minimum width of 2 metres for pedestrian flow must be maintained at all times.

C7 Applications for outdoor dining in Anzac Mall (Campsie Town Centre) will also take into consideration general pedestrian routes through the Mall, landscaping, proximity to monuments, play areas and public toilets and the use of the Mall for festivals and other public events.

C8 The actual site layout of the proposed outdoor dining area must be shown on a site plan submitted as part of the application, together with the information relating to furniture and colour choices.

C9 The site plan must show:

(a) Dimensions and boundaries of the proposed dining area with the exact area shown in square metres;

(b) Number and location of tables in the area;

(c) The kerb line of the street;

(d) The location and width of the shop front and any entrances;

(e) The location of any service structures or access ways including but not limited to: bus stops, vehicle drive ways, litter bins, public posting boxes, service pits, power poles, parking, street signs or traffic lights etc.;

(f) Existing or proposed lighting; and

(g) Any other structure, permanent or temporary which will affect the use of the proposed outdoor dining area.

C10 In some locations, definition of the area may be required to provide visual and tactile 'indicators' as defined in Australian Standard AS1428.4 for those with a visual or mobility disability. The definition of the area should not prevent access to the outdoor dining area by persons in a wheelchair or with some other form of mobility assistance device such as a walking frame.

C11 If planter boxes, barricades or other barriers are proposed for approval they must be in keeping with any Council landscape and colour schemes for the location.

Note: The examples shown below illustrate typical layouts for footpath dining adjacent to shops.

Examples of Typical Outdoor Dining Adjacent to Shops

Example 1

- Continuous shop front with no setback, outdoor dining area defined by dotted line.

- Pedestrian Flow of minimum 2m width maintained not including any pole, sign or item of street furniture, with either a single line of square or round tables.
and two chairs only; or a square table as shown against shopfront with three chairs.

**Example 2**

- Shop front shown with setback, outdoor dining area defined by dotted line.
- Pedestrian Flow of minimum 2m width maintained not including any pole, sign or item of street furniture, with either a single line of square or round tables and two chairs only; or a square table as shown against shopfront with three chairs. In addition, round or square tables with four chairs possible using area of setback.

**Example 3 – Anzac Mall**

- Anzac Mall shown with area where outdoor dining may be permitted in the Mall is defined by (box with broken line):
- Pedestrian flows around Mall shown by (arrows):
B10.2.2 Visual Appeal

Controls

Outdoor Dining Area Design

C1 Premises should be protected from the sun, wind and rain and consideration given to the comfort and safety of passing pedestrians in creating the suitable dining environment.

C2 Operators should be particularly aware of the needs of people with a physical disability, the frail aged and parents with prams in the daily set-up of their dining area.

C3 Outdoor dining areas should be open to encourage circulation of air and to avoid problems with passive smoking, yet provide a feeling of safety, visibility and protection from the elements for diners through the use of planter boxes, transparent screens etc.

Lighting

C4 For premises where approval is sought for after-dark outdoor dining, lighting should be provided that is appropriate for the purpose and will not disturb neighbours.

Heating

C5 Heating for outdoor areas may be provided by suitable equipment if the restaurant or café proposes outdoor dining through the winter months. In this instance, specialist advice should be sought to ensure the heating does not create a fire hazard.

Furniture Design and Construction

C6 Quality dining furniture should be selected for each restaurant. The furniture should be waterproof, weatherproof, strong and durable and able to withstand the general wear and tear of commercial use.

C7 Furniture must not damage the pavement and have smooth edges to be safe for restaurant staff, customers and passing pedestrians.

C8 All furniture selected should be capable of easy storage by either folding or stacking and must be stored inside premises after trading hours. Furniture cannot remain on the footways as it prevents after hours cleaning by Council.

C9 Tables of a suitable height should be selected to ensure that a customer in a wheelchair can easily and comfortably be accommodated.

Furniture Materials

C10 Commercial grade furniture constructed in timber, tubular or powder-coated, polished or brushed stainless steel, aluminium with canvas, wicker or synthetic wicker or similar is easily maintained and is more durable for outdoor dining purposes than plastic furniture. Care should be taken to ensure hinges or other moving parts do not provide a hazard to their users.
C11 Plastic furniture or furniture of a domestic nature, not suited to commercial use will not be permitted.

**Furniture Colours**

C12 Suitable furniture colours include but are not limited to: stainless steel or metal finishes, dark or Brunswick green, deep red or burgundy, dark or navy blue, terracotta or black. Colours should be chosen for serviceability and should be easily maintained. White or very pale colours are not considered to be suitable as they deteriorate rapidly and detract from the visual amenity of the area.

**Umbrellas and Shade Structures**

C13 Commercial market style umbrellas are required. Beach umbrellas or other similar styles will not be permitted.

C14 Other shade structures such as sails or awnings (etc.) may be considered and will be evaluated on an individual site basis. Any shade structure chosen must provide for a minimum height of 2 metres measured from the underside to ground level.

C15 All furniture, umbrellas or shade structures chosen should be either anchored with an approved suitable mechanism or be of sufficient bulk to withstand high winds and must be capable of easy removal or closure in extreme conditions.

**B10.3 Footpath Merchandise Displays**

**B10.3.1 Suitable Footpath Merchandise Displays**

Displays of goods within the public domain to promote local businesses and add to the market place atmosphere of the town centres may be allowed subject to Council approval.

**Controls**

**Display Layout**

C1 A clear minimum width of 2 metres for pedestrian flow must be maintained at all times.

C2 Operators should be particularly aware of the needs of people with a physical disability, the frail aged and parents with prams in the set-up of their display area.

**Site Plan Required With Application**

C3 Layout of the proposed footway merchandise display must be shown on a site plan submitted as part of the application together with information relating to the display furniture described later in this section. The plan must show:
Use of Footpaths

(a) Dimensions and boundaries of the proposed footway merchandise area with the exact area shown in square metres;

(b) Number and location of the individual articles to be displayed;

(c) The kerb line of the street;

(d) The location and width of any shopfronts and entrances (including entrances to commercial/residential premises above shops);

(e) The location of any service structures or access ways including but not limited to: bus stops, vehicle driveways, litter bins, post office boxes, service pits, power poles, parking, street signs or traffic lights;

(f) Existing or proposed lighting; and

(g) Any other structure, permanent or temporary, which will affect the use of the proposed merchandise display area.

Limits of Size of Display

C4 The number of articles which may be displayed per shop is outlined in the table below:

<table>
<thead>
<tr>
<th>Type of Display</th>
<th>Limit on size of display</th>
</tr>
</thead>
<tbody>
<tr>
<td>Product Display</td>
<td>Stand or display not to occupy more than 1.5m² for each 6m shop frontage and not to exceed a maximum width of 600 mm; displays must be a minimum of 750 mm in height above footway, with solid front and sides.</td>
</tr>
<tr>
<td>Cut flowers &amp; pot plants</td>
<td>Display boxes or plinths must be a minimum of 300 mm in height above the footway. No plant or product may be placed directly on the footway. (Separate permits may be required to sell living plants from the Dept of Agriculture)</td>
</tr>
<tr>
<td>Pay phone</td>
<td>Only one item per 6m of shop frontage.</td>
</tr>
<tr>
<td>Hanging articles or baskets</td>
<td>Minimum clearance of 2.1m above footway is required. Articles are not to unreasonably obscure pedestrian viewing of signs or adjacent shops</td>
</tr>
<tr>
<td>Newsagents Displays</td>
<td>Not to occupy more than 50% of the shop front. Headline wire frame displays must be fixed to the wall off the ground, not freestanding</td>
</tr>
</tbody>
</table>

Table B10.1: Controls on types and size of articles to be displayed per shop

B10.3.2 Visual Appeal

Controls

Display Furniture Type and Design

C1 Quality display furniture, fixtures or fittings that are waterproof, weatherproof, strong and durable must be chosen.

C2 Makeshift furniture or stands that are not structurally sound or not suited for commercial use will not be permitted.
C3 Cardboard, plastic or foam fruit and vegetable boxes, crates or containers or the like will not be permitted.

C4 The exact details of the display units, stands, plinths or bins to be utilised, detailing the materials used, colour or finish, including photographs must be submitted with the application.

C5 Display stands, product bins and plinths must be in solid, suitable colours to coordinate with the appearance of the store and compliment the overall streetscape.

C6 All display units must be structurally sound and adequately anchored to ensure no movement, e.g. lockable castors.

Display Arrangements

C7 For displays of fruit, vegetables, clothing or other products - all are required to be displayed on stands or in product bins raised to a minimum of 750 mm above the footway. Bins are to be solid structures with a single level display, made from timber or metal.

C8 Hanging clothing racks or displays of furniture, electrical goods, sporting goods or hardware or similar are not permitted on footpaths.

C9 For displays of cut flowers and pot plants all items must be raised a minimum of 300 mm above the footway on a solid plinth. This prevents staining to the footway and provides a firm edge to assist people with a disability and avoid pedestrian hazards.

C10 No advertising of any form on display furniture will be permitted.

C11 No item which protrudes into the pedestrian thoroughfare, such as plastic bag dispensers will be permitted.

B10.4 A-frame Advertising Signs

B10.4.1 Safe Pedestrian Accessibility

Controls

C1 A-frame advertising signs are not permitted in Campsie or Lakemba Town Centres due to pedestrian safety issues.

C2 Only one A-frame signboard advertising the name of the shop or special feature of the business will be permitted on the footway for each shop frontage.

C3 The site layout will depend on the width of the footway in the area proposed. A-frame signs must be placed adjacent to the shop front. A clear minimum width of 2 metres for pedestrian flow must be maintained at all times.

C4 Operators should be particularly aware of the needs of people with a physical disability, the frail aged and parents with prams in the daily set-up of their display area.
C5  Signboards must be situated at least 3 metres from building corners at vehicle crossings, arcade or mall entries, streets or lanes.

C6  Signboards must not interfere with the entrances or exits from buildings or with the smooth flow of pedestrians in high congestion areas such as the areas adjacent to bus stops, entrances to railway stations or other high pedestrian areas.

B10.4.2 Site Plan Required With Application

Controls

C1  Location of the proposed sign must be shown on a site plan submitted as part of the application, together with information relating to the sign layout described later in this section. The plan must show:

(a) Dimensions and boundaries of the proposed sign location.
(b) Number and location of the individual articles/signs to be displayed.
(c) The kerb line of the street.
(d) The location and width of any shopfronts and entrances (including entrances to commercial/residential premises above shops).

(e) The location of any services structures or access ways including but not limited to: bus stops, vehicle driveways, litter bins, post office boxes, service pits, power poles, parking, street signs or traffic lights.

(f) Existing or proposed lighting.

(g) Any other structure, permanent or temporary which will affect the use of the proposed signage area.

B10.4.3 Limits on A-frame Sizes

Controls

C1  The size of A-frame signs is restricted to the following:

(a) Maximum width 600 mm;
(b) Minimum height 750 mm; and
Use of Footpaths

(c) Maximum height 1100 mm.

C2 The signboard must only be displayed during the hours of business.

C3 All signage and other display furniture must be removed from the street and stored each evening.

B10.4.4 Visual Appeal

Controls

C1 A well-designed A-frame sign should be selected for advertising of businesses or special products. The frame should be professionally made, structurally sound and sign-written in a professional manner.

C2 Where languages other than English are used, an English translation of the text must also be provided immediately before or after the original text, and of a sufficient size to be easily read. The sign should be placed so as not to interfere with the lateral sight vision of passing motorists, as this creates a hazard.

C3 The layout and text of the sign must be submitted with the application.

C4 Handwritten or poorly designed signs will not be permitted, however professionally designed signs with blackboard space for daily specials and the like are permitted.

B10.5 Street Stalls

B10.5.1 Designated Sites for Street Stalls

Controls

C1 Approvals will be given on a limited basis for bona fide charities, religious groups, political parties and community organisations to conduct street stalls at specially designated sites.

C2 No approval will be granted for street stalls to commercial businesses or itinerant traders, except for special events and festivals, where special fees and operating conditions will apply.

C3 The designated sites for street stalls within the previous Canterbury LGA are as follows:

Campsie Town Centre:
- Blank wall adjacent to 220-222 Beamish Street
- Corner of Amy Street (National Australia Bank)

Lakemba Town Centre:
- Adjacent to the Women’s Rest Centre, 111 Haldon Street, opposite the intersection of Haldon Street and Oneata Street
Use of Footpaths

Earlwood Town Centre
- Outside 5 Clarke Street (Coles Supermarket)

Belfield Town Centre
- Outside 7 Burwood Road (Pharmacy)

Belmore Town Centre
- Outside Belmore train station

Punchbowl
- On The Boulevarde, at traffic lights opposite Arthur Street

Riverwood
- Outside 171 Belmore Road (Department of Housing)

Narwee
- Outside 141 Penshurst Road (Pharmacy)

Note: Other Centres are not generally favoured, however individual applications will be considered on their merits. Applicants should contact Council’s Economic Development Officer for further information.

B10.5.2 Safe Pedestrian Accessibility

Controls

C1 Street Stall holders must confine their stalls to the area designated as part of the approval.

C2 Stall holders must provide their own tables and coverings. A maximum of two 1.8 metre trestle tables, or their equivalent, are permitted.

C3 No goods are permitted to be placed directly on the footway.

C4 No busking, spruiking, live entertainment, broadcast or amplified speech or music are permitted.
B11 Bushfire Risk

There are a few locations within the LGA that adjoin areas of urban bushland that if ignited would present the risk of bushfire attack to adjoining properties. This chapter provides objectives and controls to reduce the likelihood of such an occurrence.

B11.1 General Objectives

O1 To reduce the likelihood of ignition of a building when subjected to bush fire attack.

B11.2 Controls

C1 On land adjoining bushland, Council may request a bush fire assessment report demonstrating compliance with the aim and objectives of Planning for Bushfire Protection 2006 (published by the Rural Fire Service) and the specific objectives and performance criteria for the land use proposed.
Part C

Residential Accommodation
# Table of Contents

## Part C

**Introduction**

**Chapters:**

C1  Dwelling Houses and Outbuildings

C2  Dual Occupancies and Semi-detached Dwellings

C3  Multi Dwelling Housing and Attached Dwellings

C4  Residential Flat Buildings

C5  Shop Top Housing

C6  Secondary Dwellings

C7  Boarding Houses
Introduction

This part of the DCP provides the objectives and controls for residential accommodation. In keeping with the definition of residential accommodation in the LEP, this part of the DCP is divided into the following chapters:

- C1 Dwelling Houses and Outbuildings;
- C2 Dual Occupancies and Semi-detached Dwellings;
- C3 Multi Dwelling Housing and Attached Dwellings;
- C4 Residential Flat Buildings;
- C5 Shop Top Housing;
- C6 Secondary Dwellings; and
- C7 Boarding Houses.

Information regarding each of the residential uses not addressed by this DCP is provided below. In lieu of objectives and controls in this DCP for those uses, a comprehensive assessment will be undertaken based on merit for each development application received.

- Group homes can be carried out under State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) and the LEP. Where a development application is required, an assessment of the relevant provisions of the ARH SEPP and LEP will be undertaken.
- Hostels that do not involve seniors or people with a disability will be assessed under the provisions of the LEP.
- Seniors housing (including hostels for seniors and people with a disability) are defined in both State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) and the LEP. Under the LEP, seniors housing is only permitted with development consent within the R3 Medium Density Residential Zone. The provisions of the Seniors SEPP prevail over the provisions of the LEP and permits seniors housing with development consent in additional locations. An assessment of the relevant provisions of the Seniors SEPP and LEP will be undertaken in the consideration of all development applications for seniors housing.
Chapter C1

Dwelling Houses and Outbuildings
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C1 Dwelling Houses and Outbuildings

This chapter applies to development for the purpose of dwelling houses and outbuildings in the Canterbury LGA and comprises objectives and controls for new development, alterations and additions to existing development or ancillary facilities relating to those uses. Dwelling house is defined in the LEP and outbuilding is defined in Part G of this DCP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary.

C1.1 General Objectives

O1  To ensure all neighbourhoods are safe and comfortable.

O2  To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.

O3  To ensure residential streets and yards are green and leafy, with substantial tree canopy.

O4  To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.

O5  To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.

O6  To ensure that development is of a high quality design, appearance and performance.

C1.2 Site Planning

C1.2.1 Minimum Lot Size and Frontage

Minimum subdivision lot size controls for dwelling houses are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure that sites have suitable dimensions, configuration and amenity for development.

Objectives

O1  To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.

O2  To ensure there is adequate area for vehicle access and parking.
O3. To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

C1 The minimum primary street frontage width for dwelling houses is 15m.

C2 Lots must be generally rectangular.

C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.

C4 The minimum width of access corridors serving internal or battle-axe lots is:
   (a) 3m when serving single lot;
   (b) 4m when serving two lots; and
   (c) 5m when serving more than two lots.

C5 A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.

C6 The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:
   (a) Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart.
   (b) Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.

C7 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.

C1.2.2 Site Coverage

Site coverage in conjunction with building envelope controls determines the extent and location within which a building may be developed.

Objectives

O1 To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.

O2 To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.

Controls

C1 All development must comply with the numerical requirements contained in the table below:
Table C1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Maximum Area of Building Footprint</th>
<th>Maximum Floor Area of all Outbuildings</th>
<th>Maximum Site Coverage of all Structures on a Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 449m²</td>
<td>300m²</td>
<td>30m²</td>
<td>60%</td>
</tr>
<tr>
<td>450m² to 599m²</td>
<td>330m²</td>
<td>45m²</td>
<td>50%</td>
</tr>
<tr>
<td>600m² to 899m²</td>
<td>380m²</td>
<td>60m²</td>
<td>40%</td>
</tr>
<tr>
<td>900m² or above</td>
<td>430m²</td>
<td>60m²</td>
<td>40%</td>
</tr>
</tbody>
</table>

Note: Refer to the definition of floor area in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for the purpose of calculating floor area for outbuildings.

The maximum area of building footprint control may be superseded on gazettal of an amendment to the LEP in relation to floor space ratios.

C1.2.3 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the LEP.

Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.

C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.

C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:

(a) A building envelope; and

(b) A general layout that complies with the current applicable planning controls.

C5 The development of existing isolated sites is not to detract from the character of the streetscape.
C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

C1.2.4 Landscaping

Objectives

O1 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.

O2 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

C1 Deep soil permeable areas must be provided in accordance with the table below:

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Minimum Deep Soil Area (% of site area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 449m²</td>
<td>15%</td>
</tr>
<tr>
<td>450m² to 599m²</td>
<td>20%</td>
</tr>
<tr>
<td>600m² or above</td>
<td>25%</td>
</tr>
</tbody>
</table>

Table C1.2: Minimum Deep Soil Areas

C2 Deep soil areas must have a minimum dimension of 2.5m.

C3 For dwelling houses on lots with a street frontage greater than 12.5m, 50% of the deep soil area should be located adjacent to the rear boundary.

C1.2.5 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.

C2 Site the development to avoid casting shadows onto a neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.
C1.3 Building Envelope

C1.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under the LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C1.3.2 Height

The maximum permissible height of a building is prescribed in the LEP and varies across residential zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (refer to Chapter B8 Heritage of this DCP).

Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:

(a) A maximum two storey built form.

(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

(c) A maximum external wall height of 8m where the maximum height of buildings standard under the LEP is 9.5m.

(d) Finished ground floor level is not to exceed 1m above the natural ground level.

Note: Skillion and flat roof forms will be considered on merit.

Basement and Sub-floor Projection

C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.
Attics and Roof Terraces

C3 Attics and mezzanine floors do not comprise a storey.

C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Basement and Sub-floor

C5 Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.

C6 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

Retaining Walls – Development Without Basement Parking

C7 Walls that would enclose a sub-floor area:
   (a) Maximum 2m for steeply sloping land; and
   (b) Maximum 1m for all other land.

C8 Retaining walls that would be located along, or immediately adjacent to, any boundary:
   (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and
   (b) Maximum 1m for all other land.

Cut and fill – Development Without Basement Parking

C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers’ reports.

C1.3.3 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To limit the scale and bulk of development by retaining landscaped open space around.
O3 To contribute to the natural landscape by retaining adequate space for new
trees and conserving existing visually prominent trees.

O4 To provide sufficient separation between buildings and adjacent land to limit
the visual, environmental and likely potential amenity impacts of new
development.

Controls

Front, Side and Rear Setbacks

C1 Development, including basement and sub-floor areas, fronting a major road must
have a minimum front setback of 9m.

C2 Development must comply with the minimum front, side and rear setbacks as detailed
in the following tables:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>• Minimum setback of 5.5m from the front boundary.</td>
</tr>
<tr>
<td></td>
<td>• Maximum 2m recess for the main entrance from the front building line.</td>
</tr>
<tr>
<td></td>
<td>• Where the existing front setback is less than 5.5m, further</td>
</tr>
<tr>
<td></td>
<td>encroachments by alterations and additions are not acceptable.</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>• Minimum setback of 900mm from side boundaries.</td>
</tr>
<tr>
<td></td>
<td>• Alterations and additions may be in line with the existing ground level</td>
</tr>
<tr>
<td></td>
<td>walls.</td>
</tr>
<tr>
<td>Rear Setbacks</td>
<td>• Minimum setback of 6m from the rear boundary.</td>
</tr>
</tbody>
</table>

Table C1.3: Dwelling Houses with frontage of 12.5m or less

<table>
<thead>
<tr>
<th>Setback</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>• Minimum setback of 6m or the average of the existing setback of the</td>
</tr>
<tr>
<td></td>
<td>nearest dwelling house to either side of the site.</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>• Minimum setback of minimum setback of 1m from side boundaries.</td>
</tr>
<tr>
<td></td>
<td>• Corner lots: minimum setback of 2m from the secondary street frontage</td>
</tr>
<tr>
<td></td>
<td>(the longer street boundary).</td>
</tr>
<tr>
<td>Rear Setbacks</td>
<td>• Minimum setback of 6m from the rear boundary.</td>
</tr>
</tbody>
</table>

Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater

<table>
<thead>
<tr>
<th>Setback</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Setbacks</td>
<td>• External wall height over 2.7m a minimum setback of 450mm from the</td>
</tr>
<tr>
<td></td>
<td>side boundary.</td>
</tr>
<tr>
<td></td>
<td>• External wall height not exceeding 2.7m may encroach into the</td>
</tr>
<tr>
<td></td>
<td>minimum setback area.</td>
</tr>
</tbody>
</table>

Table C1.5: Outbuildings (including alterations and additions)

Exceptions and Other Requirements

C3 External walls that enclose rooms, storage areas and/or garages are not to encroach
beyond the specified setbacks.

C4 For first floor additions, front and side setbacks may match the ground floor wall
alignment of the existing dwelling for a depth of 10m or 50% of the length of the
façade, whichever is the greater.

C5 Minimum setback of 1m from any side or rear boundary for swimming pools and
associated terraces. Landscaping shall be provided in the setback area to screen the
pool from neighbours.
C6  Swimming pools must not be located within any front setback.

C7  One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

C8  For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C9  Car parking structures must satisfy BCA requirements.

C10  For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.

C11  On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:

(a) One carport that is not wider than 6m.

(b) On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.

C12  The following minor building elements may project up to 1m into the minimum side setback area:

(a) Roof eaves, awnings, pergolas and patios;

(b) Stair or ramp access to the ground floor;

(c) Rainwater tanks; and

(d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C13  Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.

C1.3.4 Building Separation

Objectives

O1  To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy and general amenity for existing buildings.

O2  To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

C1  The following controls apply to alterations and additions to dwelling houses:
The top storey of any two-storey building should be designed, as a series of connected pavilion elements.

Pavilion elements shall have a depth between 10m to 15m.

Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.

C1.4 Building Design

C1.4.1 General Design

Objectives

O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.

O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.

O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.

O4 To facilitate positive interaction between the private and public domain.

O5 To maximise passive surveillance to promote safety and security.

O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

Controls

Contemporary Built Form

C1 Contemporary architectural designs may be acceptable if:

(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.

(b) The proposed addition is not visually prominent from the street or from a public space.

(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.
C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.

C3 Access to upper storeys must not be via external stairs.

C4 All dwellings must contain one kitchen and laundry facility.

C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

**Building Entries**

C7 Entries to residential buildings must be clearly identifiable.

C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.

C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.

C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

**Internal Dwelling Layout**

C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.

C12 The primary living area and principal bedroom must have a minimum width of 3.5m.

C13 Secondary bedrooms must have a minimum width of 3m.

C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

**Façade Treatment**

C15 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.

C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.

C17 Façade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

C18 Façades visible from the street should be designed as a series of articulating panels or elements.

C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
C20 The width of articulating panels shall be in accordance with the numerical requirements below:

<table>
<thead>
<tr>
<th>Facade</th>
<th>Street Elevation</th>
<th>Side Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width of articulating panels</td>
<td>4m to 6m</td>
<td>10m to 15m</td>
</tr>
</tbody>
</table>

Table C1.6: Width of articulating panels

C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.

C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.

C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.

C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions

C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.

C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.

C27 Pavilion elements shall have a depth between 10-15m.

C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Windows

C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.

C30 Large windows should be screened with blinds, louvres, awnings or pergolas.

C31 Windows must be rectangular.

C32 Square, circle and semi-circle windows are acceptable in moderation.

C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.

C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:

(a) Individual dormers are no wider than 1.5m in width;
(b) Provide a minimum 2.5m separation between dormers; and
(c) Dormers do not extend encroach above the ridgeline of the building.

**Ventilation**

C36  Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).

C37  Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

**C1.4.2 Roof Design and Features**

**Objectives**

O1  To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.

O2  To promote roof design that assists in regulating climate within the building.

O3  To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

**Controls**

C1  Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.

C2  Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.

C3  Roof pitches are to be compatible and sympathetic to nearby buildings.

C4  Parapet roofs that increase the height of exterior walls are to be minimised.

C5  Use minor gables only to emphasise rooms or balconies that project from the body of a building.

C6  Mansard roofs (or similar) are not permitted.

C7  Pitched roofs should not exceed a pitch of 30 degrees.

C8  Relate roof design to the desired built form and context.

C9  Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.

**C1.5 Amenity**

**C1.5.1 Solar Access and Overshadowing**

**Objectives**

O1  To ensure habitable rooms have reasonable daylight access.
To minimise overshadowing of primary living areas and private open space.

To enable occupants to adjust the quantity of daylight to suit their needs.

**Controls**

**Solar Access to Proposed Development**

C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June.

C2 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.

C3 Dwellings in or adjoining industrial zones must comply with the following:

(a) At least one living room window and at least 50% of 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.

(b) Receive a minimum of 2 hours sunlight between 9:00 am and 3:00 pm on 21 June.

(c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.

**Solar Access to Neighbouring Development**

C4 Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

C5 If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:

(a) Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.

(b) If a system currently receives less than 2 hours sunlight, then the proposed development must not reduce the existing level of sunlight.

C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.

**Shading Devices**

C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.

C12 Avoid reducing internal natural daylight or interrupting views with shading devices.

C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C14 Use high performance glass with a reflectivity below 20%.

C15 Minimise external glare by avoiding reflective films and use of tint glass.

C1.5.2 Visual Privacy

Objectives

O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.

O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.

O3 To promote passive surveillance of public and semi-public areas.

Controls

C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.

C2 Minimise direct overlooking of rooms and private open space through the following:

(a) Provide adequate building separation, and rear and side setbacks; and

(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.

C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:

(a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or

(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

C4 Screening of bedroom windows is optional and dimensions are not restricted.

C1.5.3 Acoustic Privacy

Objectives

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
O4 To protect new and existing dwellings from intrusive noise.

Controls

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.
C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C1.6 Fences and Ancillary Development

C1.6.1 Fences

Objectives

O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
O3 To facilitate positive interaction between private and public domain.

Controls

C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary.
C2 Front fences within the front boundary setback are to be no higher than 1.2m.
C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
C5 Front fences shall not be taller than 1.2m.
C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.
C7 Landscaping should not include visually solid hedges that may conceal intruders.
C1.6.2 Outbuildings and Swimming Pools

Objectives

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Outbuildings

C1 Development for the purposes of outbuildings must not exceed the following numerical requirements:

(a) A maximum height of building of 4.8m for any outbuilding.

(b) A maximum external wall height of 3.5m for any outbuilding.

Swimming Pools

C2 Swimming pools must not be located within any front setback.

C3 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C1.6.3 Building Services

Objectives

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

(a) Screen air conditioning units behind balcony balustrades;
(b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
(c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:
(a) Screening of clothes drying areas from public places; and
(b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:
(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
(b) Using a colour that is consistent with the colour of roof materials;
(c) Designing solar panels, where possible, as part of the roof;
(d) Setting the solar panels back from the street frontage and position below the ridgeline; and
(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C1.7 Summary of Main Numerical Development Controls
The following is a summary of the main numerical controls for dwelling houses and outbuildings.

<table>
<thead>
<tr>
<th>Control</th>
<th>Minimum street frontage</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>Minimum street frontage</td>
<td>15m</td>
</tr>
<tr>
<td></td>
<td>Minimum access corridor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>serving internal/battle-axe lots</td>
<td>3m when serving one lot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4m when serving two lots</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5m when serving more than two lots</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>Refer to section C1.2.2 – Table C1.1</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>Deep soil areas</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 15% for site area up to 449m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 20% for site area 450m² to 599m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 25% for the site area 600m² or above</td>
</tr>
<tr>
<td></td>
<td>Minimum dimension</td>
<td>2.5m</td>
</tr>
<tr>
<td></td>
<td>Street frontage greater</td>
<td></td>
</tr>
<tr>
<td></td>
<td>than 12.5m</td>
<td>50% deep soil located adjacent to rear boundary</td>
</tr>
<tr>
<td>Height</td>
<td>Maximum number of storeys</td>
<td>2 storeys</td>
</tr>
<tr>
<td></td>
<td>Maximum external wall</td>
<td>7m</td>
</tr>
<tr>
<td></td>
<td>height where maximum</td>
<td></td>
</tr>
<tr>
<td></td>
<td>height of building in the</td>
<td></td>
</tr>
<tr>
<td></td>
<td>LEP is 8.5m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum external wall</td>
<td>8m</td>
</tr>
<tr>
<td></td>
<td>height where maximum</td>
<td></td>
</tr>
<tr>
<td></td>
<td>height of building in the</td>
<td></td>
</tr>
<tr>
<td></td>
<td>LEP is 8.5m</td>
<td></td>
</tr>
</tbody>
</table>
## Table C1.7: Summary of Main Numerical Development Controls for Dwelling Houses and Outbuildings

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum finished ground level above natural ground level</td>
<td>1m</td>
</tr>
<tr>
<td>Maximum height of retaining walls</td>
<td>• 2m for steeply sloping sites</td>
</tr>
<tr>
<td></td>
<td>• 1m for all other land</td>
</tr>
<tr>
<td>Maximum cut below ground level</td>
<td>1m</td>
</tr>
<tr>
<td>Maximum fill above ground level</td>
<td>600mm</td>
</tr>
<tr>
<td>Frontage 12.5m or less:</td>
<td></td>
</tr>
<tr>
<td>- Minimum front setback</td>
<td>5.5m</td>
</tr>
<tr>
<td>- Maximum recess for main entrance from building line</td>
<td>2m</td>
</tr>
<tr>
<td>- Minimum side setback</td>
<td>900mm</td>
</tr>
<tr>
<td>- Minimum rear setback</td>
<td>6m</td>
</tr>
<tr>
<td>Frontage 12.5m or greater:</td>
<td></td>
</tr>
<tr>
<td>- Minimum front setback</td>
<td>6m or average of dwelling to either side of site</td>
</tr>
<tr>
<td>- Side setback</td>
<td>1m</td>
</tr>
<tr>
<td>- Minimum side setback for corner lots</td>
<td>2m from secondary street frontage</td>
</tr>
<tr>
<td>- Minimum rear setback</td>
<td>6m</td>
</tr>
<tr>
<td>Outbuildings:</td>
<td>450mm</td>
</tr>
<tr>
<td>- Side setback for external wall height over 2.7m</td>
<td></td>
</tr>
<tr>
<td>Maximum roof pitch</td>
<td>30 degrees</td>
</tr>
<tr>
<td>Minimum dimension of primary living area and principal bedroom</td>
<td>3.5m</td>
</tr>
<tr>
<td>Minimum dimension of secondary bedrooms</td>
<td>3m</td>
</tr>
<tr>
<td>Solar access to proposed development</td>
<td>Minimum 2 hours between 9am-3pm on 21 June</td>
</tr>
<tr>
<td>Solar access to proposed neighbouring development</td>
<td>Retain a minimum 2 hours between 9am-3pm on 21 June</td>
</tr>
<tr>
<td>Maximum height of front boundary fencing</td>
<td>1.2m or 1.8m if a minimum of 50% transparency screening is provided</td>
</tr>
<tr>
<td>Maximum height of outbuilding</td>
<td>4.8m</td>
</tr>
<tr>
<td>Minimum side setback for swimming pools</td>
<td>3.8m</td>
</tr>
<tr>
<td></td>
<td>1m</td>
</tr>
<tr>
<td>Refer to Chapter B1 of this DCP</td>
<td></td>
</tr>
</tbody>
</table>
Chapter C2

Dual Occupancies and Semi-detached Dwellings
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C2 Dual Occupancies and Semi-detached Dwellings

This chapter applies to dual occupancy (attached and detached) and semi-detached dwelling development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development. Dual occupancy (attached and detached) and semi-detached dwellings are defined under LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary.

C2.1 General Objectives

O1 To ensure all neighbourhoods are safe and comfortable.
O2 To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
O4 To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.
O5 To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.
O6 To ensure that development is of a high quality design, appearance and performance.

C2.2 Site Planning

C2.2.1 Minimum Lot Size and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure subdivision results in sites with suitable dimensions, configuration and amenity.

Objectives

O1 To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
O2 To ensure there is adequate area for vehicle access and parking.
O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.
Dual Occupancies and Semi-detached Dwellings

Controls

C1 Dual occupancy and semi-detached dwellings must have a street frontage.

C2 Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary.

C3 Each dwelling is required to have a minimum frontage width of 7.5m.

C4 On irregular blocks, the site width is measured at the required front setback.

C5 Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.

C2.2.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the LEP.

Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.

C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.

C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:

(a) A building envelope; and

(b) A general layout that complies with the current applicable planning controls.

C5 The development of existing isolated sites is not to detract from the character of the streetscape.

C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.
C2.2.3 Private Open Space

Objectives

O1 To ensure that all residents have access to private and functional open space areas.
O2 To ensure private open space is tailored to the dwellings, and opportunities for active and passive recreation are provided for within the development.
O3 To ensure private open space is designed to take advantage of environmental circumstances including solar access, views and prevailing breezes.
O4 To promote the enjoyment of outdoor living.
O5 To ensure private open space is located so that there is passive surveillance from main living areas of dwellings within a development.
O6 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.

Controls

C1 Semi-detached dwellings with a frontage of less than 7.5m must provide a minimum of 40m² of private open space.
C2 Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m² of private open space.
C3 Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.
C4 Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.
C5 The design of private open space must satisfy the following criteria:
   (a) Be located at ground level to the rear of an allotment behind the dual occupancy.
   (b) Be located adjacent to the main living areas, such as a living room.
   (c) Have a maximum gradient of 1:50.
   (d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas.
   (e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings.
   (f) Be designed to accommodate both recreation and service activities.
   (g) Include a suitably screened area for clothes drying facilities.
   (h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy.
C6 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.
C2.2.4 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.

C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C2.3 Building Envelope

C2.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C2.3.2 Height

The maximum permissible height of a building is prescribed in the Canterbury LEP 2012 and varies across residential zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).
Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

C1 Development for the purposes of dual occupancy and semi-detached dwellings must not exceed the following numerical requirements:

(a) A maximum two storey built form.

(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.

(d) Finished ground floor level is not to exceed 1m above the natural ground level.

Basement and Sub-floor Projection

C2 Dual occupancy or semi-detached dwelling development must not include basement or subfloor parking.

Attics and Roof Terraces

C3 Attics and mezzanine floors do not comprise a storey.

C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Retaining Walls

C5 Walls that would enclose a sub-floor area:

(a) Maximum 2m for steeply sloping land; and

(b) Maximum 1m for all other land.

C6 Retaining walls that would be located along, or immediately adjacent to, any boundary:

(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and

(b) Maximum 1m for all other land.
Cut and fill

C7 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

C8 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C9 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C10 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers’ reports.

C2.3.3 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To limit the scale and bulk of development by retaining landscaped open space around.

O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.

O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.

O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Front, Side and Rear Setbacks

C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.

C2 Development must comply with the minimum front, side and rear setbacks in the following tables:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>• Minimum setback of 5.5m from the front boundary.</td>
</tr>
<tr>
<td></td>
<td>• Maximum 2m recess for the main entrance from the front building line.</td>
</tr>
<tr>
<td></td>
<td>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>• Minimum setback of 900mm from side boundaries.</td>
</tr>
<tr>
<td></td>
<td>• First floor alterations and additions may be in line with the existing ground level walls.</td>
</tr>
<tr>
<td></td>
<td>• For semi-detached dwellings, provide an unroofed light well, with minimum dimensions of 1m x 3m, by setting back part of the external</td>
</tr>
</tbody>
</table>
Setback Controls

Front Setbacks
- Minimum setback of 6m from the front boundary.

Side Setbacks
- Minimum setback of 1.2m from side boundaries.
- Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary).

Rear Setbacks
- Minimum setback of 6m from the rear boundary.

Table C2.2: Dual Occupancy and Semi-detached 12.5m or greater

C3 Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas.

Exceptions and Other Requirements

C4 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C5 Swimming pools must not be located within any front setback.

C6 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

C7 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C8 Car parking structures must satisfy BCA requirements.

C9 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.

C10 On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:

(a) One carport that is not wider than 6m.

(b) On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.

C11 The following minor building elements may project up to 1m into the minimum side setback area:

(a) Roof eaves, awnings, pergolas and patios;

(b) Stair or ramp access to the ground floor;
(c) Rainwater tanks; and

(d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C2.3.4 Building Depth

Objectives

O1 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.

O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

C1 Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.

C2 An exception to C1 above applies where a dual occupancy (attached) is proposed on a corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded.

C2.3.5 Building Separation

Objectives

O1 To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy and general amenity for existing buildings.

O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

C1 Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings.

C2 Garages or carports may be located in the separation area.

C2.4 Building Design

C2.4.1 General Design

Objectives

O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
Dual Occupancies and Semi-detached Dwellings

O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.

O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.

O4 To facilitate positive interaction between the private and public domain.

O5 To maximise passive surveillance to promote safety and security.

O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

Controls

Contemporary Built Form

C1 Contemporary architectural designs may be acceptable if:

(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.

(b) The proposed addition is not visually prominent from the street or from a public space.

(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.

C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.

C3 Access to upper storeys must not be via external stairs.

C4 All dwellings must contain one kitchen and laundry facility.

C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

C7 Entries to residential buildings must be clearly identifiable.
Dual Occupancies and Semi-detached Dwellings

C8  A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.

C9  Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

**Internal Dwelling Layout**

C10  Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.

C11  The primary living area and principal bedroom must have a minimum width of 3.5m.

C12  Secondary bedrooms must have a minimum width of 3m.

C13  Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

**Façade Treatment**

C14  Development on corner lots must address both street frontages through façade treatment and articulation of elevations.

C15  Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.

C16  Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

C17  Facades visible from the street should be designed as a series of articulating panels or elements.

C18  The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

C19  The width of articulating panels shall be in accordance with the numerical requirements below:

<table>
<thead>
<tr>
<th>Facade</th>
<th>Street Elevation</th>
<th>Side Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width of articulating panels</td>
<td>4m to 6m</td>
<td>10m to 15m</td>
</tr>
</tbody>
</table>

Table C2.3: Width of articulating panels

C20  Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.

C21  Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.

C22  Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
C23 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions

C24 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.

C25 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.

C26 Pavilion elements shall have a depth between 10-15m.

C27 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Windows

C28 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.

C29 Large windows should be screened with blinds, louvres, awnings or pergolas.

C30 Windows must be rectangular.

C31 Square, circle and semi-circle windows are acceptable in moderation.

C32 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.

C33 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C34 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:

(a) Individual dormers are no wider than 1.5m in width;
(b) Provide a minimum 2.5m separation between dormers; and
(c) Dormers do not extend encroach above the ridgeline of the building.

Ventilation

C35 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).

C36 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.
C2.4.2 Roof Design and Features

**Objectives**

O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.

O2 To promote roof design that assists in regulating climate within the building.

O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

**Controls**

C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.

C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.

C3 Roof pitches are to be compatible and sympathetic to nearby buildings.

C4 Parapet roofs that increase the height of exterior walls are to be minimised.

C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.

C6 Mansard roofs (or similar) are not permitted.

C7 Pitched roofs should not exceed a pitch of 30 degrees.

C8 Relate roof design to the desired built form and context.

C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.

C10 Relate roof design to the desired built form and context.

C2.4.3 Fencing

**Objectives**

O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.

O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.

O3 To facilitate positive interaction between private and public domain.

**Controls**

C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.

C2 Front fences within the front boundary setback are to be no higher than 1.2m.

C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.

C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

**C2.4.4 Building Services**

**Objectives**

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

**Controls**

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

(a) Screen air conditioning units behind balcony balustrades;

(b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and

(c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:

(a) Screening of clothes drying areas from public places; and

(b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:

(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
Using a colour that is consistent with the colour of roof materials;

(c) Designing solar panels, where possible, as part of the roof;

(d) Setting the solar panels back from the street frontage and position below the ridgeline; and

(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C2.5 Amenity

C2.5.1 Solar Access and Overshadowing

Objectives

O1 To ensure habitable rooms have reasonable daylight access.

O2 To minimise overshadowing of primary living areas and private open space.

O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June.

C2 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.

C3 Dwellings in or adjoining industrial zones must comply with the following:

(a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.

(b) Receives a minimum of 2 hours sunlight between 9:00 am and 3:00 pm on 21 June.

(c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.

Solar Access to Neighbouring Development

C4 Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

C5 If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
(a) Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.

(b) If a system currently receives less than 2 hours sunlight, then proposed development must not reduce the existing level of sunlight.

C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.

**Shading Devices**

C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.

C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.

C12 Avoid reducing internal natural daylight or interrupting views with shading devices.

C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C14 Use high performance glass with a reflectivity below 20%.

C15 Minimise external glare by avoiding reflective films and use of tint glass.

**C2.5.2 Visual Privacy**

**Objectives**

O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.

O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.

O3 To promote passive surveillance of public and semi-public areas.

**Controls**

C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.

C2 Minimise direct overlooking of rooms and private open space through the following:

(a) Provide adequate building separation, and rear and side setbacks; and

(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
   (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
   (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

C4 Screening of bedroom windows is optional and dimensions are not restricted.

C2.5.3 Acoustic Privacy

Objectives

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.

O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.

O4 To protect new and existing dwellings from intrusive noise.

Controls

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.

C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.

C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C4 Address all requirements in ‘Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)’ published by the NSW Department of Planning.

C2.6 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for dual occupancy housing and semi-detached dwellings.

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Frontage</strong></td>
<td></td>
</tr>
<tr>
<td>Minimum street frontage</td>
<td>15m</td>
</tr>
<tr>
<td>Minimum street frontage for each dwelling</td>
<td>7.5m</td>
</tr>
<tr>
<td><strong>Private Open Space</strong></td>
<td></td>
</tr>
<tr>
<td>Semi-detached dwelling with frontage less than 7.5m</td>
<td>40m²</td>
</tr>
<tr>
<td>Dual occupancy or semi-detached dwellings with frontage greater than 7.5m</td>
<td>50m²</td>
</tr>
<tr>
<td>Minimum dimension in any direction</td>
<td>4m with a 2.5m x 2.5m area for outdoor dining facilities</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum number of storeys</td>
<td>2 storeys</td>
</tr>
<tr>
<td>Maximum external wall height where maximum height of building in the LEP is 8.5m</td>
<td>7m</td>
</tr>
</tbody>
</table>
### Dual Occupancies and Semi-detached Dwellings

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum external wall height where maximum height of building in the LEP is 9.5m</td>
<td>8m</td>
</tr>
<tr>
<td>Maximum finished ground level above natural ground level</td>
<td>1m</td>
</tr>
<tr>
<td>Maximum height of retaining walls enclosing a sub-floor</td>
<td>2m for steeply sloping sites, 1m for all other land</td>
</tr>
<tr>
<td>Maximum cut below ground level</td>
<td>1m</td>
</tr>
<tr>
<td>Maximum fill above ground level</td>
<td>600mm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage 12.5m or less:</td>
<td></td>
</tr>
<tr>
<td>- Minimum front setback</td>
<td>5.5m</td>
</tr>
<tr>
<td>- Maximum recess for main entrance from building line</td>
<td>2m</td>
</tr>
<tr>
<td>- Minimum side setback</td>
<td>900mm</td>
</tr>
<tr>
<td>- Minimum rear setback</td>
<td>6m</td>
</tr>
<tr>
<td>Frontage 12.5m or greater:</td>
<td></td>
</tr>
<tr>
<td>- Minimum front setback</td>
<td>6m or average of dwelling to either side of site</td>
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<tr>
<td>- Minimum side setback</td>
<td>1m</td>
</tr>
<tr>
<td>- Minimum rear setback</td>
<td>3.5m from secondary street frontage</td>
</tr>
<tr>
<td>- 3.5m from secondary street frontage</td>
<td>6m</td>
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<table>
<thead>
<tr>
<th>Building Depth</th>
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<tbody>
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<td>Maximum building depth</td>
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<table>
<thead>
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<th>Building Separation</th>
<th></th>
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<td>See section C2.3.5 of this chapter of the DCP</td>
<td></td>
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<table>
<thead>
<tr>
<th>Roof Pitch</th>
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<tbody>
<tr>
<td>Maximum roof pitch</td>
<td>30 degrees</td>
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</table>

<table>
<thead>
<tr>
<th>Internal Dwelling Layout</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Minimum dimension of primary living area and principal bedroom</td>
<td>3.5m</td>
</tr>
<tr>
<td>Minimum dimension of secondary bedrooms</td>
<td>3m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amenity</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar access to proposed development</td>
<td>Minimum 2 hours between 9am-3pm on 21 June</td>
</tr>
<tr>
<td>Solar access to proposed neighbouring development</td>
<td>Retain a minimum 2 hours between 9am-3pm on 21 June</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fencing and Ancillary Development</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height of front boundary fencing</td>
<td>1.2m or 1.8m if a minimum of 50% transparency screening is provided</td>
</tr>
<tr>
<td>Maximum height of outbuilding</td>
<td>4.8m</td>
</tr>
<tr>
<td>Maximum wall height of outbuilding</td>
<td>3.8m</td>
</tr>
<tr>
<td>Minimum side setback for swimming pools</td>
<td>1m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Rates</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Refer to Chapter B1 of this DCP</td>
<td></td>
</tr>
</tbody>
</table>

Table C2.4: Summary of Main Numerical Development Controls For Dual Occupancy and Semi-detached Dwellings
Chapter C3

Multi Dwelling Housing and Attached Dwellings
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C3  Multi Dwelling Housing and 
Attached Dwellings

This chapter applies to multi dwelling housing and attached dwelling development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development relating to those land uses. Multi dwelling housing and attached dwellings are defined in the LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary.

C3.1 General Objectives

O1  To ensure all neighbourhoods are safe and comfortable.

O2  To accommodate a mix of households in a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.

O3  To ensure residential streets and yards are green and leafy, with substantial tree canopy.

O4  To ensure buildings are adequately separated to facilitate household activities and landscaping.

O5  To ensure that development achieves good amenity, sunlight and privacy for occupants of new and existing buildings.

O6  To ensure that development is of a high quality design, appearance and performance.

C3.2 Site Planning

C3.2.1 Minimum Lot Sizes and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

O1  To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.

O2  To ensure there is adequate area for vehicle access and parking.
O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

C1 Multi dwelling housing and attached dwellings must have a street frontage.

C2 The minimum primary street frontage width for multi dwelling housing and attached dwellings is:
   (a) 27m for development along major roads; or
   (b) 20m for development any local road.

C3.2.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.

Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.

C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.

C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
   (a) A building envelope; and
   (b) A general layout that complies with the current applicable planning controls.

C5 The development of existing isolated sites is not to detract from the character of the streetscape.

C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.
C3.2.3 Private Open Space

Objectives

O1 To ensure that all residents have access to private and functional open space areas.
O2 To ensure private open space is tailored to the type of dwelling or dwellings, and provides opportunities for active and passive recreation within the development.
O3 To ensure private open space is designed to take advantage of environmental circumstances including solar access, views and prevailing breezes.
O4 To promote the enjoyment of outdoor living.
O5 To ensure private open space is located so that there is passive surveillance from main living areas of dwellings within the development.
O6 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.
O7 To ensure all residents have access to consolidated, semi-private and functional communal open space.

Controls

General Design

C1 Attached Dwellings and Multi Dwelling Housing must provide 40m² of private open space per dwelling.
C2 Private open space must include an area 2.5m by 2.5m suitable for outdoor dining facilities.
C3 Private open space must be located adjacent to the main living areas, such as a living room, dining room or kitchen.
C4 The principal area of open space for each dwelling may comprise a combination of privacy-screens, sun-shading devices and landscaped areas.
C5 Be designed to prevent direct overlooking from a public space, communal place or from neighbouring buildings.
C6 Be designed to accommodate both recreation and service activities.
C7 Include a suitably screened area for clothes drying facilities.
C8 Be oriented to provide maximum exposure to midwinter daylight whilst optimising privacy.

Ground Level Design

C9 Private open space at ground level must be a minimum of 4m in any direction for attached dwellings and multi dwelling housing.
C10 Private open space at ground level shall have a maximum gradient of 1:50.
C11 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.

Balconies

C12 Design and detail the balcony to take advantage of local climate and context.
C13 Where practical face balconies predominantly north, east or west to optimise solar access.

C14 Orient balconies towards views of local neighbourhoods, prominent open spaces and district city skylines.

C15 Use sun screens, pergolas, shutters and operable walls to control sunlight and wind.

C16 Consider operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balconies.

C17 Consider cantilevered, partially cantilevered or recessed balconies in response to requirements for daylight access, wind protection, acoustic and visual privacy.

C18 Where practical, limit the depth of a balcony so that it does not prevent sunlight entering the apartment below.

C19 Design balustrades to allow views and passive surveillance of the street while providing for safety and visual privacy. Use a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development.

C20 Use screening devices to obscure seated persons, clothes drying areas, bicycle storage or air conditioning units from public view.

C21 Provide additional amenity and choice with a secondary balcony or operable wall with balustrades adjacent to bedrooms.

C3.2.4 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.

C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.
C3.3 Building Envelope

C3.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C3.3.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

C1 Development for the purposes of multi dwelling housing must not exceed the following numerical requirements:

(a) Maximum height of one storey where the building is located more than 20m (in addition to the required front setback) or a distance of 65% of the total length of the allotment, as measured from the front boundary (whichever is the greater).

(b) Maximum height of two storeys except in locations stated in (a) above.

(c) Two (2) storey dwellings may be permitted at the rear of an allotment in R3 zones only where that part of the site faces an industrial development, a road, a railway line or an area of open space.

(d) Maximum external wall height of 3.8m where the one storey restriction applies.

(e) Maximum external wall height of 7m where two storeys are permitted and the height of buildings under the LEP is 8.5m.

C2 Development for the purposes of attached dwellings must not exceed the following numerical requirements:
(a) Maximum of two (2) storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m.

(b) Maximum three (3) storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m.

**Basement and Sub-floor Projection**

C3 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

**Attics and Roof Terraces**

C4 Attics and mezzanine floors do not comprise a storey.

C5 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

**Basement and Sub-floor**

C6 Attached dwelling development must not include basement or subfloor parking.

C7 Basement and sub-floor parking is suitable in the R4 High Density Residential Zone under the LEP for multi dwelling housing.

C8 The provision of basement parking for multi dwelling housing in the R3 Medium Residential Zone of the LEP may be considered where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.

C9 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

C10 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

**Retaining Walls – Development Without Basement Parking**

C11 Walls that would enclose a sub-floor area:

(a) Maximum 2m for steeply sloping land; and

(b) Maximum 1m for all other land.

C12 Retaining walls that would be located along, or immediately adjacent to, any boundary:

(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and

(b) Maximum 1m for all other land.

**Cut and fill – Development Without Basement Parking**

C13 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.
C14  No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C15  Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C16  If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers’ reports.

C3.3.3 Setbacks

Objectives

O1  To establish the desired spatial proportions of the street and define the street edge.
O2  To limit the scale and bulk of development.
O3  To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
O4  To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
O5  To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

C1  Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.

Setbacks in the R3 Zone

C2  Multi dwelling housing and attached dwelling development must comply with the minimum setbacks as follows:
   (a) A minimum setback of 6m from the front boundary.
   (b) A minimum setback of 3m from the rear boundary where the building the subject of the setback, is single storey.
   (c) Minimum 3m or 5m width of deep soil along the front and rear boundaries based on setback requirements.
   (d) On corner lots a minimum of 5.5m from the longer street frontage.

C3  Multi dwelling housing development must comply with the following side setbacks:
   (a) A minimum of setback of 1.5m from the side boundaries for dwellings that would be fronting the street or front setback.
   (b) A minimum setback of 2.5m from the side boundaries for building that does not front the street or front setback.
   (c) A minimum of 1m width of deep soil along side boundaries.

Setbacks in the R4 Zone

C4  Multi dwelling housing development must comply with the minimum setbacks as follows:
(a) A minimum setback of 6m from the front and rear boundary.
(b) A minimum setback of 4m from the side boundaries.

C5 Attached dwelling development must have a 6m setback from front and rear boundaries.

C6 A minimum 2m width of deep soil along side boundaries and minimum of 5m wide along front/rear boundaries must be provided in the setback areas.

Exceptions and Other Requirements

C7 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.

C8 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C9 Swimming pools must not be located within any front setback.

C10 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

C11 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C12 Car parking structures must satisfy BCA requirements.

C13 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.

C14 The following minor building elements may project up to 1m into the minimum side setback area:
   (a) Roof eaves, awnings, pergolas and patios;
   (b) Stair or ramp access to the ground floor;
   (c) Rainwater tanks; and
   (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C3.3.4 Building Depth

Objectives

O1 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.
To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

C1 Building depth must not exceed a maximum of 25m.

C2 The building depth may be increased to 35m in the R4 Zone provided facades incorporate deep soil courtyards that are:
   (a) Parallel to front or rear boundaries (or that have an orientation which is generally parallel to those boundaries) provided that the adjacent deep soil setbacks each accommodate at least three major canopy trees; or
   (b) Parallel to side boundaries (or have an orientation that is generally parallel to side boundaries) provided that the facades will incorporate deep soil courtyards that each have a minimum area 6m by 6m and will each accommodate at least one major canopy tree.

C3.3.5 Building Separation

Objectives

O1 To ensure reasonable solar access and privacy is available to residents in new buildings and residents in existing buildings.

O2 To ensure taller buildings provide greater separation to buildings on adjoining land facilitating spatial relationships that are proportional to the heights of buildings.

Controls

C1 Multi dwelling housing must provide a minimum 5m separation between buildings that are on one site (measured from the outer faces of the exterior wall of each building).

C2 In the separation area:
   (a) Deep soil or private open spaces are permitted as well as communal open space.
   (b) Driveways, walkways and building lobbies are permitted (driveways should have planted verges at least 1m wide comprising canopy trees, along both sides).
   (c) Garages, carports or outdoor parking are not permitted.

C3.4 Building Design

C3.4.1 General Design

Objectives

O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.

To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.

To facilitate positive interaction between the private and public domain.

To maximise passive surveillance to promote safety and security.

To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

Controls

Contemporary Built Form

C1 Contemporary architectural designs may be acceptable if:

(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.

(b) The proposed addition is not visually prominent from the street or from a public space.

(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.

C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.

C3 Access to upper storeys must not be via external stairs.

C4 All dwellings must contain one kitchen and laundry facility.

C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

C7 Entries to residential buildings must be clearly identifiable.

C8 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.

C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.
C10 In multiple unit development, face at least one habitable room or private open space area towards a communal space, internal driveway or pedestrian way.

C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.

C12 Landscaping of street setbacks should not include continuous visually-solid hedges that would block sight lines from dwellings or conceal intruders.

C13 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C14 The combined width of front fencing is not to occupy more than 50% of the frontage of the site.

C15 Dwellings that face the street must have private entrances direct from the street footpath.

Facade Treatment

C16 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.

C17 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.

C18 Façade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

C19 Facades visible from the street should be designed as a series of articulating panels or elements.

C20 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

C21 The width of articulating panels shall be in accordance with the numerical requirements below:

<table>
<thead>
<tr>
<th>Facade</th>
<th>Street Elevation</th>
<th>Side Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width of articulating panels</td>
<td>4m to 6m</td>
<td>10m to 15m</td>
</tr>
</tbody>
</table>

Table C3.1: Width of articulating panels

C22 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.

C23 Incorporate contrasting elements in the façade - use a harmonious range of high quality materials, finishes and detailing.

C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions

C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements.

C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.

C27 Pavilion elements shall have a depth between 10-15m.

C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.
C29 Separate pavilion elements in multi dwelling housing by courtyards that are at least 6m wide.

Windows
C30 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
C31 Large windows should be screened with blinds, louvres, awnings or pergolas.
C32 Windows must be rectangular.
C33 Square, circle and semi-circle windows are acceptable in moderation.
C34 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
C35 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
C36 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:
  (a) Individual dormers are no wider than 1.5m in width;
  (b) Provide a minimum 2.5m separation between dormers; and
  (c) Dormers do not extend encroach above the ridgeline of the building.

Ventilation
C37 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).
C38 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

C3.4.2 Roof Design and Features

Objectives
O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
O2 To promote roof design that assists in regulating climate within the building.
O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls
C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.
C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
C4 Parapet roofs that increase the height of exterior walls are to be minimised.
C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
C6 Mansard roofs (or similar) are not permitted.
C7 Pitched roofs should not exceed a pitch of 30 degrees.
C8 Relate roof design to the desired built form and context.
C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
C10 Relate roof design to the desired built form and context.

**C3.4.3 Dwelling Layout & Mix**

**Objectives**

O1 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

O2 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

**Controls**

C1 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.

C2 The primary living area and principal bedroom must have a minimum width of 3.5m.

C3 Secondary bedrooms must have a minimum width of 3m.

C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

C5 The minimum amount of storage required is 6m³ for one bedroom dwellings, 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.

C6 Stairwells should be designed to receive natural daylight and ventilation.

C7 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs.

**C3.5 Amenity**

**C3.5.1 Solar Access and Overshadowing**

**Objectives**

O3 To ensure habitable rooms have reasonable daylight access.

O4 To minimise overshadowing of primary living areas and private open space.

O5 To enable occupants to adjust the quantity of daylight to suit their needs.
Controls

Solar Access to Proposed Development

C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June.

C2 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.

C3 Dwellings in or adjoining industrial zones must comply with the following:
   (a) At least one living room window and at least 50% or 35m2 with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
   (b) Receives a minimum of 2 hours sunlight between 9:00 am and 3:00 pm on 21 June.
   (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.

Solar Access to Neighbouring Development

C4 Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

C5 If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
   (a) Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
   (b) If a system currently receives less than 2 hours sunlight, then proposed development must not reduce the existing level of sunlight.

C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.

Shading Devices

C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.

C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
C12 Avoid reducing internal natural daylight or interrupting views with shading devices.

C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C14 Use high performance glass with a reflectivity below 20%.

C15 Minimise external glare by avoiding reflective films and use of tint glass.

**C3.5.2 Visual Privacy**

**Objectives**

O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.

O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.

O3 To promote passive surveillance of public and semi-public areas.

**Controls**

C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.

C2 Minimise direct overlooking of rooms and private open space through the following:
   (a) Provide adequate building separation, and rear and side setbacks; and
   (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.

C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
   (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
   (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

C4 Screening of bedroom windows is optional and dimensions are not restricted.

**C3.5.3 Acoustic Privacy**

**Objectives**

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.

O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.

O4 To protect new and existing dwellings from intrusive noise.
Controls

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.

C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.

C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C3.6 Fences and Ancillary Development

C3.6.1 Fences

Objectives

O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.

O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.

O3 To facilitate positive interaction between private and public domain.

Controls

C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.

C2 Front fences within the front boundary setback are to be no higher than 1.2m.

C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.

C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.

C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C3.6.2 Building Services

Objectives

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.
C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
   (a) Screen air conditioning units behind balcony balustrades;
   (b) Provide screened recesses for water heaters rather than surface-mouting them on exterior walls; and
   (c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:
   (a) Screening of clothes drying areas from public and semi-public places; and
   (b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:
   (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
   (b) Using a colour that is consistent with the colour of roof materials;
   (c) Designing solar panels, where possible, as part of the roof;
   (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
   (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C3.7 Summary of Main Numerical Development Controls
The following is a summary of the main numerical controls for multi dwelling housing and attached dwellings.

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>Minimum street frontage along major roads 27m</td>
</tr>
<tr>
<td></td>
<td>Minimum street frontage along local roads 20m</td>
</tr>
<tr>
<td>Private Open</td>
<td>Minimum private open space 40m²</td>
</tr>
<tr>
<td>Control</td>
<td>Numerical Amount</td>
</tr>
<tr>
<td>---------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Space</strong></td>
<td>Minimum dimension in any direction</td>
</tr>
<tr>
<td></td>
<td>4m and 2.5m x 2.5m for outdoor dining facilities</td>
</tr>
<tr>
<td><strong>Height of Multi Dwelling Housing</strong></td>
<td>Maximum number of storeys</td>
</tr>
<tr>
<td></td>
<td>2 storeys except in locations detailed in section C3.3.2 of this DCP</td>
</tr>
<tr>
<td></td>
<td>Maximum external wall height where the one storey restriction applies (See section C3.3.2 of this DCP)</td>
</tr>
<tr>
<td></td>
<td>3.8m</td>
</tr>
<tr>
<td></td>
<td>Maximum external wall height where two storeys are permitted and the maximum height of building in the LEP is 8.5m (refer to section C3.3.2 of this DCP)</td>
</tr>
<tr>
<td></td>
<td>7m</td>
</tr>
<tr>
<td><strong>Height of Attached Dwellings</strong></td>
<td>Maximum external wall height (where maximum height of building in the LEP is 8.5m)</td>
</tr>
<tr>
<td></td>
<td>2 storeys and 7m wall height</td>
</tr>
<tr>
<td></td>
<td>Maximum external wall height (where maximum height of building in the LEP is 11.5m)</td>
</tr>
<tr>
<td></td>
<td>3 storeys and 10m wall height</td>
</tr>
<tr>
<td><strong>Height of Retaining Walls</strong></td>
<td>Maximum height of retaining walls enclosing a sub-floor</td>
</tr>
<tr>
<td></td>
<td>• 2m for steeply sloping sites</td>
</tr>
<tr>
<td></td>
<td>• 1m for all other land</td>
</tr>
<tr>
<td><strong>Cut and Fill</strong></td>
<td>Maximum cut below ground level</td>
</tr>
<tr>
<td></td>
<td>1m</td>
</tr>
<tr>
<td></td>
<td>Maximum fill above ground level</td>
</tr>
<tr>
<td></td>
<td>600mm</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>* R3 Zone:*</td>
</tr>
<tr>
<td></td>
<td>• Minimum front setback</td>
</tr>
<tr>
<td></td>
<td>• Minimum rear setback for one storey building</td>
</tr>
<tr>
<td></td>
<td>• Setback for corner lots (longer street frontage)</td>
</tr>
<tr>
<td></td>
<td>• Minimum side setback for street fronted dwellings</td>
</tr>
<tr>
<td></td>
<td>• Minimum side setback (excludes street fronted dwellings)</td>
</tr>
<tr>
<td></td>
<td>• Deep soil width along side boundaries</td>
</tr>
<tr>
<td></td>
<td>• Minimum deep soil setback along front and rear boundaries</td>
</tr>
<tr>
<td></td>
<td>• 6m</td>
</tr>
<tr>
<td></td>
<td>• 3m</td>
</tr>
<tr>
<td></td>
<td>• 5.5</td>
</tr>
<tr>
<td></td>
<td>• 1.5m</td>
</tr>
<tr>
<td></td>
<td>• 2.5m</td>
</tr>
<tr>
<td></td>
<td>• 1m</td>
</tr>
<tr>
<td></td>
<td>• Minimum 3m or 5m based on setback requirements</td>
</tr>
<tr>
<td></td>
<td>* R4 Zone:*</td>
</tr>
<tr>
<td></td>
<td>• Minimum front and rear setback</td>
</tr>
<tr>
<td></td>
<td>• Minimum side setback</td>
</tr>
<tr>
<td></td>
<td>• Minimum deep soil setback along front and rear boundaries</td>
</tr>
<tr>
<td></td>
<td>• Deep soil widths along the side boundaries</td>
</tr>
<tr>
<td></td>
<td>• 6m</td>
</tr>
<tr>
<td></td>
<td>• 4m</td>
</tr>
<tr>
<td></td>
<td>• 5m</td>
</tr>
<tr>
<td></td>
<td>• 2m</td>
</tr>
<tr>
<td><strong>Building Depth in R4 Zone</strong></td>
<td>Maximum building depth</td>
</tr>
<tr>
<td></td>
<td>25m</td>
</tr>
<tr>
<td><strong>Building Separation</strong></td>
<td>Minimum separation between building on one site</td>
</tr>
<tr>
<td></td>
<td>5m</td>
</tr>
<tr>
<td><strong>Roof Pitch</strong></td>
<td>Maximum roof pitch</td>
</tr>
<tr>
<td></td>
<td>30 degrees</td>
</tr>
<tr>
<td><strong>Internal Dwelling Layout</strong></td>
<td>Minimum dimension of primary living area and principal bedroom</td>
</tr>
<tr>
<td></td>
<td>3.5m</td>
</tr>
<tr>
<td></td>
<td>Minimum dimension of secondary bedrooms</td>
</tr>
<tr>
<td></td>
<td>3m</td>
</tr>
<tr>
<td></td>
<td>Minimum number of accessible or adaptable units</td>
</tr>
<tr>
<td></td>
<td>10%</td>
</tr>
<tr>
<td><strong>Amenity</strong></td>
<td>Solar access to proposed development</td>
</tr>
<tr>
<td></td>
<td>Minimum 2 hours between 9am-3pm on 21 June</td>
</tr>
<tr>
<td></td>
<td>Solar access to proposed neighbouring development</td>
</tr>
<tr>
<td></td>
<td>Retain a minimum 2 hours between 9am-3pm on 21 June</td>
</tr>
<tr>
<td>Control</td>
<td>Numerical Amount</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Fencing</td>
<td>Maximum height of front boundary fencing 1.2m or 1.8m if a minimum of 50%</td>
</tr>
<tr>
<td></td>
<td>transparency screening is provided</td>
</tr>
<tr>
<td>Parking Rates</td>
<td>Refer to Chapter B1 of this DCP</td>
</tr>
</tbody>
</table>

Table C3.2: Summary of Main Numerical Development Controls For Multi Dwelling Housing and Attached Dwellings
Chapter C4

Residential Flat Building
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C4.3.6 SUMMARY OF MAIN NUMERICAL DEVELOPMENT CONTROLS .............................................. 39
This chapter applies to residential flat building development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development relating to that use. Residential flat buildings are defined in the LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary. In addition, residential flat building development that is three (3) storeys or greater and contains four (4) or more dwellings must be designed in accordance with the requirements of the Apartment Design Guide (ADG) under the provisions of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65).

The controls are separated into the following sections:

- C4.1 General Objectives
- C4.2 SEPP 65 Applications - Three Storeys or Greater with Four or More Dwellings
- C4.3 Non SEPP 65 Applications

C4.1 General Objectives

- O1 To ensure all neighbourhoods are safe and comfortable.
- O2 To accommodate a mix of households in a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
- O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
- O4 To ensure buildings are adequately separated to facilitate household activities and landscaping.
- O5 To ensure that development achieves good amenity, sunlight and privacy for occupants of new and existing buildings.
- O6 To ensure that development is of a high quality design, appearance and performance.
C4.2 **SEPP 65 Applications**  
Three Storeys or Greater with Four or More Dwellings

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) applies. SEPP 65 applies to residential flat buildings three storeys or greater with four or more Dwellings.

Note: The controls in C4.3 of this chapter apply to applications to which SEPP 65 does not apply.

**C4.2.1 Site Planning**

**C4.2.1.1 Minimum Lot Sizes and Frontage**

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

**Objectives**

O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.

O2 To ensure there is adequate area for vehicle access and parking.

O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

**Controls**

C1 Residential flat buildings must have a street frontage.

C2 The minimum primary street frontage width for attached dwellings, multi dwelling housing and residential flat buildings up to 3 storeys is:

(a) 27m for development along major roads; or

(b) 20m for development along any local road.

C3 The minimum primary street frontage width for residential flat buildings 4 storeys or greater is 30m.

**C4.2.1.2 Isolated Sites**

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.
Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.

C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.

C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:

(a) A building envelope; and

(b) A general layout that complies with the current applicable planning controls.

C5 The development of existing isolated sites is not to detract from the character of the streetscape.

C4.2.1.3 Open Space

Objectives

O1 To ensure dwellings provide appropriate sized balconies to enhance residential amenity.

O2 To ensure primary balconies are appropriately located to enhance liveability for residents.

O3 To ensure balcony design is integrated into and contributes to the overall architectural form and detail of the building.

O4 To ensure private balconies and communal open space are designed to maximise safety.
To ensure an adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

To ensure communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.

To ensure open space is designed to maximise safety.

Controls

Balconies

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to balconies and developments to which the SEPP relates. The ADG therefore sets the objectives and controls for balconies in the LGA for residential flat buildings to which SEPP 65 relates. Refer to the objectives, design criteria and design guidance outlined in 4E Private Open Space and Balconies of the ADG.

Communal Open Space

Residential flat buildings must provide communal open space areas equivalent to at least 15% of the open space on a site that is created by the required setbacks and building separations.

Communal open space may be provided on podiums, terraces, or in any deep-soil setback or separation between buildings in residential flat buildings.

At least one side must have a minimum 6m length for each area of communal open space.

Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.

Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.

Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.

Provide windows that overlook communal open space and approaches to the building to generate a variety of visible pedestrian activity in the main building lobby.

Screen walls surrounding any communal area are no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.
C4.2.1.4 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.

C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C4.2.2 Building Envelope

C4.2.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development.

FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C4.2.2.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.
Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

C1 Development for the purposes of residential flat buildings must not exceed the following numerical requirements:

(a) Maximum of two storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m.

(b) Maximum three storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m.

Basement and Sub-floor Projection

C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and Roof Terraces

C3 Attics and mezzanine floors do not comprise a storey.

C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Basement and Sub-floor

C5 Basement parking may be suitable for residential flat buildings provided that compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

Retaining Walls – Development Without Basement Parking

C6 Walls that would enclose a sub-floor area:

(a) Maximum 2m height for steeply sloping land; and

(b) Maximum 1m height for all other land.

C7 Retaining walls that would be located along, or immediately adjacent to, any boundary:

(a) Maximum 3m height for steeply sloping land, but only to accommodate a garage that would be located at street level; and

(b) Maximum 1m height for all other land.
Cut and fill – Development Without Basement Parking

C8 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

C9 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C10 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C11 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers’ reports.

C4.2.2.3 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To limit the scale and bulk of development by retaining landscaped open space around.

O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.

O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.

O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Front, Side and Rear

C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.

C2 Development must comply with the minimum setbacks as follows:

(a) A minimum setback of 6m from the front and rear boundary.

(b) A minimum setback of 4m from the side boundaries.

C3 A minimum width of deep soil along side boundaries of 2m and minimum of 5m wide along front/rear boundaries.
Exceptions and Other Requirements

C4  External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.

C5  Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C6  Swimming pools must not be located within any front setback.

C7  One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

C8  For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C9  Car parking structures must satisfy BCA requirements.

C10 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.

C11 The following minor building elements may project up to 1m into the minimum side setback area:

(a) Roof eaves, awnings, pergolas and patios;

(b) Stair or ramp access to the ground floor;

(c) Rainwater tanks; and

(d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C4.2.2.4 Building Depth

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to natural ventilation (building depth) and developments to which the SEPP relates. The ADG therefore sets the objectives and controls for building depth in the LGA for residential flat buildings to which SEPP 65 relates. Refer to 4B Natural Ventilation of the ADG for objectives, design criteria and design guidance.

C4.2.2.5 Building Separation

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to visual privacy (building separation) to which the SEPP relates. The ADG therefore sets the objectives and controls for building separation in the LGA for residential flat
buildings to which SEPP 65 relates. Refer to 3F Visual Privacy of the ADG for objectives, design criteria and design guidance.

C4.2.2.6 Floor To Ceiling Heights

Refer to 4C Ceiling Heights of the ADG made under SEPP 65 for objectives, design criteria and design guidance in relation to minimum ceiling heights.

C4.2.3 Building Design

C4.2.3.1 General Design

Objectives

O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.

O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.

O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.

O4 To facilitate positive interaction between the private and public domain.

O5 To maximise passive surveillance to promote safety and security.

O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

Controls

Contemporary Built Form

C1 Contemporary architectural designs may be acceptable if:

(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.

(b) The proposed addition is not visually prominent from the street or from a public space.

(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.

C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.

C3 Access to upper storeys must not be via external stairs.
C4 All dwellings must contain one kitchen and laundry facility.

C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

C7 Entries to residential buildings must be clearly identifiable.

C8 Provide the main common entry and separate private ground floor apartment entries where it is desirable to activate the street edge or reinforce a rhythm along the street.

C9 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.

C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.

C12 Private open spaces accessed from the street must be clearly articulated.

Façade Treatment

C13 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.

C14 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

C15 Facades visible from the street should be designed as a series of articulating panels.

C16 Width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

C17 The width of articulating panels shall be in accordance with the numerical requirements below:
Table C4.1: Articulating panels numerical requirements

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Street Elevation Facades</th>
<th>Side Elevation Facades</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Flat Buildings up to three (3) storeys</td>
<td>4m to 6m</td>
<td>10m to 15m</td>
</tr>
<tr>
<td>Residential Flat Buildings four (4) storeys or greater</td>
<td>6m to 8m</td>
<td>10m to 15m</td>
</tr>
</tbody>
</table>

C18 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.

C19 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.

C20 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.

C21 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

C22 For residential flat buildings, layer and step facades in order to avoid building forms that are bland, bulky or over scaled by:
   (a) Complying with base and upper element setback controls; and
   (b) Incorporating balconies, staggered alignments for exterior walls and through contrasting design elements.

Pavilions

C23 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.

C24 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.

C25 Pavilion elements shall have a depth between 10-15m.

C26 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

C27 Residential flat buildings up to three (3) storeys facades that would be wider than 25m should be indented so that the new building would appear like a cluster of pavilion elements:
   (a) Width of each pavilion should be between 10-12m
   (b) Pavilion elements should be separated by courtyards that are less than 6m wide.

C28 Residential flat buildings four (4) or more storeys:
(a) Facades should be layered and stepped in order to avoid building forms that are bland, bulky and over scaled.

(b) Layering of facades should incorporate the base and upper storey elements.

(c) Layering of facades should incorporate the base and upper storey elements.

(d) Stepping of facades should be provided by balconies, staggered alignments for exterior walls and by contrasting design elements.

Windows

C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.

C30 Large windows should be screened with blinds, louvres, awnings or pergolas.

C31 Windows must be rectangular.

C32 Square, circle and semi-circle windows are acceptable in moderation.

C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.

C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:

(a) Individual dormers are no wider than 1.5m in width;

(b) Provide a minimum 2.5m separation between dormers; and

(c) Dormers do not extend encroach above the ridgeline of the building.

C4.2.3.2 Roof Design and Features

Objectives

O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.

O2 To promote roof design that assists in regulating climate within the building.

O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

Building three storeys or less

C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.

C3 Roof pitches are to be compatible and sympathetic to nearby buildings.

C4 Parapet roofs that increase the height of exterior walls are to be minimised.

C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.

C6 Mansard roofs (or similar) are not permitted.

C7 Pitched roofs should not exceed a pitch of 30 degrees.

C8 Relate roof design to the desired built form and context.

C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.

C10 Relate roof design to the desired built form and context.

Building four storeys or greater

C11 Roofs must not exceed a pitch of 10 degrees.

C12 Emphasise building articulation with the shape and alignment of the roof.

C13 Emphasise corner apartments or prominent balcony structures with raised roof elements.

C14 Relate roof design to the size and scale of the building, the building elevations and three dimensional building forms – including the design of any parapet or terminating elements, and the selection of roof materials.

C15 Respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access.

C16 Integrate service elements into the design of the roof - including lift over-runs, service plant, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes and signage.

C4.2.3.3 Dwelling Layout & Mix

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to apartment size and layout (dwelling layout) and development to which the SEPP relates. The ADG therefore sets the objectives and controls for dwelling layout in the LGA for residential flat buildings to which SEPP 65 applies. Refer to 4D Apartment Size and Layout of the ADG for objectives, design criteria and design guidance. An additional objective and control in relation to the mix of dwellings are provided below.

Objective

O1 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

Control
C1 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs.

C4.2.4 Amenity

This section of the DCP contains amenity provisions for solar access and overshadowing and acoustic privacy. Visual privacy and natural ventilation objectives and controls are discussed in section C4.2.2.5 Building Separation in this chapter of the DCP.

C4.2.4.1 Solar Access and Overshadowing

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to solar and daylight access (solar access and overshadowing in this DCP) and development to which the SEPP relates. The ADG therefore sets the objectives and controls for solar access and overshadowing in the LGA for residential flat buildings to which SEPP 65 relates. Refer to 4A Solar and Daylight Access of the ADG for objectives, design criteria and design guidance.

Refer to an additional control below regarding common circulation areas including lift wells.

Objectives

O1 To ensure habitable areas have reasonable daylight access.

Controls

C1 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

C4.2.4.2 Acoustic Privacy

Objectives

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.

O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.

O4 To protect new and existing dwellings from intrusive noise.

Controls

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.

C3 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.

C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C5 Address all requirements in ‘Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)’ published by the NSW Department of Planning.

C4.2.5 Fences and Ancillary Development

C4.2.5.1 Fences

Objectives

O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.

O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.

O3 To facilitate positive interaction between private and public domain.

Controls

C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.

C2 Front fences within the front boundary setback are to be no higher than 1.2m.

C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.

C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.

C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C4.2.5.2 Building Services

Objectives

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

C1 All letterboxes be installed to meet Australia Post standards.
C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscrened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

(a) Screen air conditioning units behind balcony balustrades;

(b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and

(c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:

(a) Screening of clothes drying areas from public and semi-public places; and

(b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:

(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;

(b) Using a colour that is consistent with the colour of roof materials;

(c) Designing solar panels, where possible, as part of the roof;

(d) Setting the solar panels back from the street frontage and position below the ridgeline; and

(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C4.2.6 Parking and Access

A development must have regard to the objectives, design criteria and design guidance of the Apartment Design Guide (ADG) under State Environmental Planning Policy No. 65 – Quality of Residential Apartment Development (SEPP).
Under clause 30 of the SEPP, a development application cannot be refused based on car parking if the development complies with the minimum amount of car parking specified in Part 3J of the ADG.

Under Part 3J of the ADG:

- The minimum amount of car parking for residents and visitors for the shop top housing component of a development on sites that are within 800 metres of a railway station, is set out in the Roads and Maritime’s Guide to Traffic Generating Developments, or the car parking requirement prescribed in Section B1.3 of this DCP, whichever is the lesser.
- The minimum amount of car parking for residents and visitors for shop top housing component of a development on sites located further than 800m from a railway station is as per Section B1.3 of this DCP.

The minimum amount of car parking required under Part 3J is reiterated above as it was included in the ADG at the time that this DCP came into effect. Applicants are requested to review the ADG on the Department of Planning and Environment’s website to confirm the minimum amount of car parking required in the ADG. Applicants are also requested to refer to the Guide for Traffic Generating Developments as provided on the Roads and Maritime’s website.

Refer to the controls in this section of the DCP for engineering and technical requirements in relation to transport and parking.

### C4.2.7 Summary of Numerical Development Controls

The following is a summary of the main numerical controls for residential flat buildings to which SEPP 65 applies.

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td></td>
</tr>
<tr>
<td>3 storey residential flat buildings:</td>
<td>• Minimum street frontage along major roads</td>
</tr>
<tr>
<td></td>
<td>• Minimum street frontage along local roads</td>
</tr>
<tr>
<td></td>
<td>• 27m</td>
</tr>
<tr>
<td></td>
<td>• 20m</td>
</tr>
<tr>
<td>4 storey residential flat buildings</td>
<td>30m</td>
</tr>
<tr>
<td>Open Space and balconies</td>
<td>Refer to section C4.2.1.3 of this DCP for open space and balcony requirements</td>
</tr>
<tr>
<td>Minimum communal open space</td>
<td>15% of site</td>
</tr>
<tr>
<td>Minimum length of any communal open space</td>
<td>6m</td>
</tr>
<tr>
<td>Screen walls surrounding communal open space</td>
<td>1.2m or 1.8m if a minimum of 50% transparency screening is provided</td>
</tr>
<tr>
<td>Height</td>
<td></td>
</tr>
<tr>
<td>Where the height of buildings under the LEP is 8.5m</td>
<td>Maximum of two storeys and 7m maximum external wall height</td>
</tr>
<tr>
<td>Where the height of buildings under the LEP is 11.5m</td>
<td>Maximum three storeys and 10m maximum external wall height</td>
</tr>
<tr>
<td>Height of Retaining Walls</td>
<td>Refer to section C4.2.2.2 of this DCP for requirements</td>
</tr>
<tr>
<td>Cut and Fill</td>
<td>Refer to section C4.2.2.2 of this DCP for requirements</td>
</tr>
</tbody>
</table>
Residential Flat Buildings

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
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</thead>
<tbody>
<tr>
<td>Setbacks</td>
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<tr>
<td>• Minimum front and rear setback</td>
<td>• 6m</td>
</tr>
<tr>
<td>• Minimum side setback</td>
<td>• 4m</td>
</tr>
<tr>
<td>• Minimum deep soil setback</td>
<td>• 5m</td>
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<tr>
<td>along front and rear boundaries</td>
<td>• 2m</td>
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<tr>
<td>• Deep soil widths along the</td>
<td></td>
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<tr>
<td>side boundaries</td>
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<tr>
<td>Building Depth</td>
<td>Refer to section C4.2.2.4 of this DCP for requirements</td>
</tr>
<tr>
<td>Building Separation</td>
<td>Refer to section C4.2.2.5 of this DCP for requirements</td>
</tr>
<tr>
<td>Floor to Ceiling Height</td>
<td>Refer to section C4.2.2.5 of this DCP for requirements</td>
</tr>
<tr>
<td>Articulating Façade Panels</td>
<td>Refer to section C4.2.3.1 of this DCP for requirements</td>
</tr>
<tr>
<td>Roof Pitch</td>
<td></td>
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<tr>
<td>3 storeys or less</td>
<td>30 degrees</td>
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<td>4 storeys or more</td>
<td>10 degrees</td>
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<tr>
<td>Dwelling Layout and Mix</td>
<td>Refer to section C4.2.3.3 of this DCP for requirements</td>
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<tr>
<td>Solar Access and Overshadowing</td>
<td>Refer to section C4.2.4.1 of this DCP for requirements</td>
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<td>Fencing</td>
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<td>Maximum height of front boundary</td>
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<td>fencing</td>
<td>1.2m or 1.8m if a</td>
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<td>minimum of 50%</td>
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<td>transparency</td>
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</tr>
<tr>
<td>Parking Rates</td>
<td>Refer to section C4.2.6 of this DCP</td>
</tr>
</tbody>
</table>

Table C4.2: Summary of Numerical Development Controls for SEPP
65 Developments
C4.3 Non SEPP 65 Applications

This section of the DCP provides controls for applications to which State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) does not apply.

Note: SEPP 65 applies to residential flat buildings three storeys or greater with four or more Dwellings. The controls in C4.2 of this chapter apply to SEPP 65 applications.

C4.3.1 Site Planning

C4.3.1.1 Minimum Lot Sizes and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.

O2 To ensure there is adequate area for vehicle access and parking.

O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

C1 Residential flat buildings must have a street frontage.

C2 The minimum primary street frontage width for attached dwellings, multi dwelling housing and residential flat buildings up to 3 storeys is:

(a) 27m for development along major roads; or

(b) 20m for development along any local road.

C3 The minimum primary street frontage width for residential flat buildings 4 storeys or greater is 30m.

C4.3.1.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.

Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

**Controls**

**C1** Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.

**C2** Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

**C3** If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.

**C4** If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:

   (a) A building envelope; and
   
   (b) A general layout that complies with the current applicable planning controls.

**C5** The development of existing isolated sites is not to detract from the character of the streetscape.

**C6** Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

**C4.3.1.3 Open Space**

**Objectives**

**O1** To ensure that all residents have access to private and functional open space areas.

**O2** To ensure private open space is tailored to the type of dwelling or dwellings, and provides opportunities for active and passive recreation within the development.

**O3** To ensure private open space is designed to take advantage of environmental circumstances including solar access, views and prevailing breezes.

**O4** To promote the enjoyment of outdoor living.

**O5** To ensure private open space is located so that there is passive surveillance from main living areas of dwellings within the development.

**O6** To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.

**O7** To ensure all residents have access to consolidated, semi-private and functional communal open space.
Controls

General Design

C1 Provide one or more balconies, or terraces, to each dwelling, that have a combined area of at least:
  
  (a) For one bedroom dwellings – 9m²
  
  (b) For two bedroom dwellings – 12m²
  
  (c) For dwellings with three or more bedrooms – 16m²

C2 Provide communal areas equivalent to at least 15% of the open space on a site that is created by the required setbacks and building separations.

C3 Private open space must include an area 2.5m by 2.5m suitable for outdoor dining facilities.

C4 Private open space must be located adjacent to the main living areas, such as a living room, dining room or kitchen.

C5 The principal area of open space for each dwelling may comprise a combination of privacy-screens, sun-shading devices and landscaped areas.

C6 Be designed to prevent direct overlooking from a public space, communal place or from neighbouring buildings.

C7 Be designed to accommodate both recreation and service activities.

C8 Include a suitably screened area for clothes drying facilities.

C9 Be oriented to provide maximum exposure to midwinter daylight whilst optimising privacy.

Ground Level Design

C10 Private open space at ground level shall have a maximum gradient of 1:50.

C11 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.

Balconies

C12 Design and detail the balcony to take advantage of local climate and context.

C13 Where practical face balconies predominantly north, east or west to optimise solar access.

C14 Orient balconies towards views of local neighbourhoods, prominent open spaces and district city skylines.

C15 Use sun screens, pergolas, shutters and operable walls to control sunlight and wind.
Consider operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balconies.

Consider cantilevered, partially cantilevered or recessed balconies in response to requirements for daylight access, wind protection, acoustic and visual privacy.

Where practical, limit the depth of a balcony so that it does not prevent sunlight entering the apartment below.

Design balustrades to allow views and passive surveillance of the street while providing for safety and visual privacy. Use a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development.

Use screening devices to obscure seated persons, clothes drying areas, bicycle storage or air conditioning units from public view.

Provide additional amenity and choice with a secondary balcony or operable wall with balustrades adjacent to bedrooms.

Residential flat buildings must provide communal open space areas equivalent to at least 15% of the open space on a site that is created by the required setbacks and building separations.

Communal open space may be provided on podiums, terraces or in any deep-soil setback or separation between buildings in residential flat buildings.

At least one side must have a minimum 6m length for each area of communal open space.

Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.

Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.

Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.

Provide windows that overlook communal open space and approaches to the building to generate a variety of visible pedestrian activity in the main building lobby.

Screen walls surrounding any communal area are no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.
C4.3.1.4 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.

C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C4.3.2 Building Envelope

C4.3.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development.

FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C4.3.2.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.
Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

C1 Development for the purposes of residential flat buildings must not exceed the following numerical requirements:

(a) Maximum of two-storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m.

(b) Maximum three storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m.

Basement and Sub-floor Projection

C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and Roof Terraces

C3 Attics and mezzanine floors do not comprise a storey.

C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Basement and Sub-floor

C5 Basement parking may be suitable for residential flat buildings provided that compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

Retaining Walls – Development Without Basement Parking

C6 Walls that would enclose a sub-floor area:

(a) Maximum 2m for steeply sloping land; and

(b) Maximum 1m for all other land.

C7 Retaining walls that would be located along, or immediately adjacent to, any boundary:

(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and

(b) Maximum 1m for all other land.
Cut and fill – Development Without Basement Parking

C8 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

C9 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C10 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C11 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers’ reports.

C4.3.2.3 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To limit the scale and bulk of development by retaining landscaped open space around.

O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.

O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.

O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Front, Side and Rear

C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.

C2 Development must comply with the minimum setbacks as follows:

(a) A minimum setback of 6m from the front and rear boundary.

(b) A minimum setback of 4m from the side boundaries.

(c) All buildings shall provide a building form comprising a podium base element and an upper element which provides an additional setback in accordance with the table below:
<table>
<thead>
<tr>
<th>Total Number of Storeys</th>
<th>Podium Base Element</th>
<th>Upper Storey Elements</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 storey</td>
<td>3 storey</td>
<td>1 storey</td>
</tr>
<tr>
<td>5 storey</td>
<td>3 storey</td>
<td>2 storey</td>
</tr>
<tr>
<td>6 storey</td>
<td>4 storey</td>
<td>2 storey</td>
</tr>
</tbody>
</table>

Table C4.3: Upper Storey Setbacks

C3 A minimum width of deep soil alongside boundaries and minimum of 5m wide along front/rear boundaries.

Exceptions and Other Requirements

C4 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.

C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C6 Swimming pools must not be located within any front setback.

C8 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

C9 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C10 Car parking structures must satisfy BCA requirements.

C11 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.

C12 The following minor building elements may project up to 1m into the minimum side setback area:

(a) Roof eaves, awnings, pergolas and patios;
(b) Stair or ramp access to the ground floor;
(c) Rainwater tanks; and
(d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).
C4.3.2.4 Building Depth

Objectives

O1 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.

O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

C1 Building depth must not exceed a maximum of 25m.

C2 The building depth may be increased to 35m in the R4 Zone provided facades incorporate deep soil courtyards that are:

(a) Parallel to front or rear boundaries (or that have an orientation which is generally parallel to those boundaries) provided that the adjacent deep soil setbacks each accommodate at least three major canopy trees; or

(b) Parallel to side boundaries (or have an orientation that is generally parallel to side boundaries) provided that the facades will incorporate deep soil courtyards that each have a minimum area 6m by 6m and will each accommodate at least one major canopy tree.

C4.3.2.5 Building Separation

Objectives

O1 To ensure reasonable solar access and privacy is available to residents in new buildings and residents in existing buildings.

O2 To ensure taller buildings provide greater separation to buildings on adjoining land facilitating spatial relationships that are proportional to the heights of buildings.

Controls

C1 Minimum 6 m between buildings on one lot.

C2 Less than five storeys - at least 12m between windows and/or balconies so as to provide a 6m setback from the boundary to the building.

C3 Five or six storeys - at least 18m between windows and/or balconies.

C4 Setback unscreened windows facing side or rear boundaries, at least half of the separation distance that is specified above.

C5 In the separation area:
Deep soil or private open spaces are permitted in the separation area as well as communal open space.

Driveways, walkways and building lobbies are permitted driveways should have planted verges at least 1m wide comprising canopy trees, along both sides.

Garages, carports or outdoor parking are not permitted.

### C4.3.3 Building Design

#### C4.3.3.1 General Design

**Objectives**

- **O1** To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.

- **O2** To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.

- **O3** To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.

- **O4** To facilitate positive interaction between the private and public domain.

- **O5** To maximise passive surveillance to promote safety and security.

- **O6** To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

- **O7** To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

**Controls**

**Contemporary Built Form**

- **C1** Contemporary architectural designs may be acceptable if:
  - **(a)** A heritage listing does not apply to the existing dwelling or to its immediate neighbours.
  - **(b)** The proposed addition is not visually prominent from the street or from a public space.
  - **(c)** Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.

- **C2** New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
C3  Access to upper storeys must not be via external stairs.

C4  All dwellings must contain one kitchen and laundry facility.

C5  Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

C6  Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

**Building Entries**

C7  Entries to residential buildings must be clearly identifiable.

C8  Provide the main common entry and separate private ground floor apartment entries where it is desirable to activate the street edge or reinforce a rhythm along the street.

C9  A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.

C10  Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

C11  Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.

C12  Private open spaces accessed from the street must be clearly articulated.

**Façade Treatment**

C13  Development on corner lots must address both street frontages through façade treatment and articulation of elevations.

C14  Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

C15  Facades visible from the street should be designed as a series of articulating panels.

C16  Width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

C17  The width of articulating panels shall be in accordance with the numerical requirements below:
Table C4.4: Articulating Panels Numerical Requirements

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Street Elevation Facades</th>
<th>Side Elevation Facades</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Flat Buildings up to three (3) storeys</td>
<td>4m to 6m</td>
<td>10m to 15m</td>
</tr>
<tr>
<td>Residential Flat Buildings four (4) storeys or greater</td>
<td>6m to 8m</td>
<td>10m to 15m</td>
</tr>
</tbody>
</table>

C18 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.

C19 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.

C20 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.

C21 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

C22 For residential flat buildings, layer and step facades in order to avoid building forms that are bland, bulky or over scaled by:

(a) Complying with base and upper element setback controls; and
(b) Incorporating balconies, staggered alignments for exterior walls and through contrasting design elements.

Pavilions

C23 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.

C24 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.

C25 Pavilion elements shall have a depth between 10-15m.

C26 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

C27 Residential flat buildings up to three (3) storeys facades that would be wider than 25m should be indented so that the new building would appear like a cluster of pavilion elements:

(a) Width of each pavilion should be between 10-12m
(b) Pavilion elements should be separated by courtyards that are less than 6m wide.

C28 Residential flat buildings four (4) or more storeys:

(a) Facades should be layered and stepped in order to avoid building forms that are bland, bulky and over scaled.
(b) Layering of facades should incorporate the base and upper storey elements.

(c) Layering of facades should incorporate the base and upper storey elements.

(d) Stepping of facades should be provided by balconies, staggered alignments for exterior walls and by contrasting design elements.

Windows

C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.

C30 Large windows should be screened with blinds, louvres, awnings or pergolas.

C31 Windows must be rectangular.

C32 Square, circle and semi-circle windows are acceptable in moderation.

C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.

C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:

(a) Individual dormers are no wider than 1.5m in width;

(b) Provide a minimum 2.5m separation between dormers; and

(c) Dormers do not extend encroach above the ridgeline of the building.

C4.3.3.2 Roof Design and Features

Objectives

O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.

O2 To promote roof design that assists in regulating climate within the building.

O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

Building three storeys or less

C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.

C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.
C3    Roof pitches are to be compatible and sympathetic to nearby buildings.
C4    Parapet roofs that increase the height of exterior walls are to be minimised.
C5    Use minor gables only to emphasise rooms or balconies that project from the body of a building.
C6    Mansard roofs (or similar) are not permitted.
C7    Pitched roofs should not exceed a pitch of 30 degrees.
C8    Relate roof design to the desired built form and context.
C9    Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
C10   Relate roof design to the desired built form and context.

**Building four storeys or greater**

C11   Roofs must not exceed a pitch of 10 degrees.
C12   Emphasise building articulation with the shape and alignment of the roof.
C13   Emphasise corner apartments or prominent balcony structures with raised roof elements.
C14   Relate roof design to the size and scale of the building, the building elevations and three dimensional building forms – including the design of any parapet or terminating elements, and the selection of roof materials.
C15   Respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access.
C16   Integrate service elements into the design of the roof - including lift over-runs, service plant, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes and signage.

**C4.3.3.3 Dwelling Layout & Mix**

**Objectives**

O1    To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.
O2    To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

**Controls**

C1    Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.
C2    The primary living area and principal bedroom must have a minimum width of 3.5m.
C3    Secondary bedrooms must have a minimum width of 3m.
C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

C5 The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.

C6 Stairwells should be designed to receive natural daylight and ventilation.

C7 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs.

C4.3.4 Amenity

C4.3.4.1 Solar Access and Overshadowing

Objectives

O1 To ensure habitable rooms have reasonable daylight access.

O2 To minimise overshadowing of primary living areas and private open space.

O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June.

C2 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.

C3 Dwellings in or adjoining industrial zones must comply with the following:

(a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.

(b) Receives a minimum of 2 hours sunlight between 9:00 am and 3:00 pm on 21 June.

(c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.

C4 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.
Solar Access to Neighbouring Development

C5 Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

C6 If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C7 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
   (a) Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
   (b) If a system currently receives less than 2 hours sunlight, then proposed development must not reduce the existing level of sunlight.

C8 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.

Shading Devices

C9 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C10 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

C11 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.

C12 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.

C13 Avoid reducing internal natural daylight or interrupting views with shading devices.

C14 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C15 Use high performance glass with a reflectivity below 20%.

C16 Minimise external glare by avoiding reflective films and use of tint glass.

C4.3.4.2 Visual Privacy

Objectives

O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.

O3 To promote passive surveillance of public and semi-public areas.

Controls

C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.

C2 Minimise direct overlooking of rooms and private open space through the following:
   (a) Provide adequate building separation, and rear and side setbacks; and
   (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.

C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
   (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
   (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

C4 Screening of bedroom windows is optional and dimensions are not restricted.

C4.3.4.3 Acoustic Privacy

Objectives

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.

O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.

O4 To protect new and existing dwellings from intrusive noise.

Controls

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.

C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.

C3 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.
C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C5 Address all requirements in ‘Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)’ published by the NSW Department of Planning.

C4.3.5 Fences and Ancillary Development

C4.3.5.1 Fences

Objectives

O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.

O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.

O3 To facilitate positive interaction between private and public domain.

Controls

C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.

C2 Front fences within the front boundary setback are to be no higher than 1.2m.

C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.

C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.

C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C4.3.5.2 Building Services

Objectives

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

(a) Screen air conditioning units behind balcony balustrades;
(b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
(c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:

(a) Screening of clothes drying areas from public and semi-public places; and
(b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:

(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
(b) Using a colour that is consistent with the colour of roof materials;
(c) Designing solar panels, where possible, as part of the roof;
(d) Setting the solar panels back from the street frontage and position below the ridgeline; and
(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C4.3.6 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for residential flat buildings to which SEPP 65 does not apply.

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td></td>
</tr>
<tr>
<td>3 storey residential flat buildings:</td>
<td></td>
</tr>
<tr>
<td>Minimum street frontage along major roads</td>
<td>27m</td>
</tr>
<tr>
<td>Minimum street frontage along local roads</td>
<td>20m</td>
</tr>
<tr>
<td>4 storey residential flat buildings</td>
<td>30m</td>
</tr>
<tr>
<td>Private Open Space</td>
<td></td>
</tr>
<tr>
<td>Balcony and/or terrace:</td>
<td></td>
</tr>
<tr>
<td>One bedroom dwellings</td>
<td>9m²</td>
</tr>
<tr>
<td>Two bedroom dwellings</td>
<td>12m²</td>
</tr>
<tr>
<td>Dwellings with three or more</td>
<td>16m²</td>
</tr>
<tr>
<td>Control</td>
<td>Numerical Amount</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>bedrooms</td>
<td></td>
</tr>
<tr>
<td>Private open space to include an area for outdoor dining facilities</td>
<td>2.5m x 2.5m</td>
</tr>
<tr>
<td>Communal Open Space</td>
<td></td>
</tr>
<tr>
<td>Minimum communal open space</td>
<td>15% of site</td>
</tr>
<tr>
<td>Minimum length of any communal open space</td>
<td>6m</td>
</tr>
<tr>
<td>Height</td>
<td></td>
</tr>
<tr>
<td>Where the height of buildings under the LEP is 8.5m</td>
<td>Maximum of two storeys and 7m maximum external wall height</td>
</tr>
<tr>
<td>Where the height of buildings under the LEP is 11.5m</td>
<td>Maximum three storeys and 10m maximum external wall height</td>
</tr>
<tr>
<td>Height of Retaining Walls</td>
<td>Refer to section C4.3.2.2 of this DCP for requirements</td>
</tr>
<tr>
<td>Cut and Fill</td>
<td>Refer to section C4.3.2.2 of this DCP for requirements</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
</tr>
<tr>
<td>R4 Zone:</td>
<td></td>
</tr>
<tr>
<td>• Minimum front and rear setback</td>
<td>6m</td>
</tr>
<tr>
<td>• Minimum side setback</td>
<td>4m</td>
</tr>
<tr>
<td>• Minimum deep soil setback along front and rear boundaries</td>
<td>5m</td>
</tr>
<tr>
<td>Deep soil widths along the side boundaries</td>
<td>2m</td>
</tr>
<tr>
<td>Refer to section C4.3.2.3 of this DCP for setback controls for upper storey elements</td>
<td></td>
</tr>
<tr>
<td>Building Depth</td>
<td>Maximum building depth</td>
</tr>
<tr>
<td>Building Separation</td>
<td></td>
</tr>
<tr>
<td>Minimum separation between buildings on one site</td>
<td>6m</td>
</tr>
<tr>
<td>Minimum separation between buildings on separate sites - less than five storeys</td>
<td>At least 12m between windows and/or balconies so as to provide a 6m setback from the boundary to the adjoining building</td>
</tr>
<tr>
<td>Minimum separation between buildings on separate sites - five or six storeys</td>
<td>At least 18m between windows and/or balconies</td>
</tr>
<tr>
<td>Articulating Façade Panels</td>
<td>Refer to section C4.3.3.1 of this DCP for requirements</td>
</tr>
<tr>
<td>Roof Pitch</td>
<td></td>
</tr>
<tr>
<td>Maximum roof pitch 3 storeys or less</td>
<td>30 degrees</td>
</tr>
<tr>
<td>Maximum roof pitch 4 storeys or more</td>
<td>10 degrees</td>
</tr>
<tr>
<td>Dwelling Layout and Mix</td>
<td></td>
</tr>
<tr>
<td>Minimum number of accessible or adaptable units</td>
<td>10% for development with 30 or more dwellings</td>
</tr>
<tr>
<td>Minimum dimension of primary living area and principal bedroom</td>
<td>3.5m</td>
</tr>
<tr>
<td>Minimum dimension of secondary bedrooms</td>
<td>3m</td>
</tr>
<tr>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.</td>
<td></td>
</tr>
<tr>
<td>Solar Access and Overshadowing</td>
<td>Refer to section C4.3.4.1 of this DCP</td>
</tr>
</tbody>
</table>
Table C4.5: Summary of Main Numerical Development Controls for Non SEPP 65 Developments

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing</td>
<td>Maximum height of front boundary fencing</td>
</tr>
<tr>
<td></td>
<td>1.2m or 1.8m if a minimum of 50% transparency screening is provided</td>
</tr>
<tr>
<td>Parking Rates</td>
<td>Refer to Chapter B1 of this DCP</td>
</tr>
</tbody>
</table>
Chapter C5

Shop Top Housing
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C5 Shop Top Housing

This chapter applies to shop-top housing development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development relating to that use. Shop top housing is defined under LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part D – Business Centres and Part G – Glossary. In addition, shop-top housing development that is three (3) storeys or greater and contains four (4) or more dwellings must be designed in accordance with the requirements of the Apartment Design Guide (ADG) under the provisions of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

The controls are separated into the following sections:

- C5.1 General Objectives
- C5.2 SEPP 65 Applications - Three Storeys or Greater with Four or More Dwellings
- C5.3 Non SEPP 65 Applications

C5.1 General Objectives

O1 To encourage lively business centres capable of accommodating a mix of retail, commercial and community activities, that caters to the community, relative to their size and intended function.

O2 To ensure long-term social and economic viability of business centres is maintained and they remain significant to the community for their individual character, ease of access, and urbane appeal.

O3 To maintain commercial activity at ground level to promote pedestrian activity and contribute to lively streets in centres.

O4 To maintain facades in business centres where they contribute to the character of the streetscape.

O5 To ensure frontages are-appropriate for the location and will maximise activity at the public/private interface, and provides weather protection for pedestrians.

O6 To minimise impacts of commercial activities on adjacent residential properties.
C5.2  **SEPP 65 Applications**  
Three Storeys or Greater with Four or More Dwellings

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) applies. SEPP 65 applies to shop top housing three storeys or greater with four or more dwellings.

Note: The controls in C5.3 of this chapter apply to applications to which SEPP 65 does not apply.

C5.2.1  **Site Planning**

C5.2.1.1  **Isolated Sites**

Refer to Chapter D1.2.2 – Isolated Sites of this DCP for objectives and controls relating to isolated sites.

C5.2.1.2  **Landscaping**

Refer to Chapter B3 – Landscaping and Biodiversity of this DCP for objectives and controls relating to landscaping.

C5.2.1.3  **Balconies and Communal Open Space**

**Objectives**

- O1  To ensure dwellings provide appropriate sized balconies to enhance residential amenity.
- O2  To ensure primary balconies are appropriately located to enhance liveability for residents.
- O3  To ensure balcony design is integrated into and contributes to the overall architectural form and detail of the building.
- O4  To ensure private balconies and communal open space are designed to maximise safety.
- O5  To ensure an adequate area of communal open space is provide to enhance residential amenity and to provide opportunities for landscaping.
- O6  Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
- O7  To ensure open space is designed to maximise safety.

**Controls**

**Balconies**

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to balconies and developments to which the SEPP relates. The ADG therefore sets the objectives and controls for balconies in the LGA for shop...
tp housing to which SEPP 65 relates. Refer to the objectives, design criteria and design guidance outlined in 4E Private Open Space and Balconies of the ADG.

Communal Open Space

C1 Provide a minimum of 15% of the site area for the purposes of communal open space on redevelopment sites larger than 500m.

C2 Communal open space may be provided on podiums-terraces, or in any deep-soil setback or separation between buildings. Roof top terraces will only be permitted in circumstances where there will be no adverse impacts to adjoining properties in terms of visual and acoustic privacy.

C3 Each area of communal open space must have a minimum dimension of 6m and larger developments should consider greater dimensions.

C4 Provide consolidated areas of communal open space with reasonable area, facilities and landscape for the uses it will accommodate and design to generate a variety of visible pedestrian activity.

C5 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.

C6 Provide windows that overlook communal open space and the approaches to the main building lobby to generate a variety of visible pedestrian activity.

C7 Screen walls surrounding any communal area are to be no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.

C8 Provision of child play areas within communal open space is encouraged.

C9 Indoor recreation areas such as gyms are encouraged and will count towards communal open space requirements.

Note: In addition to the above controls, developments must demonstrate how the design criteria and design guidance of the ADG in relation to communal open space is being met.

C5.2.1.4 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.
C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of active street frontage or casual surveillance of the street, communal space and parking areas, through the required orientation.

**C5.2.2 Building Envelope**

**C5.2.2.1 Floor Space Ratio**

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur.

FSR is expressed as a ratio of the gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

**C5.2.2.2 Floor to Ceiling Height**

Refer to 4C Ceiling Heights of the ADG made under SEPP 65 for objectives, design criteria and design guidance in relation to minimum ceiling heights.

**C5.2.2.3 Setbacks**

**Objectives**

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To minimise building size and bulk by setting back upper storeys.

O3 To minimise amenity impacts on adjoining properties.

**Controls**

C1 A minimum side boundary setback of 4.5m is required for the residential component in the B5 zone. SEPP 65 separation requirements will apply for buildings with height of 4 storeys and above.

**Note:** Refer to Part D1 – Commercial Development for all objectives and controls relating to setbacks for shop top housing development.
C5.2.2.4 Building Depth

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to natural ventilation (building depth) and developments to which the SEPP relates. The ADG therefore sets the objectives and controls for building depth in the LGA for shop top housing to which SEPP 65 relates. Refer to 4B Natural Ventilation of the ADG for objectives, design criteria and design guidance.

C5.2.2.5 Building Separation and Visual Privacy

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to visual privacy (building separation) to which the SEPP relates. The ADG therefore sets the objectives and controls for building separation in the LGA for shop top housing to which SEPP 65 relates. Refer to 3F Visual Privacy of the ADG for objectives, design criteria and design guidance.

C5.2.3 Building Design

C5.2.3.1 Built Form

Objectives

O1 To protect features of existing buildings that influence streetscape and local character.

O2 To ensure alterations and additions complement the architectural character of the existing building.

O3 To facilitate positive interaction between the private and public domain.

O4 To encourage passive surveillance of streets and other publicly accessible places, and promotion of safety and security.

O5 To encourage articulated building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

O6 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building.

O7 To achieve an appealing streetscape appearance.

Controls

Building Entries

C1 Provide accessible entries for all potential use such as the transporting of furniture.

C2 Face habitable rooms towards the street, private open space, communal space, internal driveway or pedestrian ways in order to promote positive social interaction and community safety.

Façade Treatment

C3 Refer to Part D1 – Commercial Development of this DCP for objectives and controls relating to façade treatment for shop top housing development.
C5.2.3.2 Roof Design and Features

Objectives

O1 To ensure roof design and features are compatible with the building style and use.

Controls

Roof-Top Terraces

C1 Roof terraces are permitted with consent in all business zones except the B1 Zone.

C2 A management strategy is required, and must be approved by Council as part of the development application, for any proposed roof terrace.

C3 Supplement open space on roof terraces by providing space and appropriate building systems to support the desired landscape design, incorporating shade structures and windscreens to encourage use of roof top open space.

C4 Demonstrate that roof terrace has been designed so as to protect the privacy, solar access and amenity of adjoining buildings. Measures to minimise overlooking of adjoining properties include screening or planting between properties, and preventing rooftop users from standing at the edge of roof terraces that look into adjoining properties through planting and screens.

C5 Allow for views and passive surveillance of streets and public open space from roof terraces.

C5.2.3.3 Dwelling Layout & Mix

Objective

O1 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

Control

C1 10% of dwellings in any development with 30 or more dwellings must be accessible or adaptable to suit current or future residents with special needs.

C5.2.3.4 Building Services

Objective

O1 To reduce the impact of services and utilities through their integration with the design of landscaped areas and buildings.
Controls

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscrened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
   (a) Screen air conditioning units behind balcony balustrades;
   (b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
   (c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:
   (a) Screening of clothes drying areas from public and semi-public places; and
   (b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:
   (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
   (b) Using a colour that is consistent with the colour of roof materials;
   (c) Designing solar panels, where possible, as part of the roof;
   (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
   (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C5.2.4 Amenity

This section of the DCP contains amenity provisions for solar access and overshadowing, acoustic privacy. Visual privacy and ventilation objectives and
controls are provided in section C5.2.2.5 Building Separation and Visual Privacy of this chapter of the DCP.

**C5.2.4.1 Solar Access and Overshadowing**

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to solar and daylight access (solar access and overshadowing in this DCP) and development to which the SEPP relates. The ADG therefore sets the objectives and controls for solar access and overshadowing in the LGA for shopo top housing to which SEPP 65 relates. Refer to 4A Solar and Daylight Access of the ADG for objectives, design criteria and design guidance.

Refer to an additonal control below regarding common circulation areas including lift wells.

**Objectives**

O1 To ensure habitable areas have reasonable daylight access.

**Controls**

C1 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

**C5.2.4.2 Acoustic Privacy**

**Objectives**

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.

O3 To minimise the impact of rail and road noise and vibration for building occupants.

O4 To protect new and existing dwellings from intrusive noise.

**Controls**

C1 Locate sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring’ living areas.

C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.

C3 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.

C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C5 On land adjoining railway or busy roads, address all requirements in ‘Development Near Rail Corridors and Busy Roads - Interim Guideline’ which has been published by the NSW Department of Planning and Environment.

C6 Design the layout of lower levels facing the road or rail to:
(a) The position of windows facing the noise source and ensure that total unprotected window area is minimal so as to limit the amount of airborne noise entering the built fabric;

(b) Ensure that the detailing of the window types addressing the corridors are designed and constructed to attenuate excessive noise - (double and triple glazing and insulated to manufacturers standards); and

(c) Ensure that balcony parapet walls are constructed of solid masonry or materials of similar sound attenuating qualities.

C7 When designing the public spaces fronting busy roads and the rail corridor at ground level, consider the use of elements such as moving water and screens to achieve sound attenuation.

C5.2.5 Parking and Access

A development must have regard to the objectives, design criteria and design guidance of the Apartment Design Guide (ADG) under State Environmental Planning Policy No. 65 – Quality of Residential Apartment Development (SEPP). Under clause 30 of the SEPP, a development application cannot be refused based on car parking if the development complies with the minimum amount of car parking specified in Part 3J of the ADG.

Under Part 3J of the ADG:

- The minimum amount of car parking for residents and visitors for the shop top housing component of a development on sites that are within 800 metres of a railway station, is set out in the Roads and Maritime’s Guide to Traffic Generating Developments, or the car parking requirement prescribed in Section B1.3 of this DCP, whichever is the lesser.

- The minimum amount of car parking for residents and visitors for shop top housing component of a development on sites located further than 800m from a railway station is as per Section B1.3 of this DCP. The minimum amount of car parking required under Part 3J is reiterated above as it was included in the ADG at the time that this DCP came into effect. Applicants are requested to review the ADG on the Department of Planning and Environment’s website to confirm the minimum amount of car parking required in the ADG. Applicants are also requested to refer to the Guide for Traffic Generating Developments as provided on the Roads and Maritime’s website.

Refer to the controls in this section of the DCP for engineering and technical requirements in relation to transport and parking.

C5.2.6 Summary of Numerical Development Controls

The following is a summary of the main numerical controls for shop top housing.

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space and balconies</td>
<td>Refer to section C4.2.1.3 of this DCP for open space and balcony requirements</td>
</tr>
<tr>
<td>Minimum communal open space</td>
<td>15% of site</td>
</tr>
<tr>
<td>Minimum length of any communal open space</td>
<td>6m</td>
</tr>
<tr>
<td>Screen walls surrounding communal open space</td>
<td>1.2m or 1.8m if a minimum of 50%</td>
</tr>
<tr>
<td>Control</td>
<td>Numerical Amount</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Height</td>
<td>Refer to Part D of this DCP</td>
</tr>
<tr>
<td>Setbacks</td>
<td>A minimum side boundary setback in the B5 Zone</td>
</tr>
<tr>
<td></td>
<td>Refer to Part D of this DCP for all requirements</td>
</tr>
<tr>
<td>Floor to Ceiling Height</td>
<td>Refer to section C4.2.2.2 of this DCP for requirements</td>
</tr>
<tr>
<td>Building Depth</td>
<td>Refer to section C5.2.2.4 of this DCP for requirements</td>
</tr>
<tr>
<td>Building Separation</td>
<td>Refer to section C5.2.2.5 of this DCP for requirements</td>
</tr>
<tr>
<td>Dwelling Layout and Mix</td>
<td>Refer to section C5.2.3.3 of this DCP for requirements</td>
</tr>
<tr>
<td></td>
<td>Minimum number of accessible or adaptable units</td>
</tr>
<tr>
<td>Solar Access and Overshadowing</td>
<td>Refer to section C5.2.4.1 of this DCP for requirements</td>
</tr>
<tr>
<td>Parking Rates</td>
<td>Refer to section C5.2.5 of this DCP</td>
</tr>
</tbody>
</table>

Table C5.1: Summary of Main Numerical Development Controls for SEPP
65 Shop Top Housing Developments
C5.3 Non SEPP 65 Applications

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) does not apply.

Note: SEPP 65 applies to residential flat buildings three storeys or greater with four or more Dwellings. The controls in C5.2 of this chapter apply to SEPP 65 applications.

C5.3.1 Site Planning

C5.3.1.1 Isolated Sites

Refer to Chapter D1.2.2 – Isolated Sites of this DCP for objectives and controls relating to isolated sites.

C5.3.1.2 Landscaping

Refer to Chapter B3 – Landscaping and Biodiversity of this DCP for objectives and controls relating to landscaping.

C5.3.1.3 Balconies and Communal Open Space

Objectives

O1 All residents have access to private and functional open space on their land, such as private yards, courtyards and balconies or roof top terraces.

O2 All residents in multiple dwelling buildings have access to consolidated, semi-private and functional communal open space on their land.

O3 Private and communal open space is:

(a) Tailored to the type of dwelling or dwellings, or tailored to the use if not residential, and provides residents and other users with active and passive recreation opportunities;

(b) Designed to take advantage of environmental circumstances such as solar access, views and prevailing breezes;

(c) Designed to promote the enjoyment of outdoor living;

(d) Located and landscaped to provide a pleasant outlook and contribute to the pleasant appearance of a property; and

(e) Located so that there is passive surveillance from residences and other premises.

O4 Public and semi-pubic outdoor space is provided in the centres and other non-residential zones.
Controls

Balconies and private courtyards

C1 Provide primary and secondary balcony/private open space, with a combined area of at least 10% of the dwelling floor space, for apartments with two or more bedrooms.

C2 Provide minimum area of $8m^2$ for a primary balcony for one-bedroom apartment.

C3 Provide minimum area of $12m^2$ for primary balcony for apartments with two or more bedrooms.

C4 Provide minimum depth of 2m for primary balcony.

Private open space design

C5 In shop top housing open space may include a balcony or garden terrace on a podium level.

C6 Provide privacy to the principal area of private open space – locate or screen to prevent direct overlooking from a public or communal place, or from neighbouring buildings.

C7 Locate the principal open space adjacent to the main living areas, such as living room, dining room or kitchen, to extend the living space of the dwelling, and provide:

(a) Direct access from a living room, dining room or a family room;

(b) One area at least 2.5m by 2.5m which is suitable for outdoor dining and can accommodate a dining table and two to four chairs; and

(c) One additional area that is suitable for outdoor clothes drying, and is concealed by shutters, screens, fences or tall opaque balustrades.

C8 Design open space to accommodate a variety of activities.

C9 For dwellings with a single open space, irregular “L” or “U” shapes are preferred in order to separate recreation and service activities.

C10 If more than one open space is provided for any dwelling, each space should be designed for specific recreation and service activities.

C11 Design the principal area of open space for each dwelling as an ‘outdoor room’ that has:

(a) A combination of privacy-screens, sun-shading and green backdrops that are provided by pergolas or shrubs and trees,

(b) Orientation that provides maximum exposure to midwinter sunlight as well as optimising privacy,

(c) Location immediately next to principal indoor living areas.
Balconies design

C12 Provide additional amenity and choice with a secondary balcony (such as Juliet balcony) or operable wall with balustrades, adjacent to bedrooms.

C13 Design and detail the balcony to take advantage of local climate and context. This may be achieved by:

C14 Facing predominantly north, east or west to optimise solar access,

C15 Facing towards views of local neighbourhoods, prominent open spaces and district city skylines,

C16 Using sun screens, pergolas, shutters and operable walls to control sunlight and wind,

C17 Using operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balcony,

C18 Using cantilevered, partially cantilevered or recessed balcony in response to requirements for daylight access, wind protection, acoustic and visual privacy,

C19 Limiting the depth of a balcony so that it does not prevent sunlight entering the apartment below.

C20 Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:

C21 Using a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development,

C22 Providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units.

Communal Open Space

C23 Provide a minimum of 15% of the site area for the purposes of communal open space on redevelopment sites larger than 500m.

C24 Communal open space may be provided on podiums terraces, or in any deep-soil setback or separation between buildings. Roof top terraces will only be permitted in circumstances where there will be no adverse impacts to adjoining properties in terms of visual and acoustic privacy.

C25 Each area of communal open space must have a minimum dimension of 6m and larger developments should consider greater dimensions.

C26 Provide consolidated areas of communal open space with reasonable area, facilities and landscape for the uses it will accommodate and design to generate a variety of visible pedestrian activity.

C27 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.

C28 Provide windows that overlook communal open space and the approaches to the main building lobby to generate a variety of visible pedestrian activity.
C29 Screen walls surrounding any communal area are to be no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.

C30 Provision of child play areas within communal open space is encouraged.

C31 Indoor recreation areas such as gyms are encouraged and will count towards communal open space requirements.

C32 Note: In addition to the above controls, developments must demonstrate how the design criteria and design guidance of the ADG in relation to communal open space is being met.

C5.3.1.4 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.

C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of active street frontage or casual surveillance of the street, communal space and parking areas, through the required orientation.

C5.3.2 Building Envelope

C5.3.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur.

FSR is expressed as a ratio of the gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.
C5.3.2.2 Floor to Ceiling Height

Objectives

O1 New buildings have a scale that is visually compatible with adjacent buildings and heritage buildings, where this may require height of new development to lower than the permitted height.

O2 Transition in scale and bulk from highest in the middle of centres to lower at the interface with residential zones and residential buildings.

O3 Greater guidance as to the required built form through the provision of maximum storeys controls.

O4 Floor to ceiling height is adequate for the operation of the intended and potential use.

O5 Good residential amenity within buildings and externally, including natural light access for dwellings.

Controls

C1 Floor to Ceiling heights must:

(a) Provide a minimum 3.3m floor to ceiling height for the ground floor.

(b) Provide a minimum 2.7m floor to ceiling height for residential floors.

C2 A floor to ceiling height of 3m per storey is required in the B6 Zone Enterprise Corridor.

C3 The floor to ceiling height may need to be increased to meet the requirements of the intended use, however, the maximum building height will still need to be complied with.

C5.3.2.3 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To minimise building size and bulk by setting back upper storeys.

O3 To minimise amenity impacts on adjoining properties.

Controls

C1 A minimum side boundary setback of 4.5m is required for the residential component in the B5 zone. SEPP 65 separation requirements will apply for buildings with height of 4 storeys and above.

Note: Refer to Part D1 – Commercial Development for all objectives and controls relating to setbacks for shop top housing development.
### C5.3.2.4 Building Depth

**Objectives**

O1 Natural daylight is available in all parts of the building so that artificial light is not necessary during daylight hours.

O2 Narrow cross-section buildings on upper levels are appropriate width to allow for dual aspect apartments, natural ventilation and daylight access.

**Controls**

C1 Maximum 18m depth from glass line to glass line.

C2 Light source is not to include a light well when calculating the 18m depth.

C3 Upper levels are setback to limit the depth of residential floors above deeper commercial or retail floors.

### C5.3.2.5 Building Separation

**Objective**

O1 Separation between buildings promotes improved levels of residential amenity in new development, and preserves reasonable sunlight, privacy and general amenity for residents of existing dwellings.

**Controls**

C1 As a minimum provide the separation, specified in the following table, between buildings on adjoining sites, or on the same site.

<table>
<thead>
<tr>
<th>Storey</th>
<th>Habitable room/balcony to habitable room/balcony</th>
<th>Habitable room/balcony to non-habitable room</th>
<th>Between non-habitable rooms</th>
</tr>
</thead>
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<tr>
<td>Up to 3</td>
<td>6</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Fourth</td>
<td>12</td>
<td>9</td>
<td>6</td>
</tr>
<tr>
<td>Fifth to eighth</td>
<td>18</td>
<td>13</td>
<td>9</td>
</tr>
<tr>
<td>Ninth +</td>
<td>24</td>
<td>18</td>
<td>12</td>
</tr>
</tbody>
</table>

Table C5.2: Building Separation for non SEPP 65 developments

C2 Provide an unobstructed separation and ensure that the two ends are open – do not use walls at the end of the separation, do not cover the building separation with any roof or structures, do not use internal light wells as the separation.

C3 If the building separation is above a podium, it may accommodate residential terraces and courtyards (whether private or communal).

C4 Residential windows may face into a building separation, but only if the separation is completely open.
C5 When the building set back creates a terrace, the building separation distance for the floor below applies across the terrace.

C6 Zero building separation can be used in appropriate contexts, such as in a main street, to maintain a street wall building type with party walls.

C5.3.3 Building Design

C5.3.3.1 Built Form

Objectives

O1 To protect features of existing buildings that influence streetscape and local character.

O2 To ensure alterations and additions complement the architectural character of the existing building.

O3 To facilitate positive interaction between the private and public domain.

O4 To encourage passive surveillance of streets and other publicly accessible places, and promotion of safety and security.

O5 To encourage articulated building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

O6 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building.

O7 To achieve an appealing streetscape appearance.

Controls

Building Entries

C1 Provide accessible entries for all potential use such as the transporting of furniture.

C2 Face habitable rooms towards the street, private open space, communal space, internal driveway or pedestrian ways in order to promote positive social interaction and community safety.

Façade Treatment

C3 Refer to Part D1 – Commercial Development of this DCP for objectives and controls relating to façade treatment for shop top housing development.

C5.3.3.2 Roof Design and Features

Objectives

O1 To ensure roof design and features are compatible with the building style and use.
Controls

Roof-Top Terraces

C1 Roof terraces are permitted with consent in all business zones except the B1 Zone.

C2 A management strategy is required, and must be approved by Council as part of the development application, for any proposed roof terrace.

C3 Supplement open space on roof terraces by providing space and appropriate building systems to support the desired landscape design, incorporating shade structures and windscreens to encourage use of roof top open space.

C4 Demonstrate that roof terrace has been designed so as to protect the privacy, solar access and amenity of adjoining buildings. Measures to minimise overlooking of adjoining properties include screening or planting between properties, and preventing rooftop users from standing at the edge of roof terraces that look into adjoining properties through planting and screens.

C5 Allow for views and passive surveillance of streets and public open space from roof terraces.

C5.3.3.3 Dwelling Layout

Objectives

O1 Adequate room sizes and storage areas are provided for new dwellings.

Controls

C1 Dimension and design interiors to accommodate the range of furniture that is typical for the purpose of each room.

C2 Each living area and principal bedroom has a minimum width of 3.5m.

C3 Secondary bedroom has a minimum width of 3m.

C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards is provided in each dwelling and/or as lockable spaces within parking areas.

C5 The minimum amount of storage required is 6m$^3$ for one bedroom dwellings 8m$^3$ for two bedroom dwellings, or 10m$^3$ for dwellings with three or more bedrooms.

C6 These volumes may be accommodated by simple measures such as deep cupboards or increasing the depth of required parking spaces.

C7 10% of dwellings in any development with 30 or more dwellings must be accessible or adaptable to suit current or future residents with special needs.

C5.3.3.4 Building Services

Objective

O1 To reduce the impact of services and utilities through their integration with the design of landscaped areas and buildings.
Controls

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
(a) Screen air conditioning units behind balcony balustrades;
(b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
(c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:
(a) Screening of clothes drying areas from public and semi-public places; and
(b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:
(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
(b) Using a colour that is consistent with the colour of roof materials;
(c) Designing solar panels, where possible, as part of the roof;
(d) Setting the solar panels back from the street frontage and position below the ridgeline; and
(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C5.3.4 Amenity

This section of the DCP contains amenity provisions for solar access and overshadowing, acoustic privacy. Visual privacy and ventilation objectives and controls are provided in section C5.3.2.5 Building Separation and Visual Privacy of this chapter of the DCP.
C5.3.4.1 Solar Access and Overshadowing

**Objectives**

O1 To ensure habitable rooms have reasonable daylight access.

O2 To minimise overshadowing of primary living areas and private open space.

O3 To enable occupants to adjust the quantity of daylight to suit their needs.

**Controls**

**Solar Access to Proposed Development**

C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June.

C2 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.

C3 Dwellings in or adjoining industrial zones must comply with the following:
   (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
   (b) Receives a minimum of 2 hours sunlight between 9:00 am and 3:00 pm on 21 June.
   (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.

C4 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

**Solar Access to Neighbouring Development**

C5 Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

C6 If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C7 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
   (a) Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
   (b) If a system currently receives less than 2 hours sunlight, then proposed development must not reduce the existing level of sunlight.
C8 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.

**Shading Devices**

C9 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C10 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

C11 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.

C12 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.

C13 Avoid reducing internal natural daylight or interrupting views with shading devices.

C14 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C15 Use high performance glass with a reflectivity below 20%.

C16 Minimise external glare by avoiding reflective films and use of tint glass.

**C5.3.4.2 Acoustic Privacy**

**Objectives**

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.

O3 To minimise the impact of rail and road noise and vibration for building occupants.

O4 To protect new and existing dwellings from intrusive noise.

**Controls**

C1 Locate sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.

C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.

C3 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.

C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C5 On land adjoining railway or busy roads, address all requirements in ‘Development Near Rail Corridors and Busy Roads - Interim Guideline’.
which has been published by the NSW Department of Planning and Environment.

C6 Design the layout of lower levels facing the road or rail to:

(a) The position of windows facing the noise source and ensure that total unprotected window area is minimal so as to limit the amount of airborne noise entering the built fabric;

(b) Ensure that the detailing of the window types addressing the corridors are designed and constructed to attenuate excessive noise - (double and triple glazing and insulated to manufacturers standards); and

(c) Ensure that balcony parapet walls are constructed of solid masonry or materials of similar sound attenuating qualities.

C7 When designing the public spaces fronting busy roads and the rail corridor at ground level, consider the use of elements such as moving water and screens to achieve sound attenuation.

C5.3.5 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for non SEPP 65 shop top housing.

<table>
<thead>
<tr>
<th>Control</th>
<th>Numerical Amount</th>
</tr>
</thead>
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<tr>
<td>Private Open Space</td>
<td>Primary and secondary balcony/private open space for apartments with two or more dwellings 10%</td>
</tr>
<tr>
<td>Minimum area for a balcony:</td>
<td>• One bedroom dwellings 8m²</td>
</tr>
<tr>
<td></td>
<td>• Two bedroom dwellings 12m²</td>
</tr>
<tr>
<td>Minimum depth of balconies</td>
<td>2m</td>
</tr>
<tr>
<td>Private open space to include an area for outdoor dining facilities</td>
<td>2.5m x 2.5m</td>
</tr>
<tr>
<td>Communal Open Space</td>
<td>Minimum communal open space 15% of site</td>
</tr>
<tr>
<td>Minimum length of any communal open space</td>
<td>6m</td>
</tr>
<tr>
<td>Screen walls surrounding communal open space</td>
<td>1.2m or 1.8m if a minimum of 50% transparency screening is provided</td>
</tr>
<tr>
<td>Height</td>
<td>Refer to Part D of this DCP</td>
</tr>
<tr>
<td>Floor to Ceiling Height</td>
<td>Refer to section C5.3.2.2 of this DCP</td>
</tr>
<tr>
<td>Setbacks</td>
<td>A minimum side boundary setback in the B5 Zone 4.5m</td>
</tr>
<tr>
<td>Building Depth</td>
<td>Maximum building depth 18m glass line to glass line</td>
</tr>
<tr>
<td>Building Separation</td>
<td>Refer to C5.3.2.5 of this DCP</td>
</tr>
<tr>
<td>Dwelling Layout and Mix</td>
<td>Minimum number of accessible or adaptable units 10% where development has 30 or more dwellings</td>
</tr>
<tr>
<td>Minimum dimension of primary living area and principal bedroom</td>
<td>3.5m</td>
</tr>
<tr>
<td>Minimum dimension of secondary bedrooms</td>
<td>3m</td>
</tr>
<tr>
<td>Control</td>
<td>Numerical Amount</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Storage</td>
<td>The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.</td>
</tr>
<tr>
<td>Solar Access and Overshadowing</td>
<td>Refer to Section C5.3.4.1 of this DCP</td>
</tr>
<tr>
<td>Fencing</td>
<td>Maximum height of front boundary fencing 1.2m or 1.8m if a minimum of 50% transparency screening is provided</td>
</tr>
<tr>
<td>Parking Rates</td>
<td>Refer to Chapter B1 of this DCP</td>
</tr>
</tbody>
</table>

Table C5.3: Summary of Main Numerical Development Controls for Non SEPP 65 for Shop Top Housing
Chapter C6

Secondary Dwellings
C6 Secondary Dwellings

Secondary dwelling is defined under LEP. Secondary dwellings can be carried out under State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordability SEPP) and the LEP. Where a development application is required, an assessment of the relevant provisions of the Affordability SEPP and LEP will be undertaken.

C6.1 Minimum Frontage

Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

Q1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.

Q2 To ensure there is adequate area for vehicle access and parking.

Q3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Control

C1 Where a development application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council’s Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).
Chapter C7

Boarding Houses
C7 Boarding Houses

Boarding house is defined under LEP. Boarding houses can be carried out under "State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordability SEPP)" and the LEP. Where a development application is required, an assessment of the relevant provisions of the Affordability SEPP and LEP will be undertaken.
Part D

Business Centres
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<td>CROYDON PARK</td>
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</tbody>
</table>
Business centres in Canterbury are lively and diverse. Most were established in the early to mid-twentieth century, along a main street or at the intersection of important streets, where there was and still is good public transport. Most retain the fine grain character that comes from consistent building scale, proportions and materials, as shown in the characteristic narrow frontages and rendered parapet shopfronts. The community generally values these attributes that contribute to the character of Canterbury’s centres.

Most neighbourhood centres will not experience significant growth or change, and the DCP controls are aimed at minimising any impacts of development, that does occur, on adjacent low-density residential areas. Specific controls for Undercliffe Bridge Precinct reflect its location as a gateway site to Canterbury, and on the Cooks River open space network.

Local centres are generally larger and provide a more comprehensive range of goods and services. Campsie is the largest of the local centres. The Campsie Civic Centre Precinct will be an economically strengthened north end, to Campsie, with a civic focus, improved public facilities and a wider range of uses.

This chapter applies to development for the purposes of commercial premises in the LGA. Commercial premises include business premises, office premises and retail premises as defined under the LEP.

This chapter comprises objectives and controls for new development, alterations and additions to existing development or change of use applications relating to commercial premises.

This chapter of the DCP should be read in conjunction with Part B – General Controls, Chapter C5 for proposals involving shop top housing and the following chapters of the DCP which provide objectives and controls for specific business centres:

- D2 Canterbury Town Centre;
- D3 Roselands Shopping Centre;
- D4 Campsie Civic Centre Precinct;
- D5 Undercliffe Bridge Precinct;
- D6 Canterbury Road Structure Plan; and
- D7 Local Centres (includes Belmore, Lakemba, Earlwood, Hurlstone Park, Narwee, Punchbowl, Wiley Park, Belfield and Croydon Park).

This chapter should also be read in conjunction with Chapter F1 Signage.
D1.1 General Objectives

O1 To encourage lively business centres capable of accommodating a mix of retail, commercial and community activities, that caters to the community, relative to their size and intended function.

O2 To ensure long-term social and economic viability of business centres is maintained and they remain significant to the community for their individual character, ease of access, and urbane appeal.

O3 To maintain commercial activity at ground level to promote pedestrian activity and contribute to lively streets in centres.

O4 To maintain facades in business centres where they contribute to the character of the streetscape.

O5 To ensure frontages are appropriate for the location and will maximise activity at the public/private interface, and provides weather protection for pedestrians.

O6 To minimise impacts of commercial activities on adjacent residential properties.

D1.2 Site Planning

D1.2.1 Minimum Frontage

Objectives

O1 To ensure efficient vehicular access to parking and servicing and reduce driveway crossings.

O2 To facilitate efficient building envelopes that achieve optimum density.

Controls

C1 Where redevelopment is proposed in a B1 or B2 Zone of the LEP a minimum frontage of at least 18m shall be provided.

C2 Where redevelopment is proposed in the B5 zone, the minimum site frontage is 30m. This control is to be applied to Canterbury Road frontages and only when the consolidation of the B5 Business Development and B6 Enterprise Corridor zones are gazetted within the Canterbury Local Environmental Plan 2012 as resolved by Council on 31 October 2013.

D1.2.2 Isolated Sites

Isolation of a site occurs where a property that adjoins a development site becomes narrower or smaller than the required width and size for redevelopment following the approval of development on that adjoining site. Consequently, the isolated site becomes incapable of accommodating the form of redevelopment envisaged by the LEP.
Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

Controls

C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.

C2 Negotiations are to be undertaken with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence is to be provided of reasonable offers, including at least two recent independent valuations.

C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that provides:

(a) A building envelope; and

(b) A general layout that complies with the current applicable planning controls.

D1.3 Building Envelope

Objectives

O1 To guide the form and shape of new buildings.

O2 To ensure the appearance and performance of development is considered throughout the design process.

D1.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur.

FSR is expressed as a ratio of the gross floor area to the site area, as defined under the LEP.

Most land zoned for business purposes within the LGA does not have an FSR. An exception is land zoned B2 Local Centre under the LEP on Canterbury Road, Close Street, Broughton Street and Charles Street within the Canterbury Town Centre has an FSR. The location of this land and the maximum permissible FSR for any development is prescribed in the LEP.
D1.3.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones.

D1.3.3 Floor to Ceiling Height

Objectives

O1 To ensure floor to ceiling height is adequate for the operation of the intended and potential use.

Controls

C1 Floor to ceiling heights must:

(a) Provide a minimum 3.3m floor to ceiling height for the ground floor.

(b) Provide a minimum 3m floor to ceiling height per storey for development in the B6 Enterprise Corridor Zone.

(c) Car parking is required to have a floor to ceiling height in accordance to Australian Standard AS 2890.1.

(d) The floor to ceiling height may need to be increased to meet the requirements of the intended use, however, the maximum building height will still need to be complied with.

Note: Developments with shop top housing must comply with the objectives and controls outlined in Chapter C5 Shop Top Housing of this DCP for ceiling heights.

D1.3.4 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To minimise building size and bulk by setting back upper storeys.

O3 To minimise amenity impacts on adjoining properties.

O4 To encourage increased setbacks along Canterbury Road to provide for possible future implementation of street parking and assist in reducing traffic noise impacts.

O5 To allow for flexible design and building articulation by permitting minor encroachments.

Controls

General

C1 Where a setback applies, buildings are to provide articulated and varied facades (Refer to D1.4.3 for façade design) that do not result in a ziggurat
appearance (i.e. do not have the form of a terraced structure with successive receding storeys).

**Front Setbacks**

C2 Development must comply with the minimum front setbacks as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of Storeys at the Street and Setback</th>
<th>Upper Level (Podium) Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 Zone</td>
<td>1-2 storeys</td>
<td>3m</td>
</tr>
<tr>
<td>(except Undercliffe Bridge Precinct)</td>
<td>Build to front boundary</td>
<td></td>
</tr>
<tr>
<td>B2 Zone</td>
<td>1-3 storeys</td>
<td>Fourth storey – 3m</td>
</tr>
<tr>
<td>(except Campsie Civic Centre Precinct,</td>
<td>Build to front boundary</td>
<td>Greater than four storeys – 5m (all storeys to be set back this distance including the fourth storey)</td>
</tr>
<tr>
<td>Canterbury Town Centre and Roselands Shopping Centre and Roselands Shopping Centre and where existing facade is to be retained)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2 Zone along Canterbury Road</td>
<td>1-4 storeys minimum setback of 9m from street boundary</td>
<td>Above 4 storeys an additional 5m</td>
</tr>
<tr>
<td>B5 Zone along Canterbury Road</td>
<td>1-4 storeys a minimum setback of 3m from street boundary</td>
<td>Above 4 storeys – an additional 5m</td>
</tr>
<tr>
<td>B6 Zone along Canterbury Road</td>
<td>1-3 storeys minimum setback of 9m from street boundary</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Basements to be 3m from street boundary</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table D1.1: Minimum Front Setbacks In Business Zones

**Side Setbacks**

C3 Except where a proposed development adjoins a residential zone boundary, setbacks are not required in the B1 or B2 zones when the desired character is for a continuous street frontage.

C4 Proposed developments that adjoin residential zone boundaries to the side, are to comply with a side setback that is defined by:

(a) A 45° building height plane projected at 6m from the residential boundary;

(b) A minimum 1.5m setback to the residential zone side boundary; and

(c) A two-storey limit on the side boundary with the residential zone applies.
Rear Setbacks

C5 A rear setback to a residential zone boundary, or land on which an existing dwelling is located, is not required if the land adjoins a lane.

C6 Proposed developments that adjoin residential zone boundaries to the rear, or land on which existing dwellings are located, are to comply with a rear setback that is defined by:

(a) A 45° building height plane projected at 1.8m at the residential side boundary;

(b) A minimum 6m setback to the residential zone boundary; and

(c) A two-storey limit on the boundary with the residential zone applies.

Exceptions

C7 The following minor building elements may project into the minimum side setback area:

(a) Roof eaves, awnings, pergolas and patios;

(b) Stair or ramp access to the ground floor; and

(c) Rainwater tanks.

Note: Developments with shop top housing must comply with the objectives and controls outlined in Chapter C5 Shop Top Housing of this DCP for building separation.

D1.3.5 Building Depth

Objectives

O1 To ensure that natural daylight is available in all parts of the building so that artificial light is not necessary during daylight hours

O2 To ensure an appropriate level of depth is available to create viable building spaces for retail and commercial use.

Controls

C1 Building depth for commercial premises must be in accordance with the following requirements:

(a) Minimum depth of 10m; and

(b) Maximum street frontage wall length of 50m.

C2 Street frontages greater than 50m in length may be considered if a 9m x 9m landscaped deep soil indent is provided.

C3 Courtyards may be appropriate for deep blocks or blocks where basement or semi-basement parking is possible.
C4 All façade treatments are to in accordance to section D1.4.3 of the DCP.

Note: Developments with shop top housing must comply with the objectives and controls outlined in Chapter C5 Shop Top Housing of this DCP for building depth.

**D1.4 Building Design**

**D1.4.1 Orientation and Layout**

**Objectives**

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

**Controls**

C1 Design and orient development to maximise solar access and natural light, without unduly increasing the building’s heat load.

C2 Design and site development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

**D1.4.2 Ground Level Interface**

**Objectives**

O1 To facilitate positive interaction between the private and public domain.

O2 To encourage passive surveillance of streets and other publicly accessible places, and promotion of safety and security.

O3 To encourage different frontage treatments to maximise activity at the public/private interface.

O4 To provide protection for pedestrians against adverse weather elements.

O5 To ensure retail shop premises present a suitable streetscape appearance while allowing adequate for security.

**Controls**

**Building entries**

C1 Locate entries so they relate to the existing street, subdivision pattern, street tree planting and pedestrian access network and are clearly visible.

C2 Provide entries to upper levels from the street front facade to encourage activities on the ground floor.
Provide entries for service activities to rear of the buildings.

Provide an awning over the entry to contribute to the legibility of the development and the public domain.

Ground level awnings

The façade of the building shall be built to the front street boundary;

A cantilevered awning from the building facade shall overhang the footpath at a minimum width of 3m;

Cantilevered awning height is to be in the range of 3.2m - 4.2m from natural ground level;

Awnings must complement the height, depth and form of the desired character or existing pattern of awnings and should match adjoining awnings so as to provide continuous pedestrian cover and eliminate gaps wherever possible;

Awnings shall provide sufficient protection from sun and rain; and

Posted awnings or colonnades will not be support.

Shop Fronts

Windows on the street frontage must not be mirrored to provide visibility between interior and exterior spaces, allow for surveillance of the street and provide interest for pedestrians.

Do not place external solid roller shutters or brick walls on shopfronts.

Transparent or open grille shutters behind the glass of shopfronts are acceptable.

Security grilles must be discreet, have minimal visual impact, and not dominate the shopfront.

Consideration of alternatives to security grilles must be made such as the installation of a security alarm and well-lit shopfronts.

Where shop use does not require a window shop display, incorporate expanding security doors or grilles behind the glass doors.

D1.4.3 Façade Treatment

Objectives

O1 To encourage articulated building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.

O2 To encourage vertical and horizontal building elements that contribute to streetscape modulation and enhance the pedestrian experience.

O3 To protect features of existing buildings that influence streetscape and local character.
O4 To ensure that front setbacks are consistent with the existing streetscape where this has been maintained.

O5 To ensure alterations and additions complement the architectural character of the existing building.

O6 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building.

O7 To achieve building emphasis on corner sites to strengthen the legibility of the urban structure.

Controls

C1 Façade Design:

(a) New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.

(b) Avoid long spans of blank walls along street frontages and address both street frontages with façade treatment, and articulation of elevations on corner sites.

(c) Incorporate contrasting elements in façades.

(d) Emphasise corner sites by using treatments to make the sites visually prominent. Retention of traditional facades will be given precedence over emphasising corner sites. Treatments may include:
   i. Wrap around balconies;
   ii. Vertical elements; and
   iii. Changes in materials or colours.

(e) Use a harmonious range of high quality materials, finishes and detailing:
   i. Define a base, middle and top related to the overall proportion of the building;
   ii. Express key datum lines using cornices, change in materials or change in setback;
   iii. Express the variation in floor to floor height, particularly at lower levels;
   iv. Articulate building entries with awnings, porticos, recesses, blade walls and projecting bays;
   v. Use a variety of window types to create a rhythm or express building uses and use recessed balconies and deep windows to create shadows, adding visual depth to the façade;
   vi. Detail balustrades to reflect the type and location of the balcony and its relationship to the façade;
   vii. Incorporate architectural features which give human scale at street level, including entrances, awnings, colonnades, pergolas and fences;
viii. Use colour, variation in the types of materials and arrangement of façade elements and materials to articulate different parts of a building façade - a material palette can include brickwork, rendered masonry, sheet materials, glazing, sandstone and treated metals and timbers; and

ix. Incorporate horizontal and/or vertical elements, such as indentations in the façade plane, string courses and bandings, window openings and building entrances.

(f) Consideration in the design of commercial premises is to be made for mechanical ventilation required by potential future food shops and restaurants. Mechanical ventilation is to be located behind the building facade. Alternatively, ventilation for future uses must be considered in the facade design.

(g) Design facades to reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

(h) Modulate the wall alignment with a step in of at least 1m.

(i) Refer to existing datum lines for any new developments integrated to heritage and/or existing buildings, such as eave and parapet line, as a guide to aligning the height to levels of adjoining development.

(j) Use a solid to void ratio of 50%, with each facade measured independently. Disharmony arises when the range of solid to void is extreme. Do not include shopfronts in the 50% solid to void ratio calculation.

(k) Locate and proportion windows to minimise scale and bulk of new building.

C2 Period Facades:

(a) Traditional facades should be integrated into the overall design of new development.

(b) Pre-1950 shop front facades are to be maintained in the parts of the B2 Zone where building height is five (5) storeys or less (infill development is permitted behind so that the traditional main street character of the centres is maintained).

(c) Where the permitted height is greater than five (5) storeys, facades do not need to be retained.

Figure D1.1: Characteristic facades
C3 Consent for demolition of pre-1950’s shopfront facades will only be granted in exceptional circumstances and only if it can be demonstrated that:

(a) The structural condition or size of the existing façade makes it unsuitable for maintaining;

(b) The existing façade does not contribute positively to the character of a centre; and

(c) There will be improvement in the design outcome with a replacement facade.

C4 Paint existing facades (where appropriate) in a colour scheme that is sympathetic to the period and style of the building. Original unpainted surfaces, particularly face brick, are to remain unpainted.

C5 Design additional storeys (above the building base) so they do not compete with the aesthetic character and dominance of the existing façade. The preferred design approach is for additions to be contemporary in style and distinct in form and character from the façade to be retained. Vertical elements should be used to break up the mass of the additions.

C6 Where existing facades are retained, remove any uncharacteristic or intrusive additions and reconstruct, restore or repair with existing building fabric. If sufficient historical material is not available, use new fabric sympathetic to the period and style of the building and façade.

C7 Additions to retained facades should incorporate the following in the composition of the new upper façade:
(a) Traditional external finishes for walls, such as exposed dark brickwork and render, or painted concrete;

(b) Vertical window and door opening, columns, and colour to create vertical elements;

(c) Parapets and window hoods;

(d) Recessed balconies and deep windows to create shadow lines;

(e) High solid to void ratio; and

(f) Individual smaller shop front, or articulation to reflect the fine grain pattern of the traditional shopping streets.

C8 Design upper levels so they do not compete with the aesthetic character and dominance of the street level façade.

C9 On land adjoining railway or busy roads, address all requirements in ‘Development Near Rail Corridors and Busy Roads - Interim Guideline’ (NSW Department of Planning and Environment).

C10 Balconies:

(a) Do not allow balconies and voids to dominate publicly visible facades (excluding glass shop fronts and colonnades in business centres).

(b) Use balconies in moderation and integrate them into the overall composition of the façade - do not use a monotonous or repetitive configuration of balconies.

(c) Where possible place balconies facing an internal courtyard and do not place all balconies on an external façade.

(d) Use balcony types that respond to the street context, building orientation and residential amenity.

(e) Use lightweight materials and construction for balconies.

(f) Support verandas and balconies with slender metal or timber frames, rather than concrete columns or masonry piers.

(g) Construct balcony balustrades with glass panels, open metal framing, board or sheet cladding, rather than entirely of masonry, or break up significantly blank walls of masonry with panels.

D1.4.4 Roof Design

Objectives

O1 To ensure roof design contributes to the overall design and performance of a building.

O2 To ensure roof design is compatible with the building style and use.

O3 To minimise the impact of large surface areas of a roof when viewed from other buildings and public spaces.
Controls

C1  Roofs must not exceed a pitch of $10^\circ$.

C2  Maintain the existing parapet line where it contributes to the early to mid-twentieth century character of the traditional main streets.

C3  Emphasise building articulation with the shape and alignment of the roof.

C4  Relate to the size and scale of the building, the building elevations and three dimensional building forms – including the design of any parapet or terminating elements, and the selection of roof materials.

C5  Respond to the orientation of the site, for example, by using eaves and skillion roofs to maximise solar access.

C6  Relate roof design to the desired built form and context.

C7  Integrate service elements into the design of the roof - including lift over-runs, service plant, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes and signage.

C8  The location of ventilation that may be required for potential future food shops and restaurants in commercial premises must be considered in the roof design.

C9  Facilitate the use or future use of the roof for sustainable functions, for example:

    (a) Provide rainwater tanks for water conservation;

    (b) Orient and angle roof surfaces suitable for solar applications; and

    (c) Allow for future innovative design solutions, such as water features or green roofs.

C10  Do not use dormer windows.

D1.4.5 Parking and Access

Refer to Part B1 – Transport and Parking of this DCP for objectives and controls relating to transport, parking and access.

D1.4.6 Laneways

Objectives

O1  To create a new rear lane system that will improve streetscape and pedestrian safety, and encourage active street frontages.

Controls

C1  New laneways are identified for some town centres. Refer to relevant Chapter in Part D for controls relating to specific centres. Where sites are to be
redeveloped and a new lane is identified over private land, creation of the laneway is required even if the laneway cannot be immediately utilised.

C2 Where creation of a laneway is identified an area of land 6m wide is required for the laneway. This land can be taken into account for the purposes of calculating setbacks.

C3 Where the laneway has resulted in the severing of land, concessions will be available to compensate for offset the loss of development potential through the development process.

C4 On sites were a laneway is identified, they are to be amalgamated and developed to create the lane to get full development potential.

C5 Sites with no connection to the laneway system (see Figure D1.3) will need to provide temporary access from street 3m wide. This can be converted to a pedestrian accessway once the lane is connected to the street.

C6 The land forming the laneway must be subdivided and dedicated to Council prior to release of any Occupation Certificate (including an interim certificate).

C7 The developer will be responsible for either construction of the laneway to Council’s specifications or paying a Developer Contribution for its construction. If the laneway is not immediately required then the land must be suitably paved. If not immediately required the land can also be leased from Council for a nominal amount and used for car parking or other suitable purposes.

Figure D1.3: A Land Prior to Lane Formation
D1.4.7 Building Services

Objectives

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

C1 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

C2 Facilities should not be visually obtrusive.
C3 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired character of streetscapes.

C4 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

(a) Screen air conditioning units behind balcony balustrades;
(b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and
(c) Locate meters in service cabinets.

C5 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C6 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C7 Minimise visual impact of solar hot water systems by:

(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
(b) Using a colour that is consistent with the colour of roof materials;
(c) Designing solar panels, where possible, as part of the roof;
(d) Setting the solar panels back from the street frontage and position below the ridgeline; and
(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

D1.5 Shop Top Housing

The controls for the shop top housing component of a mixed use development are located in Part C Residential Accommodation of this DCP (Chapter C5 Shop top Housing).
Canterbury Town Centre is the area of highest density along Canterbury Road, and comprises buildings ranging from three (3) to nine (9) storeys. Buildings over six (6) storeys are restricted to specific sites, where they will have minimal impact on streetscape character and other residential areas.

The transformation of the Canterbury Town Centre includes two zones; the traditional Town Centre, which lies to the northern side of the railway station, and the riverfront precinct. The latter, a collection of currently obsolete industrial/commercial sites, is located between the Cooks River and the Railway.

The lower scaled buildings are likely to be infill sites, additions to existing or heritage buildings, or buildings in sensitive locations (such as close to the Cooks River or residential land).

Active retail exists along the major thoroughfares and pedestrian paths, with commercial and residential above creating a genuinely mixed-use environment. Residential is expected to be located on the upper floors.

Buildings accommodating retail are built to the footpath, whilst the residential buildings have setbacks appropriate to the context (road traffic and air quality). Showrooms are not permitted. Open space takes the form of regularly shaped streets, paths, promenades and plazas/piazzas.

### D2.1 General Objectives

**O1** To achieve the full development potential of land and best use of services in the centre;

**O2** To encourage the redevelopment of the riverfront district into an attractive vital and vibrant mixed-use environment via a network of publicly accessible spaces and places;

**O3** To create an attractive waterfront along the Cooks River through the provision of pedestrian and cycle ways, landscaped open spaces and opportunities for outdoor activities; and

**O4** To reinstate the role of the town centre on Canterbury Road.

### D2.2 General Controls

**C1** Redevelopment in the Canterbury Town Centre requires a minimum lot size of 1500m².
Development is to be consistent with the public domain requirements identified in Figures D2.1 to D2.4.

Key elements of the public domain that are to be provided for includes:

(a) The foreshore promenade along the Cooks River; and

(b) The creation of the Market Lane that provides a retail link from the railway station through to the foreshore promenade.
Figure D2.3: Canterbury Town Centre Public Domain Structure Plan

Figure D2.4: Canterbury Town Centre Parking and Vehicle Access
D3 Roselands Shopping Centre

Roselands is the only shopping mall development in the Canterbury LGA. While most of the centre is in the B2 Local Centre Zone, its infrastructure (access, car parking and landscaping) is in the SP2 Infrastructure Zone. Some of the general controls relating to business zones and other aspects of such development (such as traffic) will apply to development at Roselands. However, due to its size and built form more specific controls are required as detailed in this chapter.

D3.1 General Objectives

O1 To ensure that direct, safe and convenient pedestrian and bicycle access is provided, through and around the centre.

O2 To provide an open setting to the site through open spaces and landscaped areas.

O3 To ensure that traffic generated by the centre does not impact on residential neighbourhoods or impede regional traffic flow.

D3.2 Pedestrian, Bicycle and Vehicle Access

Controls

C1 Maintain pedestrian access from Martin Street, Hilton Avenue, Roseland Drive and King Georges Road.

C2 Maintain access along Martin Street/Roselands Drive without the need for users to enter the centre complex.

C3 Maintain existing vehicular connections between Roselands Avenue and Martin Street/Roselands Drive.

D3.3 Car Parking Structure

Controls

C1 The ground floor level of the car park (or any structure) is no higher than existing ground level.

C2 Minimum 35m setback for car park on western side, adjacent to Roseview Avenue.

C3 Maximum height of 8m for any car park (or other structure) in the southern part of the site (height limit includes any visual and/or acoustic screens), measured above existing ground levels at any point.
D3.4 Vehicle Access

**Controls**

C1 Separate access and manoeuvring for service and delivery vehicles from public parking and access ways.

C2 Design the Martin Street/Roselands Drive access route so that the option to close off Martin Street to through traffic (and traffic leaving the centre to be directed towards King Georges Road) is available and can be readily implemented (based on an assessment of traffic conditions following completion of building works).

D3.5 Solar Access

**Controls**

C1 Maintain existing levels of solar access to adjoining properties.

D3.6 Urban Design

**Controls**

C1 Buildings should follow the topography and step down in height with the site.

C2 Minimise the height and bulk of podiums to reduce the perceived bulk of buildings.
D4 Campsie Town Centre

D4.1 General Objectives

Objectives

O1  To achieve the full development potential of land and best use of services.

O2  To improve community facilities.

O3  To improve the structure and function of the Campsie Local Centre with an economically vibrant northern end.

O4  To increase the range of uses with the Campsie Local Centre.

D4.2 Urban Design

Controls

C1  Development in the Campsie Town Centre is to be in accordance to the Campsie Town Centre Structure Plan shown in Figure D4.1.

C2  Development is to be consistent with the public domain requirements identified in Figures D4.2 and D4.3.
Figure D4.1: Campsie Town Centre Structure Plan
Figure D4.2: Campsie Civic Centre Upper Level Open Space

Figure D4.3: Campsie Civic Centre Pedestrian Through Site Links
D5 Undercliffe Bridge Precinct

D5.1 General Objectives

O1 To promote the Undercliffe Bridge Precinct as a mixed-use activity hub, set within the green topography on the southern banks of the Cooks River.

O2 To maintain and improve the precinct’s relationship with the Cooks River.

O3 To respect the scale and proportions of the existing Adora Chocolate Shop building at 10 Homer Street due to its important role in establishing the streetscape of the precinct.

D5.2 Height

Objectives

O1 To ensure that buildings relate to the Cooks River foreshore and residential properties.

O2 To protect the visual amenity and views of the precinct’s most significant building (10 Homer Street).

Controls

C1 Future development is to step buildings down in accordance with Figure D5.1.

C2 Heights, in conjunction with setbacks, are to result in podium style development.

Note: The storey controls of this section of the DCP must be read in conjunction with the maximum permissible height of building provisions prescribed in the LEP. The definition of height of building is defined under LEP.
D5.3 Setbacks

Objectives

O1 To encourage a consistent built form edge along Homer Street, activating and uniting the area, and encouraging a sense of the precinct as a hub.

O2 To complement open space areas, particularly on the foreshore.

O3 To maintain curtilage and views of the façade of 10 Homer Street.

Controls

C1 Provide setbacks at street level and at podium level in accordance with Figure D5.2.
Figure D5.2: Undercliffe Bridge Specific Setbacks

C3 Site and design buildings to permit view corridors through to foreshore open space and do not impede views of the River along Homer Street as per Figure D5.3.

C4 Provide landscaping at the boundary with the River Corridor to reinforce the tree lined character of the foreshore as per Figure D5.3.

Figure D5.3: Undercliffe Bridge Open Space and View Corridors
D6 Canterbury Road Structure Plan

D6.1 Canterbury Road Corridor

Objectives

O1 To create attractive, vital and vibrant mixed-use environments via a rich network of publicly accessible spaces, walkable streets and places.

O2 To provide improved open space / public domain within each node, where possible to serve the local community.

Controls

C1 Development of the Canterbury Road Corridor is to be in accordance with the characteristics of the following five character areas:

(a) Urban Core:

Canterbury Town Centre (as described in Chapter D2 Canterbury Town Centre).

(b) Urban Centres (B2 – Local Centre):

Comprise lower scale buildings, ranging in height from three (3) to five (5) storeys, and will likely be infill sites, additions to existing or heritage buildings, or buildings in sensitive locations. Urban development will provide an active mix of retail, employment, community and residential, with major areas of activation on cross streets. Active retail is desirable at ground level with commercial and residential above. Open space takes the form of regularly shaped streets, plazas, piazzas, paths and promenades. Transit nodes may include an open space feature where it provides significant public transport connections between Canterbury Road and the cross street bus network. Small floor space showrooms may be appropriate in secondary retail frontages to the movement economy.

(c) Urban General (B5 – Business Development):

Comprise medium scale buildings, ranging in height from three to six storeys, with varying street alignment. Street level activities include retail, commercial and residential. Showrooms are permitted, but they must be designed to reinforce pedestrian quality. This character area predominantly applies to the commercial transitions between the Urban Centre and Urban Residential character areas.
(d) Urban Enterprise (B6 – Enterprise Corridor):

Comprise buildings ranging from 1-3 storeys with varying street alignments. Street level uses may include light industrial, large floor plate retail/bulk goods, showrooms and commercial. Upper levels may incorporate ancillary and/or commercial uses. This character area predominantly applies to previous employment zones, and is intended to maintain employment functions in a more street oriented and contemporary manner. There will be no new residential in this character area.

(e) Urban Residential (R4 – High Density Residential):

Comprise residential buildings ranging in height from three to five storeys. The smaller scale buildings are appropriate to areas where the existing building stock is uniformly 1-2 storeys or to narrow infill sites. Residential apartment buildings are setback 6m from the street creating a private, landscaped forecourt. The naturalistic landscaping of the forecourt, combined with street tree planting over time, will substantially green Canterbury Road and create a green break between more intensive land use activities of the Urban Core, Urban Centre and Urban General areas. Residential apartment buildings are setback 6m from the new front property line which in turn is setback 2m from the existing street boundary to allow for footpath/verge/on-street parking improvements.

Note: The following diagrams illustrate how a number of the Canterbury Road Corridor public domain outcomes can be achieved.

Figure D6.1: Impression of Canterbury with public domain improvement and business development
Figure D6.2: Impression of Canterbury Road with Public Domain Improvement and Residential Development

Figure D6.3: The transformation of Canterbury Road through interim works that are achievable in stages
Figures D6.4: Typical Road Structure (Refer to Figure D6.5 below)

Figures D6.5: How a Typical Road Structure Might Be Improved Over Time With Left Turn Circulation (Refer to Figure D6.4 above)
D7 Local Centres

This chapter applies to the following local centres of the LGA including:
• Belmore;
• Lakemba;
• Earlwood;
• Hurlstone Park;
• Narwee;
• Punchbowl;
• Wiley Park;
• Belfield; and
• Croydon Park.

The following sections establish objectives and controls to guide the design of the urban structure of those local centres.

These sections comprise structure plans that are to be read in conjunction with the general and specific controls contained in this DCP, including Part B – General Controls and Chapter D1 Business Centres – General). Chapter C5 of the DCP will also be relevant where shop top housing is proposed.

The structure plans contain controls in relation to parking, laneways, pedestrian pathways, retail/commercial activation locations and other matters.

D7.1 General Objective

O1 To improve the structure and function of local centres.
D7.2 Belmore

Controls

C1 Development in the Belmore Local Centre is to be in accordance to the structure plan shown in Figure D7.1.

Figure D7.1: Belmore Local Centre Structure Plan
D7.3 Lakemba

Controls

C1 Development in the Lakemba Local Centre is to be in accordance to the structure plan shown in Figure D7.2.

Figure D7.2: Lakemba Local Centre Structure Plan
D7.4 Earlwood

Controls

C1 Development in the Earlwood Local Centre is to be in accordance to the structure plan shown in Figure D7.3.

Figure D7.3: Earlwood Local Centre Structure Plan
D7.5 Hurlstone Park

Controls

C1 Development in the Hurlstone Park Local Centre is to be in accordance to the structure plan shown in Figure D7.4.

Figure D7.4: Hurlstone Park Local Centre Structure Plan
D7.6 Narwee

Controls

C1 Development in the Narwee Local Centre is to be in accordance to the structure plan shown in Figure D7.5.

![Figure D7.5: Narwee Local Centre Structure Plan](image)
D7.7 Punchbowl

Controls

C1 Development in the Punchbowl Local Centre is to be in accordance to the structure plan shown in Figure D7.6.

Figure D7.6: Punchbowl Local Centre Structure Plan
D7.8 Wiley Park

Controls

C1 Development in the Wiley Park Local Centre is to be in accordance to the structure plan shown in Figure D7.7.

Figure D7.7: Wiley Park Local Centre Structure Plan
D7.9 Belfield

Controls

C1 Development in the Belfield Local Centre is to be in accordance to the structure plan shown in Figure D7.8.

Figure D7.8: Belfield Local Centre Structure Plan
D7.10 Croydon Park

Controls

C1 Development in the Croydon Park Local Centre is to be in accordance to the structure plan shown in Figure D7.9.

Figure D7.9: Croydon Park Local Centre Structure Plan
Part E

Industrial Development
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E1 Industrial Development

This chapter applies to development for the purposes of development within the IN1 General Industrial and IN2 Light Industrial zones under the LEP within the Canterbury LGA.

This chapter comprises objectives and controls for new development, and alterations and additions to existing development and first use or change of use applications relating to industrial development.

This chapter of the DCP should be read in conjunction with Part B – General Controls.

E1.1 General Objectives

O1 To provide for a range of industrial development that generates local employment and appropriate ancillary commercial and retail uses to support the retention of industry.

O2 To ensure that the site has a practical configuration for industrial operations, including space for loading activities and vehicle manoeuvring and access maintained to channelled watercourses.

O3 To provide a streetscape of consistent landscaped setbacks that screen industrial buildings from the public domain, and spaces between industrial buildings to reduce their bulky appearance.

O4 To minimise the impact of industrial land on neighbouring land uses, especially residential properties.

E1.2 Envelope Controls

E1.2.1 Site Frontage

Controls

C1 A minimum frontage of 20m is required for industrial development.

E1.2.2 Height

Controls

C1 Buildings that adjoin residential zones, or an existing dwelling, are to comply with a building height plane. The building height plane is to be projected at 45° at a height of 1.8m at the residential boundary.
C2 Buildings that adjoin roads immediately in front of residential zones, or an existing dwelling, are to measure the building height plane at the residential boundary and the adjoining road.

C3 Any area between the building and the property boundary should be suitably landscaped.

E1.2.3 Setbacks

Controls

C1 Minimum 5m setback from the front boundary.

C2 An additional front boundary setback is required if car parking spaces are provided in front of the building.

C3 On corner sites, a minimum setback of 2m is required from the longer street boundary (secondary street frontage) in addition to front setback.

C4 With the exception of hardstand required for site access and circulation, setbacks are to be deep soil landscaping.

C5 Industrial buildings on two adjoining lots may be attached provided requirements specified in the Building Code of Australia are satisfied.

C6 Provide access to channelled watercourses for maintenance and repair.

C7 Car parking and storage of goods, materials and garbage are prohibited inside the setback areas.

C8 Specified setbacks are the minimum requirement, and may need increasing or special design in order to satisfy amenity and design requirements of this DCP.

C9 Consult with Sydney Water Corporation for specific requirements and comply with the conditions of any easement.

E1.2.4 Site Coverage

Controls

C1 Maximum 66% of the total site area.

E1.2.5 Landscaping

Objectives

O1 To enhance the site and provide a balance of buildings and vegetation.

O2 To visually promote the industrial site and to provide pleasant work environments and recreation space for employees and other users of the site.
Controls

C1 Provide a minimum area of deep soil as follows:

(a) 5m wide in the required front setback;
(b) 2m wide in any secondary street setback; and
(c) 2m wide along any common boundary with a residential zone, or land that has an existing dwelling.

C2 A minimum of 10% of the site area is to be for soft landscaping, this includes:

(a) Planting along street frontages in the required deep soil; and
(b) Planting around outdoor storage areas and building structures:
   i. A landscape strip minimum 1m wide around outdoor storage areas, excluding pedestrian entrance and access points; and
   ii. Landscape planting around main building structures to provide screening for the facades – that does not inhibit pedestrian and maintenance access, access to doorways and emergency exits;
   iii. Planter boxes on building levels above ground, for example, on decks and balconies.

E1.2.6 Layout and Orientation

Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.
C2 Site the development to avoid casting shadows onto a neighbouring dwelling’s primary living area, private open space and solar cells.
C3 Coordinate design for natural ventilation with passive solar design techniques.
C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.
E1.3 Building Design

E1.3.1 Façade Design and Articulation

Objectives

O1 To encourage innovative architectural design that improves the appearance of industrial areas in Canterbury, while addressing the scale and character of residential development in the immediate surroundings.

O2 To ensure that industrial buildings address the street and provide casual surveillance of the public domain.

Controls

C1 Design and locate non-industrial floor space, such as offices and showrooms, so it is visually apparent and faces the street or parking areas.

C2 Use contemporary facade design and express the structure of the building without obscuring behind long expanses of glass curtain walls. Refer to Figure E.1.

Figure E.1: A contemporary design with its office components oriented towards the street – building façade is effectively articulated with a combination of window openings, wall indentations and colours.

C3 Visually reinforce pedestrian entrances and stairwells to create rhythms along facades and reduce the perceived scale.

C4 Avoid long spans of blank walls along street frontages or screen with landscaping.

C5 Architectural elements that can be used to articulate facades include, but are not limited to:

(a) Horizontal and/or vertical elements, such as indentations in the façade plane, string courses and bandings;

(b) Window openings and building entrances;

(c) Roof forms and parapets;

(d) Shading devices; and

(e) Public art work.
C6  Address both street frontages, on corner sites, with façade treatment and articulation of elevations.

C7  Integrate aerials, antennas, satellite dishes, exhaust stacks, plant rooms, lift overruns and the like with the architectural design of the building, or screen by roof structures, parapet and architectural elements that are integrated with the building.

C8  Use building materials and colours on street facades that are compatible with the character of nearby residential development. Preferred building materials include:
   (a) Masonry/natural stone;
   (b) Concrete;
   (c) Glass (non or low reflective rating);
   (d) Metal/fibre cement cladding;
   (e) Face bricks; and
   (f) Decorative brickwork.

C9  Avoid the use of randomly mixed light and dark coloured bricks.

C10 Use non-reflective or low reflective materials.

C11 Wall surfaces easily accessible to public spaces are to be treated (e.g. screened by plants or specially coated) to discourage graffiti. Supporting details are to be provided with the development application.

### E1.3.2 Storage and Handling

**Controls**

C1  Provide adequate space within buildings for the loading and unloading of vehicles.

C2  Provide space for the storage and handling of goods and seal off to avoid increasing the burden on any heating and cooling system.

C3  Orientate windows away from the living areas and courtyards of adjacent residential properties.

C4  Store plant, equipment, goods and other materials within the proposed industrial building or suitably screen from residential development.

C5  Site and design security lighting and general building illumination so as not to create glare or nuisance to adjoining residential development.
E1.3.3 Fencing

Controls

C1  Design front fencing to enhance the streetscape and to ensure it is compatible with the design of the building and landscaping.

C2  Solid fencing is restricted to a maximum height of 1m along the primary and secondary street frontages.

C3  Fencing up to 1.8m in height is acceptable where it is of open design that allows mutual surveillance between the development and the public domain.

C4  Avoid the use of chain wire fences or metal sheeting along street frontages.

C5  Provide effective screening of the building, and discourage graffiti, in the design of side and rear fencing.

C6  Provide landscaping along side and rear fencing to soften the visual appearance, or incorporate decorative elements into the fencing to avoid the effect of a blank wall.

C7  Use solid construction fencing, such as masonry or full brick, on boundaries directly adjoining residential properties or Residential zoned land, to provide visual screening and contribute to noise control.

E1.4 Amenity

E1.4.1 Energy and Water Conservation

Objectives

O1  To ensure the design and operation of industrial development minimises consumption of energy from non-renewable sources and reduces greenhouse gas emissions.

Controls

C1  Aim for efficiency by promoting the use of energy efficiency principles in the design of a facility and by ensuring that energy saving measures are incorporated into the ongoing operation of a facility.

C2  Consider adopting partial air-conditioning for certain areas and rooms of a building, with the remaining floor areas being naturally ventilated.

C3  Where possible design buildings to ensure as much of the floor area as possible is within 4 to 6m of an external window.
E1.4.2 Staff Amenity

Controls

C1 Provide an outdoor staff amenity area with minimum area of 25m², including seating, benches, shading devices and adequate paving in the staff amenity area.

C2 Provide seating, benches, shading devices and adequate paving in the staff amenity area.

C3 Locate the staff amenity area away from sources of intrusive noise (such as loading and servicing, and heavy machinery), dust, vibration, heat, fumes, odour or other nuisances.

E1.4.3 Privacy

Controls

C1 Restrict direct views toward the living areas of adjoining properties through the use of:

(a) Translucent or obscure glazing; and

(b) Deep soil planting for screening.

C2 The use of the premises shall not give rise to transmission of unacceptable vibration to any adjoining properties or public place.

C3 Noise generated from the development shall comply with the NSW Industrial Noise Policy.

C4 An acoustic report needs to be lodged with all development applications for noise generating operations. The Acoustic Report is to be prepared by a qualified acoustic consultant, recognised by the Australian Association of Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS), certifying that the above acoustic standards can be achieved. The Acoustic Report is to include, but not be limited to, the following information:

(a) Project description;

(b) Relevant policies or guidelines that have been applied;

(c) Background noise measurements;

(d) Details of instruments and methodology used for noise measurements;

(e) Site map indicating noise sources, measurement locations and noise receivers;

(f) Noise criteria applied to the project (if differed from the recommended criteria in the DCP);
(g) Noise predictions for the proposed activity;

(h) Comparison of noise predictions against noise criteria; and

(i) Discussion of proposed mitigation measures, the likely noise reduction and the feasibility of these measures.

### E1.4.4 Hours of Operation

**Controls**

**C1** Restricted to 7:30 am to 5:30 pm Monday – Saturday where development adjoins residential zoned land.

**C2** No operations on public holidays.

**C3** Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining residential uses.

**C4** For the purposes of this provision, “adjoining” means any situation where the subject site shares a common boundary with, or is separated from, a Residential zoned site by a road, laneway, alleyway or the like.

**C5** Loading and unloading time is not to impact on the amenity of nearby residential areas. Schedules of vehicle movements and their routes are to be provided in the development application.

### E1.4.5 Ancillary Uses

**Controls**

**C1** Accommodate ancillary functions necessary to the operation of industrial uses, but maintain the integrity of industrial functions by avoiding significant areas of commercial and retail uses.

**C2** Office, retail and showroom components are restricted to a maximum of 15% of the total floor space of the development, or 100m², whichever is the lesser.

**C3** The direct sale of goods to the public is to be ancillary to the main function or use of the development.

**C4** Provide adequate space for ancillary uses (such as offices) and locate them adjacent to the street frontage and parking areas.
E1.4.6 Water and Air Quality

Controls

C1 Incorporate measures in the design, construction and operation to minimise pollution, nuisances and risks to the locality in relation to human health, life, property and the natural environment.

C2 The discharge of any matter (whether solid, liquid or gaseous) onto the site, neighbouring land, public place or into any road, drain, pipeline or water course (during demolition, construction or subsequent occupation and use of the premises) is required to conform to the Protection of the Environment Operations Act 1997, or a pollution control approval issued by the relevant authority for Scheduled Premises.

C3 Consult with the relevant NSW Government department for any approval or licence requirements for specific industrial operations or activities.

C4 Consult with Sydney Water Corporation to ascertain any approval or licence requirements for discharging solid or liquid wastes into the sewerage system.

C5 The discharge of waste or washing water into the stormwater system is prohibited.

C6 Council may require the installation of a mechanical exhaust/ventilation system for any process that emits heat, excessive moisture, dangerous or noxious gases or aerosols.

C7 Spray painting must be conducted within a spray booth, which is equipped with an exhaust fan and a filter. Refer to the following documents for design requirements on spray booth and exhaust stack:

(a) Australian Standard 4114.1: 2003 – Spray Painting Booths, Designated Spray Painting Areas and Paint Mixing Room – Design, Construction and Testing; and


C8 For activities where dust is likely to be generated, for example, outdoor building materials storage yards, landscape planting is to be used with a combination of trees, shrubs and ground covers, to screen the site from views and provide filtering effects.

C9 For activities where odour is likely to be generated, the following mitigation measures are to be used:

(a) Provide landscape buffer areas;

(b) Use building structures as physical barriers, so that odour emissions are not directed towards any sensitive area; and

(c) Locate odorous sources away from workplaces and recreation areas on-site.
E1.4.7 Chemical Storage

Controls

C1 Details of the types, volumes and methods of storage of any chemicals or hazardous materials to be used on site shall be submitted with a Development Application.

C2 All chemicals shall be stored and handled in accordance with:

(a) Australian Standard 1940: 1993 – The Storage and Handling of Flammable and Combustible Liquids; and


E1.5 Parking and Access

C1 The required number of parking spaces for the type of development proposed is specified in Chapter B1 of this DCP.

C2 The number of service bays required will be determined based on the merits of individual proposals.

C3 If the parking calculation result in a fraction of a parking space, the number of spaces required is rounded up to the nearest whole number, unless otherwise stated.

C4 Where and alternative provision is stated the requirement will be whichever is the greater.

C5 Provide car parking areas to the rear of buildings or below ground level where possible.

C6 Locate visitor parking near the main pedestrian entrance to the building. Parking may be located in front of the building alignment, provided the parking does not encroach upon the front setback areas.

C7 Driveways are to be positioned to minimise impacts on adjoining residential properties.

C8 Large expanses of bare concrete are to be avoided, through the use of a combination of different surface material. Pedestrian thoroughfares, vehicular access and parking areas are to be delineated, and landscaping provided for shade.

C9 Minor alterations and additions to existing buildings which will result in an increase of up to 25m2 in floor area may be considered without the need for additional on-site parking.
Note: The exemption to the parking requirements is a one off exemption. Any further increases in floor area will be subject to the relevant parking requirements in the DCP.

E1.6 Industrial Signage

Controls

C1 Refer to Chapter F1 for general signage and advertising controls.

C2 The total advertising area on each site is not to exceed 1m² per 2m of road or access frontage for premises with a single frontage, and 0.5m² per 2m for premises with two frontages.

C3 Buildings or sites having multiple occupants are to be identified at the entrance by no more than two signs or directory boards within the front setback, identifying the names and activities of the occupants. Signs for each occupant are to be of a uniform size, shape and presentation.
Part F

Specific Land Uses and Specific Sites
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Signage can be undertaken without consent if it complies with the provisions in *State Environmental Planning Policy No 64 – Advertising and Signage* (SEPP 64), *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008 (Codes SEPP), and the LEP. Other signage must have consent and will be assessed against the provisions of the LEP, this DCP, SEPP 64 and the Transport Corridor Outdoor Advertising and Signage Guidelines - Assessing Development Applications under SEPP 64 (NSW Department of Planning July 2007).

The following roads and transport corridors are subject to the Guidelines:

- Airport and East Hills Railway Line;
- Bankstown Railway Line;
- Canterbury Road/New Canterbury Road;
- Enfield Freight Railway Line;
- Georges River Road/Punchbowl Road;
- King Georges Road/Wiley Avenue; and
- M5 Motorway.

Signage is defined in the LEP. This chapter should be read in conjunction with the Part B – General Controls.

F1.1 General Objectives

O1 To ensure that signage communicates in an appropriate manner and location, and does not contain offensive or objectionable content.

O2 To ensure signage is of high quality design and finish, does not contribute to visual clutter, or have adverse impact on vehicular or pedestrian safety.

O3 To encourage imaginative and innovative signage that adds vitality and interest to streets in Canterbury.

O4 To ensure changes to existing signs are consistent with requirements that apply to new signs.

O5 To ensure signs contribute to the safety, legibility and amenity of Canterbury, and its natural and built environment.
F1.2 Design Controls

F1.2.1 Signage Analysis and Strategy

Controls

C1 Provide a signage analysis and strategy with any development application for signage, demonstrating that the proposed signage is integrated with the design of the building, and is compatible with the immediate and surrounding locality.

C2 Consider future signage when designing new commercial and industrial buildings.

C3 The design and placement of signage is to consider the following criteria:

(a) Character of the area
   i. Is the proposal compatible with the existing or desired future character of the area of locality in which it is proposed to be located?
   ii. Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

(b) Special areas
   i. Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, or residential areas?

(c) Views and vistas
   i. Does the proposal obscure or compromise important views?
   ii. Does the proposal dominate the skyline and reduce the quality of vistas?
   iii. Does the proposal respect the viewing rights of other advertisers?

(d) Streetscape, setting or landscape
   i. Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?
   ii. Does the proposal contribute to the visual interest of the streetscape, setting or landscape?
   iii. Does the proposal reduce clutter by rationalising and simplifying existing advertising?
   iv. Does the proposal screen unsightliness?
   v. Does the proposal protrude above buildings, structures or tree canopies in the area or locality?
   vi. Does the proposal require ongoing vegetation management?

(e) Site and building
   i. Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?
ii. Does the proposal respect important features of the site or building, or both?

iii. Does the proposal show innovation and imagination in its relationship to the site or building, or both?

(f) Associated devices and logos with advertisements and advertising structures

i. Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

(g) Illumination

i. Would illumination result in unacceptable glare?

ii. Would illumination affect safety for pedestrians, vehicles or aircraft?

iii. Would illumination detract from the amenity of any residence or other form of accommodation?

iv. Can the intensity of the illumination be adjusted, if necessary?

v. Is the illumination subject to a curfew?

(h) Safety

i. Would the proposal reduce the safety for any public road?

ii. Would the proposal reduce the safety for pedestrians or bicyclists?

iii. Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

F1.2.2 General Design and Siting Controls

Controls

C1 Signage is not permitted to project above the predominant building scale. In particular do not interrupt any views, vistas or skylines, interrupt pedestrian movement, or cause overshadowing.

C2 Signage shall complement the streetscape, landscape or building.

C3 Relate signage to the architectural lines and detail on a building façade, or in the absence of architectural detail or decoration, relate to the design lines of adjoining buildings. Do not obscure significant features such as doors, windows and architectural detailing.

C4 Landscape features, landscaping and architectural features are to be used to blend signage in with the surroundings and integrate with the building or site.

C5 Signage is not to dominate in terms of scale, number, proportion and form or any other attributes.

C6 The amount of signage may be limited due to the cumulative impact on a locality or a building.
C7 Design and place signage so that it does not have any detrimental effect on occupants of residential properties.

F1.2.3 Appearance and Maintenance

Controls

C1 A high standard of design and presentation is to be achieved.
C2 Signs must be professionally sign written and of durable materials.
C3 Design signs for easy maintenance.
C4 Repair and remove unsafe or unsightly signage.
C5 Remove signage that is no longer necessary or unsightly to avoid clutter.

F1.2.4 Wording and Content

Controls

C1 Where the text of an advertisement is in a language other than English, include an English translation of a sufficient size to be legible to the public.
C2 Signage is not to include offensive or objectionable material in the content of an advertisement (such as discriminatory messages, promotion of unlawful or anti-social behaviour, encouraging excessive consumption of alcohol, pornography, or offensive language).
C3 The size of the name or logo, of the owner or leasee of signage, shall be a maximum of $0.25m^2$, and placed only within the advertising display area.
C4 When a business or organisation offers a product or service, the name of the business or organisation should have greater dominance than the product or service.

F1.3 Siting Controls

F1.3.1 Residential Zones

Controls

C1 Locate all signs wholly within the property.
C2 Signage content can only indicate the purpose for which the property is lawfully used.
C3 Signage is to be affixed to the wall of the dwelling or a fence.
C4 Freestanding signs are only permitted in relation to a non-residential use where the signage suits the character of the building or the locality, such as a doctor’s surgery or place of worship.
F1.3.2 Business Zones

Controls

C1 Signage types permitted in business zones include:

(a) Fascia sign;
(b) Return-end of awning sign;
(c) Under awning sign;
(d) Above awning vertical sign;
(e) Blade sign (wall, ceiling, or hanging);
(f) Colonnade fascia sign; and
(g) Vertical banner sign.

C2 Signage shall complement the spatial qualities and respond to the different functions of the various parts of a business centre.

C3 Affix signage to the building.

C4 Roof signs are not permitted.

C5 Signage is not to restrict the view into the main sales area of the shop.

C6 Under awning signs should not at any point be lower than 2.6m from natural ground level.

C7 Under awning signs are limited to one sign per tenancy.

C8 Other signs less than 2.6m above the ground level are not to project more than 0.5m from the wall.

C9 Above awning signs are not to be obtrusive or dominate the building façade. Signs have a maximum advertising area of 2.2m², do not exceed 1.5m in height, and are not more than 2.4m above the awning.

C10 Conceal or integrate the light source to any illuminated signage within the sign. Illuminated signage is only permitted where it does not compromise residential amenity or result in unacceptable glare (Refer to F1.4.1).

C11 Signage is not to face directly into land that is residentially zoned (for instance at the boundary of a business zone).

F1.3.3 Industrial Zones

Controls

C1 The total signage area on each site is not to exceed 1m² per 2m of road or access frontage for premises with a single frontage, and 0.5m² per 2m for premises with two frontages.
C2 Buildings or sites having multiple occupants are to be identified at the entrance by no more than two signs or directory boards within the front setback, identifying the names and activities of the occupants. Signs for each occupant are to be of a uniform size, shape and presentation.

C3 Small shops and other similar uses within the industrial zones are to also comply with the controls for the business zones.

F1.3.4 Open Space Zones

Controls

C1 Ensure there will be no detrimental visual impact on open space or any related buildings.

C2 The wording and advertising content of signs must relate to the open space or the activities taking place there.

F1.3.5 Heritage Items

Controls

C1 Signage on a site containing a heritage item are permissible only with development consent. In assessing such proposals, their compatibility with the character of the heritage item will be considered.

C2 The size and number of signs will not be allowed to dominate the item.

C3 Provide signage that reflects the period and character of the item.

F1.4 Performance Controls

F1.4.1 Illuminated Signs

Controls

C1 Brightly illuminated signs (and some illuminated signs altogether) may not be compatible with heritage items or significant streetscapes.

C2 Signage shall be located so that it is not close to, or directly visible from, the windows of habitable rooms of residential properties.

C3 Minimise the spill effects or escape of light beyond the subject sign. The lighting intensity of signage must be capable of modification or control after installation.

C4 Council may impose a curfew on sign illumination between 11pm to 7am, or restrict illumination to hours of operation where it is considered that residential properties maybe adversely impacted.

C5 Conceal or integrate the light source to any illuminated signage within the sign.
F1.4.2 Vehicular and Pedestrian Safety

Controls

C1 Signage is to be designed and located so as to preserve vehicular and pedestrian safety.

C2 Design and place signage so it does not get confused with traffic signs, or instructions given by traffic signals or other devices. Signs with red, green and yellow lights will not be permitted on main roads or near traffic signals.

C3 Flashing signs in all areas are prohibited.

C4 Place signage so that it does not block the view of traffic signals or traffic signs, or distract drivers.

C5 Design and place freestanding signs so that they do not create a safety risk to pedestrians and motorists.

F1.4.3 Signage on Parked Vehicles

Controls

C1 Advertising signs on parked vehicles such as cars, trucks and trailers, are prohibited where:

(a) The vehicle is unregistered

(b) The primary purpose of the vehicle is for advertising purposes.
F2 Child Care Centres

This chapter provides controls for child care centres and applies in addition to State and Federal legislation and guidelines. Child care centre are defined in the LEP.

This chapter should be read in conjunction with the Part B – General Controls and Chapter F1 Signage.

F2.1 General Objectives

O1 To accommodate the increasing demand for child care places in Canterbury, and in areas that are under supplied and where there is a need.

O2 To provide a range of child care services that provide safe and acceptable quality of education and care, and centres that accommodate children with special needs.

O3 To ensure child care centres are compatible with the context, particularly the residential environment, in terms of built form, building design and the amount of landscaped area provided.

O4 To ensure the amenity of adjoining neighbours is maintained and is not detrimentally affected by noise or other impacts from child care centres, particularly from clustering.

O5 To ensure child care centres are located with adequate, convenient and safe parking (for staff and drop offs) that does not impact on the neighbourhood.

F2.2 Compliance with Licensing Requirements

Controls

C1 Before submitting a development application, it is recommended that applicants contact the relevant licensing authority (NSW Department of Education and Communities) to determine the requirements for licensing so that these can be incorporated into the design of the child care centre. Applicants will be required to lodge a statement with the development application that the proposal will comply with the Education and Care Services National Regulation and the National Quality Standard.
F2.3 Location and Demand Analysis

Controls

C1 A location analysis is required to be lodged with a development application for a new childcare centre or alterations and additions to an existing childcare centre. The location analysis is to be in the form of a map that indicates the following within a 750m radius:

(a) All existing child care centres, including the capacity of each centre;
(b) Schools;
(c) Parks; and
(d) Community facilities.

Note: To assist with the preparation of the location analysis a map of all existing child care centres within Canterbury is available at Council’s Customer Service Counter.

C2 A demand analysis identifying the need for the child care centre and additional childcare places in the proposed location supported by demographic and statistical analysis is to be lodged with the development application.

C3 Child care centres are not to be located within 400m walking distance of an existing child care centre (measured via footpath).

C4 In circumstances where a child care centre complies with the 400m walking distance requirement but is located in close proximity to an existing children’s centre, the following additional controls apply:

(a) The concentration of the child care centres must not have an adverse impact with respect to noise, loss of privacy, traffic generation and on street parking; and
(b) New child care centres must not be located on land adjoining land on where an existing child care centre is located.
(c) A demonstrated need for additional child care places in the location, supported by demographic and statistical analysis, can be shown.

C5 Child care centres should be located on corner sites, where possible.

C6 Child care centres are generally not supported within a cul-de-sac or dead end street.

C7 Child care centres are to be located close to, or adjacent to, community focal points such as neighbourhood centres, community buildings, parkland, sports ground and schools, wherever possible.

C8 Proposals to locate a child care centre on, or adjoining, industrial land may need additional environmental analysis and associated testing in order to determine any conflicting land uses.
Child care centres will not be permitted on major roads, or within 30m of a major road.

F2.4 Minimum Dimensions

Controls

C1 The minimum required site frontage for a child care centre development is 20m.

C2 Council may be prepared to consider sites with a frontage between 15m and 20m if the following conditions are met:

(a) The children’s centre allocates a minimum of 25% of the places to 0-2 year olds;

(b) The applicant can demonstrate that sufficient on-street parking or convenient long stay off street parking is available;

(c) The applicant complies with the parking/traffic requirements of this DCP;

(d) The site frontage width can accommodate the parking spaces required for the drop off and pick up of children as outlined below; and

(e) The proposed centre is likely to have minimal effect on the amenity of adjoining residential properties.

C3 Child care centres are generally not supported in two (2) storey buildings.

F2.5 Residential Zones

Controls

C1 Child care centres are not permitted to contain a residential component.

C2 Child care centres located in a residential zone must be residential in external appearance and finishes and must be consistent with the nearby residential streetscape.

C3 Child care centres in residential zones are limited to a maximum of 40 children.

F2.6 Car Parking

Controls

C1 Refer to Part B2 – Transport and Parking of this DCP for parking provision rates for child care centres.

C2 All car parking is to be behind the front building line.
C3 All parking and manoeuvring areas are to be suitably signposted, drained and line marked.

C4 Suitably signposted parking is to be provided on the street immediately in front of the centre, and on the same side of the street as the centre, for the dropping off and picking up of children. This may require the identification and signposting of 10 minute time restricted parking for 2 hours during peak periods (7.00-9.00am and 4.00-6.00pm).

C5 The number of drop off/pick up spaces is to be in accordance with the following table:

<table>
<thead>
<tr>
<th>Number of children</th>
<th>Number of drop off/pick up spaces to be provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 16</td>
<td>1</td>
</tr>
<tr>
<td>17-30</td>
<td>2</td>
</tr>
<tr>
<td>31-40</td>
<td>3</td>
</tr>
</tbody>
</table>

Table F.1: Number of Drop Off/Pick Up Spaces

F2.7 Facilities and Layout

Controls

C1 Provide space and facilities, and design the internal and external layout, in accordance with the National Quality Framework and any associated requirements of the licensing authority.

F2.8 Open Space

Controls

C1 Provide external open space that promotes a variety of learning, play and other developmental experiences.

C2 Design and construct external open space that is safe, healthy and attractive, provide visual quality to the development, and screen activities to protect neighbour’s amenity.

C3 Provide a landscape proposal, prepared by a qualified landscape architect or persons with expertise in landscape design for children, that complies with the National Quality Framework for children’s centres.

C4 Where practical take advantage of existing site conditions, identifying both desirable and undesirable elements, and emphasise the natural rather than man-made environment.

C5 Ensure that the external areas are free from contamination (including lead contamination).

C6 The outdoor play space must not be occupied by any motor vehicles during operating hours.

C7 Outdoor play areas between the front alignment of the building and the street will not be supported.
F2.9 Landscape Plan Requirements

Controls

C1 A landscape plan is required for development of a new child care centre and may be required for alterations and additions to an existing child care centre. Include the following in the landscape plan:

(a) Boundary security fencing minimum 1.8m high and that is non-climbable;
(b) Covered veranda and 50% of external ground area shaded;
(c) Disability access and ease of access from outdoor areas to toilets;
(d) An outdoor area for babies, separate from outdoor area for older children;
(e) Conceptual delineation of spaces into activity zones;
(f) Sandpit and shade structure, and access to sandpit for maintenance vehicles;
(g) Outdoor storage areas, shed, waste storage and handling facilities;
(h) Garden bed layout with planting details, surface materials, and soft fall areas; and
(i) Water play areas and a tap.

Note: Refer to Part B of this DCP for recommended Child Care Centre Planting Guide.

F2.10 Staffing

Controls

C1 Staff ratios are to be in accordance with the National Quality Framework, details of staffing are to be included with the development application, including staff that will meet the needs of children with special needs and children from a culturally and linguistically diverse background.

F2.11 Accessibility

Controls

C1 The building must provide for access for people with a disability, by a continuous path of travel from the street and or parking area into and within every room and outdoor area used by children and staff. Access should be designed in accordance with AS 1428.1 Design for Access and Mobility, and in all respects comply with Part D of the Building Code of Australia.
F2.12 Operating Hours

Controls

C1 Where a child care centre is located in a residential zone, operating hours will be restricted to: Monday – Friday 7.00am – 7.00pm (excluding public holidays).

F2.13 Visual and Acoustic Privacy

Controls

C1 Locate sleep rooms and play areas away from undesirable noise sources. The impacts of noise can be further reduced by barriers such as solid fencing and double-glazing.

C2 An acoustic report from a suitably qualified acoustic engineer is to be provided with a development application for a new child care centre and is to include measures to minimise noise impacts on neighbouring properties:

(a) Orientating the child care centre to have regard to neighbouring property layout, including locating playgrounds and playroom windows and doorways away from neighbouring bedrooms;

(b) Using double-glazing where necessary;

(c) Planting hedges along fence lines to create a playground buffer zone; and

(d) Include fencing that minimises noise transmission and loss of privacy (such as lapped and capped timber fencing, cement block, brick).
F3 Restricted Premises and Sex Services Premises

This chapter applies to any proposal to establish restricted premises or sex services premises with the exception of sex services premises that are a home occupation. Restricted premises and sex services premises are only permitted in certain zones under the LEP and Council approval must be obtained.

This chapter should be read in conjunction with the Part B – General Controls.

F3.1 General Objectives

O1 To ensure restricted premises or sex services premises are suitably located and protect the amenity of residential and other sensitive uses.

O2 To ensure the design and operation of the premises are discreet, fit in with the character of the streetscape and do not adversely impact on the neighbourhood.

O3 To require appropriate health and building standards are maintained.

O4 To ensure that safe access to restricted premises or sex services premises is provided for workers and patrons.

O5 To require that adequate parking is provided on site.

F3.2 Location

Controls

C1 Sex services premises must not be located adjoining or within 100m walking distance of other sex services premises.

C2 Sex services premises must not be located adjoining or within 100m walking distance of any residentially zoned land.

C3 Sex services premises must not be located adjoining or within 200m walking distance of any place of worship, school, community facility, child care centre, hospital, railway station, bus stop, taxi stand, or any place regularly frequented by children.

C4 Sex services premises must not be located in the vicinity of licensed premises such as hotel, club or restaurant.

C5 It is preferable that sex services premises are located above ground level, with discreet access from ground level. If located at ground level, it is not to be within a shopfront or at the street front of premises.
C6  Provide a discreet, single access to sex services premises. Do not use a communal or shared access that provides access to another use.

C7  Do not provide patron access to the restricted premises or sex services premises from a laneway.

F3.3  Room Limitation

Controls

C1  Sex services premises must not contain more than six separate rooms for the purpose of prostitution and associated activities, office and reception room. Rooms having an area exceeding 18m$^2$ will be considered as two rooms.

F3.4  Car Parking

Controls

C1  Provide one (1) car parking space per two (2) people working at the sex services premises at any time.

C2  Potential patron parking in residential streets must be avoided.

F3.5  Noise

Controls

C1  The use of the sex services premises or restricted premises must not give rise to:

(a)  A sound level at any point on the boundary greater than the background levels specified in Australian Standard 1055, “Acoustic Description and Measurement of Environmental Noise”; and


F3.6  Signage

Controls

C1  These controls should be read in conjunction with Chapter F1 Signage.

C2  Only one (1) sign is allowed per premises, with a maximum size of 0.5m$^2$ and located on the wall adjacent to the entrance to the premises.

C3  The signage wording is to be limited to the trade name of the business and the address of the premises. The signage must not refer to the nature of the business or advertise specific services.

C4  Do not illuminate signage or place signage in windows.
F3.7 Restrictions on Operation

Controls

C1 The operation of a sex services premises or restricted premises must not cause a disturbance in the neighbourhood, including to any other premises that may be operating in the neighbourhood.
F4 Telecommunications Facilities

This chapter applies to telecommunications and radio-communications facilities and their supporting infrastructure and ancillary development that is provided in accordance with the following legislation:

- Radio-communications Act 1992;
- Telecommunications Act 1997;
- Telecommunications Code of Practice 1997; and

Council does not have regulatory control over "low impact facilities". The Commonwealth Low-Impact Facilities Determination (LIF Determination) exempts low impact facilities from State and Territory planning and environmental laws.

Generally, new or upgraded infrastructure does not require Council consent under the Commonwealth or State legislation such as the LIF Determination, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and State Environmental Planning Policy (Infrastructure) 2007.

This chapter of the DCP aims to provide objectives and controls for the siting, design and installation of telecommunications and radio-communications facilities that require development consent.

F4.1 General Objectives

O1 To provide a balance between the needs of stakeholders, including: the community; industry; and local, state and federal governments.

O2 To ensure the public and local communities have access to telecommunications technology.

O3 To ensure telecommunications and radio-communications infrastructure are of good urban and industrial design.

O4 To ensure infrastructure is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/conservation areas and cultural icons.

F4.2 Site Requirements

Controls

C1 The preferred locations for telecommunications facilities are:

(a) Industrial areas;
(b) Low-use open space; and
(c) Commercial centres.

C2 Proposed development for telecommunications facilities are to consider the likely impact on sensitive land uses such as:

(a) Sites where occupants are located for long periods of time (such as residences);
(b) Sites that are frequented by children (such as schools, childcare centres); and
(c) Sites where there are people with particular health problems (such as hospitals, aged care facilities).

Note: Further information can be found in the “NSW Telecommunications Facilities Guideline including Broadband” dated 2010 and published by the NSW Government (Planning).

F4.3 Co-location

Controls

C1 Co-locate facilities as much as possible.

C2 Co-location may not always be a desirable option where:

(a) Cumulative emissions are a consideration;
(b) It may be visually unacceptable;
(c) There are physical and technical limits to the amount of infrastructure that structures are able to support; or
(d) The required coverage cannot be achieved from the location.

C3 Demonstrate a precautionary approach and effective measures to minimise the negative impacts of co-location.

Note: Co-location is the practice of locating a number of different telecommunications facilities, often owned by different carriers, on one facility or structure.

F4.4 Visual Amenity

Controls

C1 Design antennas and supporting infrastructure in such a way as to minimise or reduce the visual and cumulative visual impact from the public domain and adjacent areas.

C2 Within the local context, the infrastructure design must take account of:
(a) Colour;
(b) Texture;
(c) Form; and
(d) Bulk and scale.

C3 Infrastructure must be:

(a) Well designed;
(b) Integrated with the existing building structure unless otherwise justified in writing to Council;
(c) Unobtrusive where possible;
(d) Consistent with the character of the surrounding area; and
(e) Have concealed cables where practical and appropriate.

C4 Infrastructure is to be removed when no longer being used.

C5 Restore the site to its original or better condition (as conditioned by Council) following construction of the infrastructure.

F4.5 Physical Design Controls

Controls

C1 Infrastructure must be of high quality design and construction.

C2 Proposals should consider the range of available alternate infrastructure including new technologies, to minimise unnecessary or incidental EMR emissions and exposures.

C3 The plan for the facility must include measures to restrict public access to the antenna(s). Approaches to the antenna(s) must contain appropriate signs warning of EMR and providing contact details for the facility owner/manager.

C4 The minimum requisites that shall apply where relevant are the Building Code of Australia for purposes of construction and the relevant exposure levels as directed by the Australian Communications Authority (ACA). The applicant must provide Council with certification about the standards with which the facility will comply.

F4.6 Heritage and Environment

Controls

C1 Infrastructure proposed for areas of environmental significance (as defined in the Telecommunications – Low Impact Facilities Determination) require:
(a) Development consent;

(b) The applicant to have regard to avoiding or minimising the visual impact of any proposed facility on the heritage significance of any heritage items or conservation areas;

(c) The applicant is to provide a statement of heritage impact; and

(d) The applicant to have regard to avoiding or minimising the physical impact of any proposed facility on endemic flora and fauna.

F4.7 Health Controls

Controls

C1 Demonstrate the precautions taken to minimise electromagnetic radiation (EMR) exposures to the public.

C2 Provide documentation to show that the proposed facility complies with the relevant Australian exposure standard as specified by the ACA.

C3 Provide a mapped analysis of cumulative EMR effect of the proposal.

F4.8 Signage

Controls

C1 Provide a permanent and legible weatherproof sign that is publicly visible in the immediate proximity of the facility to identify the name and contact details of the operator or site manager.
F5 Taxi Operations

This chapter applies to taxi operations being a type of transport depot as defined in the LEP. They are only permitted in zoned where transport depots are permitted.

This chapter should be read in conjunction with the Part B – General Controls and Chapter F1 Signage.

F5.1 General Objectives

O1 To ensure taxi operations are located and managed so as to minimise amenity impacts.

F5.2 Location

Controls

C1 Taxi operations are not to be located within 100m of a residential zone or dwelling.

F5.3 Car Parking

Controls

C1 Refer to Part B2 – Transport and Parking of this DCP for parking provision requirements for taxi operations.

C2 The proposed development is to include a holding area to the satisfaction of Council for drivers waiting for the changeover to occur, and for the temporary parking of taxis during the changeover period.

F5.4 Driver Facilities

Controls

C1 The proposed development is to include driver facilities, such as a lunchroom and toilets.
F6 Amusement Centres

This chapter applies to amusement centres being a type of entertainment facility and is defined in the LEP.

This chapter should be read in conjunction with the Part B – General Controls and F1 Signage.

Note: An approval under Section 68 of the Local Government Act 1993 is required to install or operate amusement devices.

F6.1 General Objectives

O1 To ensure amusement centres are located and operated in a manner that does not adversely impact on the amenity of the area or the community.

O2 To ensure provision of an adequate standard of ancillary uses, such as access and car parking.

O3 To ensure amusement centres are appropriately designed for safety and surveillance.

F6.2 Location

Controls

C1 Consideration will be given to the suitability of the location of the proposed amusement centre development in respect to:

(a) Proximity of schools, churches, hotels, and other like uses;

(b) The nature of adjoining businesses or properties and the likelihood of any adverse effect upon them; and

(c) Security of the neighbourhood.

F6.3 Area Requirement

Controls

C1 Maximum of one amusement machine for every 4m² of public floor area.
F6.4 Layout

Controls

C1 The amusement centre is to be designed to include an open internal layout without separate rooms, partitions or divided off areas, for customers. The entire activity area must be readily visible to the public from the footpath.

C2 Use an open plan layout for the amusement machines.

C3 The premises are to be designed with sufficient area to contain all activities within the premises.

C4 Provide sufficient seating within the amusement centres for the expected number of patrons.

F6.5 Visual and Acoustic Privacy

Controls

C1 Noise levels on the premises are not to exceed 5dBA above the background noise measured at the boundary of the premises.

C2 The activity areas and ancillary facilities are to be illuminated to an intensity that permits the entire area to be visible from any point, including the street frontage.

F6.6 Toilets

Controls

C1 Provide male and female toilets for patrons of the amusement centre that are easily and directly accessible from the main area of activity of the centre.

F6.7 Operating Hours

Controls

C1 Operating time is generally restricted to between the hours of 10.00 am and 8.00 pm. Any extension to closing time will be assessed on the merits of the individual proposals and the location, having regard to the closing times of surrounding hotels, clubs and small bars in the area.

F6.8 Operating Restrictions and Prohibitions

Controls

C1 No person who is in control of an amusement centre shall permit the following persons to enter or remain.
(a) Any person under the age of 12 years, unless accompanied by an adult; or

(b) Persons under the age of 15 years except:
   
   i. When primary or secondary schools are not open; or

   ii. Where the person submits satisfactory evidence that he/she is either not enrolled as a student at a primary or secondary school or if so enrolled, is absent from school with approval of the authorities.

C2 Clearly display a sign on the shopfront window of the premises stating the above age entry requirements.

C3 The proprietor or his nominee (who shall not be less than 18 years old) is to be on the premises at all times, and the name of the person on duty shall be displayed at all times.
F7 Wills Oval

This chapter applies only to Wills Oval, a private oval at 17 Wardell Road, Earlwood. The land is privately owned and zoned RE2 Private Recreation. Given that Council is unable to implement a Plan of Management over the land, specific controls are required to ensure development is in keeping with the recreational use of the land and its semi-public nature.

This chapter should be read in conjunction with the Part B – General Controls.

F7.1 General Objectives

- O1 To retain the open character of the site and maintain and enhance views to, from and across the site.
- O2 To protect the amenity of the adjacent residential properties.
- O3 To ensure that sufficient parking facilities are provided on site, and efficient and safe access to and from the site is available.
- O4 To minimise traffic movement impacts on the road system and adjacent residential properties.
- O5 To ensure development is designed to withstand the effect of flooding.
- O6 To ensure new buildings are compatible with the character of the surrounding area.
- O7 To protect the environment of the Cooks River by minimising disturbance of acid sulfate soils.

F7.2 Envelope

Controls

- C1 The existing sports playing area (or fields occupying a similar area in the same place) are to be retained.
- C2 The visual continuity of the Cooks River open space system is to be maintained.
- C3 Buildings are to be setback a minimum of 3m from the Lang and Wardell Road boundaries and are to be landscaped.
- C4 All parking demand generated by the use of the site is to be provided for within the site and is to be determined by a Parking Assessment Report.
- C5 Provide principal vehicular and pedestrian access from Wardell Road. The Lang Road entrance is to be used for emergency and pedestrian access only.
C6 The site is identified as a ‘flood planning area’ in the LEP. The floor level of any new building should be a minimum of 100mm above the 1 in 100 year flood level.

C7 The maximum height of any new building is limited to 6.5m measured from the existing ground level to the ceiling of the topmost floor.

F7.3 Design

Controls

C1 Use fencing that has at least 50% transparency and does not exceed 1.8min height around the site.

C2 Do not place any buildings, other than ancillary sport associated structures such as scoreboards, sightscreens, goal posts and the like, outside the area shown by hatched shading on the site plan in Figure F.1 below.

C3 Lighting provided on the site should not unreasonably affect the amenity of the adjacent residences.

C4 Any noise generated from use of the site should not unreasonably affect the adjacent and nearby residents.

C5 Design of any new building(s) should be complementary to the adjacent residential development in size, bulk, roofing profile and materials.

C6 Any advertising signs to be provided on the site should comply with Chapter F1 of the DCP.

C7 Any works that are below the ground surface or likely to lower the water table require an assessment of the risk of disturbance of acid sulfate soils. This assessment includes the submission of an Acid Sulfate Soils Management Plan.

Figure F.1: Wills Oval
F8 Non-residential Development in Residential Zones

This chapter applies to non-residential development in residential zones and should be read in conjunction with the Part B – General Controls and Chapter F1 Signage.

F8.1 General Objectives

O1 To reduce unreasonable amenity impacts on surrounding residents caused by non-residential uses.

F8.2 General Controls

C1 Non-residential development in a residential zone will be assessed for its impact on residential amenity.

C2 Non-residential development in a residential zone will only be acceptable where adverse impacts on the amenity of residences in the immediate area (for example through traffic generation, parking demand, noise or any other form of pollution that is incompatible with residential uses) are avoided or minimised.

C3 Council may impose conditions of consent to minimise any impact on residential amenity including limiting the scale of the development, restricting hours of operation or the like.

C4 Building design needs to be compatible with surrounding area.
F9 Massage Facilities

This chapter applies to proposed developments with massage facilities and the like and should be read in conjunction with Part B – General Controls and Part D – Business Centres.

F9.1 General Objective

O1 To ensure that proposed developments that include massage facilities operate as per applications submitted for development consent.

F9.2 Submission Requirements

C1 All applications for massage centres and the like are to be accompanied by documentary evidence of the relative qualifications of the operators.

C2 Where there qualifications have been obtained from outside of Australia, the applicant is to:

(a) Provide documentation, in the form of a letter, from a reputable Australian organisation, that recognises those qualifications; or

(b) Where appropriate, refer their qualifications to the Australian Traditional Medicine Society for verification, at the applicant's cost, and that evidence of any verification given be submitted to Council.
Part G

Glossary
Terms used in this DCP are defined in the Canterbury Local Environmental Plan 2012 (LEP) and the Environmental Planning and Assessment Act 1979 (EP&A Act). The definitions below refer to terms that are not defined by either.

**Adjoining** means all adjacent land, and land that is separated from the development site by a road, lane, footpath or other public place.

**Bin Presentation Area** means nominated collection areas where all allocated bins are to be temporarily stored and presented for collection. All allocated bins are required to be returned to the waste bin storage area once bins have been serviced.

**Building Height Plane** means a plane projected over the site at a 45° angle, extending from 1.8 m above natural ground level at the boundary of any adjoining residential zone. The Building Height Plane defines the envelope or space within which a non-residential building should be confined.

**Bushland** means land that is either a remainder of the natural vegetation or, if altered, is still representative of the structure and floristics of the natural vegetation. The term applies to whole ecosystems that encompass the vegetation but also the surface and subsurface soils, leaf litter, the seedbed and any rocks, stones and pebbles.

**Canterbury** means the previous Local Government Area of the City of Canterbury when used alone.

**Contributory building** means a building that dates from the key period of significance that has little alteration to its original form, scale, proportions and materials. Previous unsympathetic alterations to the exterior are reversible or can be improved (for example through the use of compatible materials and finishes).

**Corner site** means a site that has 2 contiguous boundaries with a road or roads that intersect at an angle of 135 degrees or less (whether or not the lot has any other boundaries with a road).

**DCP** means Canterbury Development Control Plan 2012.

**Deep soil** means an area of natural ground with relatively natural soil profiles that allow infiltration of rainwater to the water table and that also can accommodate large canopy trees.

**External walls** means the outermost walls of a building which enclose rooms, garages or storage areas that are located above ground level, but not a minor wall element which sits above the pitching point of a sloping roof (such as a gable end or the sides of an attic dormer window).

**External wall height** means the vertical distance between ground level (existing) at any point to the uppermost point of an external wall.
**Facade** means the external wall of a building.

**Footprint** means the area that is contained within a building’s exterior walls, but not including any balcony, deck, patio, terrace or veranda.

Note: The definition of footprint may be superseded on gazettal of an amendment to the LEP in relation to floor space ratios.

**LEP** means *Canterbury Local Environmental Plan 2012.*

**Lightweight appearance** means an appearance achieved by balconies, carports, pergolas or verandas that are supported by slender posts, which are constructed of steel or timber, and by balconies that do not have masonry balustrades.

**Local road** means any road or street other than a major road.

**Major road** means the following roads in Canterbury:

- Albert Street;
- Bayview Avenue;
- Beamish Street (between Brighton Avenue and Canterbury Road);
- Belmore Road;
- Bexley Road;
- Bonds Road;
- Brighton Avenue;
- Burlington Avenue (between Fore Street and Karool Avenue);
- Burwood Road;
- Canterbury Road;
- Fore Street;
- Fifth Avenue;
- Georges River Road;
- Hartill-Law Avenue;
- Homer Street (between Bexley Road and the Cooks River);
- Jeffery Street (between Canterbury Road and King Street);
- King Street;
- Karool Avenue (between Permanent Avenue and Burlington Avenue);
- King Georges Road;
- Kingsgrove Road;
- Lakemba Street (between Albert Street and King Georges Road);
- Loch Street;
- Milton Street;
- Moorefields Road;
- Moxon Road;
- New Canterbury Road;
- Ninth Avenue;
- Orissa Street;
- Permanent Avenue;
- Punchbowl Road;
- Second Avenue;
- Thompson Street (between Burlington Avenue and Permanent Avenue);
- Viking Street;
- Wardell Road;
- William Street; and
- Wiggs Road.

Narrow lot means a residential lot that has a width of less than 12.5m, by virtue of the fact that the street frontage boundary is less than 12.5m.

Neutral building means:
- A building that dates from the key period of significance, with some later alterations, but with the overall form, scale and proportions retained. Previous unsympathetic alterations to the exterior are reversible or can be improved; (for example through the use of compatible materials and finishes), or
- A building that does not date from the key period of significance but is compatible with the surrounding area in terms of its form, scale, proportions and materials.

Non-contributory building means:
- A building that dates from the key period of significance that has considerable later alterations, and no longer retains its original form, scale, proportions or materials. Previous unsympathetic alterations to the exterior are not reversible; or
- A building that does not date from the key period of significance and is not compatible with the surrounding area in its form, scale, proportions and materials.

OSD means on-site detention.

Outbuilding means any structure within a site area providing a hard surface area, or if a building a gross floor area, that is not part of a dwelling house or semi-detached dwelling, including (but not limited to) a carport, deck, garage, gazebo or shed, or any building that would accommodate a habitable room or a home activity such as a studio, “home business”, “home industry” or “home occupation”.

Plan dimension means the maximum distance between the outermost exterior walls of opposing facades (walls), measured in a perpendicular direction, and excluding balconies, verandas or terraces.

Public floor area means any floor area available for use by the public, excluding toilets, washrooms, storage areas, area used for the preparation and serving of food, any car parking space, space used for the loading or unloading of goods, lift towers, cooling towers, machinery and plant rooms.

Setback means the horizontal distance between the property boundary measured at 90 degrees from that boundary and:
- a building wall;
- the outside face of any balcony, deck or the like;
- the supporting posts of a carport, or veranda roof; and
- whichever distance is the shortest.

**Sub-floor area** means an area beneath the lowest habitable storey of a building, but not a basement or an undercroft.

**Taxi operation** means a building or place used wholly or partly for the operation of a taxi business, such as a depot or a base, and includes driver changeover activities. The operation can also include fuelling, repairs, administration and other activities associated with and part of the overall taxi operation.

**Undercroft** means an area used only for car parking, storage or services that is located at, or substantially at, ground level.

**Waste bin storage area** means an area where all allocated bins including rubbish and recycling bins are stored. The waste bin storage area can be an individual area for dwellings (developments such as single dwellings, dual occupancies) or a communal area for multiple dwellings such as town houses, villas, boarding houses, residential flat buildings and shop top housing. The area may also include area for bulky waste storage.

**Waste collection point** means the point where the bins are serviced. This may be kerbside (for single dwellings), or directly from the waste bin storage area or a nominated bin presentation area.

**Waste management plan** means a document prepared for a specific development that provides details on the expected volumes and types of waste to be generated onsite and how this waste will be stored and managed.
Appendices

Appendix 1 – Engineering Specifications
Appendix 2 – Waste Requirements
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Appendix 1 Engineering Specifications

1: On-Site Stormwater Detention (OSD) Checklist

For Dual Occupancy and Single Dwelling including Additions and Alterations

This form is to be used to determine if OSD will be required for residential developments and must be completed before the submission of any Application. Please read the reverse side of this form carefully for its applications and definitions.

Part A. Address and type of proposed development
Lot…………DP………………………………………………………………………………
No…………Street………………………………………………………………………..
Suburb……………………………………………………………………………………
Type of development (tick relevant boxes):
□ Dual Occupancy
□ Single Dwelling
□ Extensions
□ Garage, outbuildings and others (specify)…………………………………………

Part B. Exemption for flood affected areas
Is the subject site located within an established 100 year floodplain and the site also floods in 20 and 50 year storm events (tick one only):
□ Yes
□ No
If yes, OSD is not required. If no, go to Part C.

Part C. Exemption for minimum allowable size of site impervious area
Refer to the back of this page for definitions and explanations.
(a) Site area =……………………………………………………………………………… (m$^2$)
(b1) Total existing impervious area =………………………………………………… (m$^2$)
(b2) Total remaining existing impervious area =…………………………………… (m$^2$)
(C) Proposed impervious area:
(C1) roofed areas =…………………………………………………… (m$^2$)
(C2) paved areas =…………………………………………………… (m$^2$)
(C3) supplementary areas =…………………………………………………… (m$^2$)
(d) Total post-development impervious area (b2) + (C1 + C2 + C3) =……………… (m$^2$)
(e) Total proposed impervious area (C1 + C2 + C3) x 100 / (a) =…………………… (%) 
(f) Existing impervious area percentage (b1) x 100 / (a) =……………………………… (%) 
(g) Post-development impervious area percentage (d) x 100 / (a) =…………………… (%) 

OSD will not be required if either of the following is satisfied:
☐ (g) is less than 70%
☐ (f) is greater than 70% and (e) is less than or equal to 5%

**Notes:**
Developments covered by this form are for dual occupancy, single dwelling including alterations and additions and works that involve driveways, garage, outbuildings and hardstand areas. Commercial and multiple occupancy developments are not exempt from OSD.

**Definitions:**

**Site Area (a):** This is the total area of the site for which the development is proposed for residential development, the total site area is taken to be the area as shown on the Deposited Plan (DP).

**Existing impervious Area (b1):** This refers to all of the impervious areas, within the site of the development, prior to any proposed works. This includes, calculated in plan view, all of the existing roofed areas, paved surfaces, hardstand areas, garages, outbuildings, etc.

**Remaining existing impervious Area (b2):** This refers to the existing impervious areas of the site which will not be removed or demolished as part of the proposed works, but will remain after the proposed works have been carried out. If a building is to be altered internally, that is, works involving only the removal/demolition of internal non-structural members/walls within the footprint of the building, then the remaining impervious areas shall be calculated as the total area of the building. Existing Dwelling

**Proposed impervious Area (C):** This includes all new impervious areas created as part of the proposed development, such as; all proposed roofed, paved, supplementary (i.e. In-ground swimming pools), garages, outbuildings and hardstand areas.

**Post-development impervious Area (d):** This includes ALL of the impervious areas within the site that are to remain after the development is completed, that is, the finished works and includes all of the remaining existing and proposed impervious areas.
2: Rainfall Intensities in Canterbury (mm/h)

Refer to the Australian Rainfall and Runoff national guideline document for the estimation of rainfall intensities (published by Engineers Australia).
### Runoff coefficients for Canterbury

<table>
<thead>
<tr>
<th>ARI years</th>
<th>Fraction Impervious</th>
<th>0</th>
<th>0.1</th>
<th>0.2</th>
<th>0.4</th>
<th>0.5</th>
<th>0.6</th>
<th>0.7</th>
<th>0.8</th>
<th>0.9</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0.41</td>
<td>0.44</td>
<td>0.47</td>
<td>0.50</td>
<td>0.53</td>
<td>0.57</td>
<td>0.60</td>
<td>0.63</td>
<td>0.66</td>
<td>0.69</td>
<td>0.72</td>
</tr>
<tr>
<td>2</td>
<td>0.44</td>
<td>0.47</td>
<td>0.50</td>
<td>0.53</td>
<td>0.57</td>
<td>0.60</td>
<td>0.63</td>
<td>0.67</td>
<td>0.70</td>
<td>0.73</td>
<td>0.77</td>
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<tr>
<td>5</td>
<td>0.49</td>
<td>0.52</td>
<td>0.56</td>
<td>0.60</td>
<td>0.61</td>
<td>0.67</td>
<td>0.71</td>
<td>0.74</td>
<td>0.78</td>
<td>0.82</td>
<td>0.86</td>
</tr>
<tr>
<td>10</td>
<td>0.51</td>
<td>0.55</td>
<td>0.59</td>
<td>0.63</td>
<td>0.67</td>
<td>0.71</td>
<td>0.75</td>
<td>0.78</td>
<td>0.82</td>
<td>0.86</td>
<td>0.90</td>
</tr>
<tr>
<td>20</td>
<td>0.54</td>
<td>0.58</td>
<td>0.62</td>
<td>0.66</td>
<td>0.70</td>
<td>0.74</td>
<td>0.78</td>
<td>0.82</td>
<td>0.86</td>
<td>0.90</td>
<td>0.95</td>
</tr>
<tr>
<td>50</td>
<td>0.59</td>
<td>0.63</td>
<td>0.68</td>
<td>0.72</td>
<td>0.77</td>
<td>0.81</td>
<td>0.86</td>
<td>0.90</td>
<td>0.95</td>
<td>0.99</td>
<td>1.04</td>
</tr>
<tr>
<td>100</td>
<td>0.62</td>
<td>0.66</td>
<td>0.71</td>
<td>0.76</td>
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<td>0.85</td>
<td>0.89</td>
<td>0.94</td>
<td>0.99</td>
<td>1.03</td>
<td>1.08</td>
</tr>
</tbody>
</table>

#### Table ES.1: Runoff coefficients for Canterbury

**Notes:** Coefficients provided from the Australian Rainfall and Runoff national guideline document (published by Engineers Australia).

A minimum runoff coefficient of 0.7 should be adopted for design purposes.
4: Silt Arrester Pits Details

**SILT ARRESTER PIT DETAILS**

**NOTES:**

**GENERAL**

1. PITS TO BE CONSTRUCTED IN THE FOLLOWING MANNER
   1.1 Precast
   1.2 Bricks with cement render

2. Outlet pipes to be placed at 90 degrees to the inlet pipeline (as shown in the plan)

3. Inlet to be above the screen and the outlet to be below the screen

4. All work to be to the satisfaction of the Director of Technical Services

5. Driveway plates are not to be used

6. For connection to Council’s drainage system
   6.1 Connection to be made into top one-third of Council’s pipe at 45 degrees to flow
   6.2 On pipe protrusion allowed into Council’s pipeline
   6.3 Inspection to be made by Council’s Engineer prior to the sealing of the joint
5: Absorption Design Calculation

Site Details

Address
Site Area (m$^2$)
Impervious Area (m$^2$)
Nominal Absorption Rate ($AR_N$)
Reduction Factor ($F_R$)

Design Details

Design Impervious Area (DA)  
area ........m$^2$ x 1.2 = ........m$^2$ (DA)

Design Absorption Rate (ARN)  
$AR_N$ .... l/m$^2$/sec x $F_R$ ..... = ..... l/m$^2$/sec (ARD)

Base Area of Absorption Pit (BA)  
Width .... m x Length .... m = ... m$^2$ (BA)

Required Absorption System Volume Calculation for 50 Year ARI Storm

<table>
<thead>
<tr>
<th>Time T min</th>
<th>Rainfall Intensity I mm/hr</th>
<th>Runoff $R = I \times DA/3600$ l/s</th>
<th>Runoff Volume $RV = R \times T \times 60/1000$ m$^3$</th>
<th>Infiltration Vol $IV = BA \times ARD \times T \times 60/1000$ m$^3$</th>
<th>Required Absorption Volume $RV – IV$ m$^3$</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>233</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>6</td>
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<td>9</td>
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<td>10</td>
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<td>12</td>
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<td>13</td>
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<td>60</td>
<td>80</td>
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<tr>
<td>90</td>
<td>62</td>
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</tr>
<tr>
<td>120</td>
<td>51</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Maximum required Absorption System Volume $m^3$
6: Flood Management and Flood Proofing

Construction standards for development in flood liable areas

Electrical and Mechanical Materials

(a) Main Power Supply
   Subject to the approval of Energy Australia the incoming main commercial service equipment, including all metering equipment should be located above the DFL. The dwelling must be able to be easily disconnected from the main power supply.

(b) Wiring
   All wiring, power outlets, switches, etc., should, to the maximum extent possible, be located above the DFL. All electrical wiring installed below the DFL should be suitable for continuous submersion in water and should contain no fibrous components. Only submersible-type splices should be used below the DFL. All conduits located below the DFL should be installed so that they will be self-draining if subject to flooding.

(c) Equipment
   All equipment installed below or partially below the DFL should be capable of disconnection by a single plug and socket assembly.

(d) Heating & Air Conditioning
   Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the DFL. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.

   Fuel
   Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

   Installation
   The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All
Ducting

All ductwork located below the DFL should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the DFL the ductwork should be protected by a closure assembly operated from above DFL.

Construction Materials

Construction materials are graded into the following four classes according to resistance to flood waters:

- **Most Suitable**: The materials or products which are relatively unaffected by submersion and unmitigated flood exposure and are the best available for the particular application.
- **Minor Effects**: Where the “most suitable” materials or products are unavailable or economic considerations prohibit their use, these materials or products are considered the next best choice to minimise the damage caused by flooding.
- **Marked Effects**: As for “2nd preference” but considered to be more liable to damage under flood conditions.
- **To Be Avoided**: The materials or products listed here are seriously affected by floodwaters and in general have to be replaced if submerged.

Buildings should be constructed using the “most suitable” materials. See Table ES.1 attached to this Plan. Second and third preference materials will only be considered where circumstances warrant it.

<table>
<thead>
<tr>
<th>Component</th>
<th>Order Of Preference</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Most Suitable</td>
</tr>
<tr>
<td>Flooring and sub-floor structure.</td>
<td>Concrete slab-on-ground monolithic construction. Note: Clay filling is not permitted beneath slab-on-ground construction, which could</td>
</tr>
<tr>
<td>Component</td>
<td>Order Of Preference</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Floor covering.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Wall Structure (up to the DFL).</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofing structure (for situations where DFL is above the ceiling).</td>
<td></td>
</tr>
<tr>
<td>Component</td>
<td>Order Of Preference</td>
</tr>
<tr>
<td>--------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Doors.</td>
<td>- Solid panel with water proof adhesives.</td>
</tr>
<tr>
<td></td>
<td>- Flush door with marine ply filled with closed cell foam.</td>
</tr>
<tr>
<td></td>
<td>- Painted metal construction.</td>
</tr>
<tr>
<td></td>
<td>- Aluminium or galvanised steel frame.</td>
</tr>
<tr>
<td></td>
<td>- Flush panel or single panel with marine ply wood and water proof adhesive.</td>
</tr>
<tr>
<td></td>
<td>- Painted steel.</td>
</tr>
<tr>
<td></td>
<td>- Timber frame fully epoxy sealed before assembly.</td>
</tr>
<tr>
<td>Wall and ceiling linings.</td>
<td>- Compressed cement or plaster board.</td>
</tr>
<tr>
<td></td>
<td>- Brick, face or glazed in waterproof mortar.</td>
</tr>
<tr>
<td></td>
<td>- Concrete.</td>
</tr>
<tr>
<td></td>
<td>- Concrete block.</td>
</tr>
<tr>
<td></td>
<td>- Steel with waterproof applications.</td>
</tr>
<tr>
<td></td>
<td>- Stone, natural solid or veneer, waterproof grout.</td>
</tr>
<tr>
<td></td>
<td>- Glass blocks.</td>
</tr>
<tr>
<td></td>
<td>- Glass.</td>
</tr>
<tr>
<td></td>
<td>- Plastic sheeting or wall with waterproof adhesive.</td>
</tr>
<tr>
<td>Insulation.</td>
<td>- Foam or closed cell types.</td>
</tr>
<tr>
<td>Windows.</td>
<td>- Aluminium frame with stainless steel or brass rollers.</td>
</tr>
</tbody>
</table>
## Definitions

**Flood**
Relatively high stream flow that overtops the natural or artificial banks in any part of a stream or river.

**Flood Standard**
The flood selected for planning purposes based on flood behaviour and associated flood risk taking into account social, economic and ecological considerations.

**Floodway**
The area where the main flood waters pass when floods occur often resulting in hazardous situations because of the depth and speed of the floodwater.

**Flood Storage**
Those parts of the flood plain that are important for the temporary storage of floodwaters.

**Flood Fringe**
Land outside the flood ways which may be flooded infrequently and where development will normally be approved subject to flood proofing measures.

**AHD**
Australian Height Datum – a common national plane of level corresponding approximately to mean sea level.

**Survey Plan**
A plan prepared by a surveyor registered with the Surveyors Act 1929, showing the boundaries and location of a property, plus any existing or proposed building or other improvements together with existing levels to AHD.

**Designated Floor Level**
(DFL) The minimum floor level acceptable to Council when giving consent to an application for development. It will normally be 0.5m above the Standard Flood Level for habitable rooms.

**Habitable Room**
Means a room, compartment or enclosed area that is designed, constructed, capable of being used or adapted for activities normally associated with domestic living, such as a bedroom, living room, lounge room, television room, kitchen, dining room, study, playroom and the like.

### Table ES.2: Construction Materials

<table>
<thead>
<tr>
<th>Component</th>
<th>Order Of Preference</th>
<th></th>
<th></th>
<th>To Be Avoided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Most Suitable</td>
<td>Second Preference</td>
<td>Third Preference</td>
<td>Mild steel.</td>
</tr>
<tr>
<td>Nails, bolts, hinges and fittings.</td>
<td>• Brass, nylon or stainless steel.</td>
<td>• Removable pin hinges.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Freeboard  The height of the Designated Floor Level above the Flood Standard to allow for wave action and local hydraulic effects.

Flood Liable Land  Land that would be inundated as a result of the Standard Flood.
## 7: Drainage Requirement Checklist

<table>
<thead>
<tr>
<th>Type of development</th>
<th>Property falls to</th>
<th>OSD required</th>
<th>Charged line</th>
<th>Absorption system</th>
<th>Pump system</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling houses</td>
<td>Street</td>
<td>Yes (1)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>(1) OSD must be provided if post-developed impervious area is greater than or equal to 70% of the site area</td>
</tr>
<tr>
<td>Dwelling houses</td>
<td>Rear away from street</td>
<td>Yes (1)</td>
<td>Yes (6)</td>
<td>Yes (6)</td>
<td>No (2)</td>
<td>(2) Drain site by gravity pipe using stormwater easement via downstream property, pump system may be considered where easement is rejected AND all supporting (documents*) are provided accordingly. For single dwellings only, a pump system is permissible where alternative methods (charged and absorption) are not viable</td>
</tr>
<tr>
<td>Alteration and additions to dwelling houses/Outbuilding</td>
<td>Street/rear</td>
<td>Yes (1),(3)</td>
<td>Yes (6)</td>
<td>Yes (6)</td>
<td>No (2)</td>
<td>(3) Proposed development that does not increase existing impervious area shall be connected to existing drainage system however, OSD must be provided where the existing impervious area is equal to 70% or more and the proposed additions / alterations are more than 5% of the site area</td>
</tr>
<tr>
<td>Dual occupancies</td>
<td>Street</td>
<td>Yes (1)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Dual occupancies</td>
<td>Rear</td>
<td>Yes (1)</td>
<td>No</td>
<td>No</td>
<td>No (2)</td>
<td></td>
</tr>
<tr>
<td>Multi dwelling housing</td>
<td>Street</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No (5)</td>
<td></td>
</tr>
<tr>
<td>Multi dwelling housing</td>
<td>Rear (4)</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No (5)</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>Street</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No (6)</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>Rear (4)</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Commercial premises/Industry</td>
<td>Street</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Commercial premises/Industry</td>
<td>Rear (4)</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
(4) Gravity pipe system using a stormwater easement via downstream property is the only method accepted.

(5) For basement driveway only with maximum area of 50m², can drain into a pump system, pump wet well to have a capacity for 2 hour storm (that is, 50m² will require a pit with 3000 litres capacity).

(6) Both charged and absorption systems are permissible providing they comply with the DCP.

Table ES.3: Drainage Requirement Checklist
Appendix 2 Waste Requirements

1: Waste Management Plans

A waste management plan must be provided with development applications for all new developments that will generate construction, demolition or ongoing waste. Applicants will need to complete the three forms included in this Appendix.

Applicants should also make reference to the following documents that may provide additional guidance for ensuring that the development achieves the objective of best practice for waste and recycling management.

- NSW EPA, Better Practice Guide for Waste Management in Multi-Unit Dwellings, 2009

Both publications are available at the NSW Environmental Protection Authority website www.epa.nsw.gov.au.

Demolition and construction phase

Describe the wastes that will be generated in the demolition and construction phases, and the subsequent separation, storage and disposal of those materials.

Prior to the demolition, alterations and additions or renovation work to any building constructed before 1987, the person responsible for such work must ensure that the building is assessed for hazardous materials, especially asbestos. This assessment should be prepared by a suitably qualified person, such as a contractor licensed by WorkCover, or an occupational hygienist/asbestos consultant that is a member of a relevant industry or professional association. The Waste Management Plan for a building constructed before 1987 must verify the type and amount of asbestos present and the work method proposed for its removal and disposal.

Potential for Waste Minimisation

Some examples of avoidance and recycling potential of resources and materials are provided in the following table to assist in preparation of the waste management statement.

<table>
<thead>
<tr>
<th>Materials On-Site</th>
<th>Waste Avoidance</th>
<th>Reuse and Recycling Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant trees</td>
<td>Design into new development</td>
<td>Relocated on-site or sold for use off-site</td>
</tr>
<tr>
<td>Soil</td>
<td>Avoid excess excavations</td>
<td>Power screened for topsoil</td>
</tr>
<tr>
<td>Vegetation from site</td>
<td>Incorporate existing trees/shrubs into the landscape</td>
<td>Mulching, composting, for landscaping/fertiliser</td>
</tr>
<tr>
<td>clearance</td>
<td>strategy/plan</td>
<td></td>
</tr>
<tr>
<td>Concrete</td>
<td>Retain existing driveways, paths, footings, slabs in</td>
<td>Filling, levelling materials, road base</td>
</tr>
<tr>
<td></td>
<td>design</td>
<td></td>
</tr>
<tr>
<td>Bricks</td>
<td>Retain existing walls, buildings and fences</td>
<td>Cleaned and/or rendered, crushed.</td>
</tr>
<tr>
<td>Roof-tiles</td>
<td>Retain existing roof, colour treatments/ cleaning</td>
<td>Crushed, as landscaping, and driveways</td>
</tr>
<tr>
<td>Hardwood beams</td>
<td>Re-use or recycle on site</td>
<td>Fencing, furniture, construction.</td>
</tr>
<tr>
<td>Materials On-Site</td>
<td>Waste Avoidance</td>
<td>Reuse and Recycling Potential</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------------------------------------------------</td>
<td>----------------------------------------------------</td>
</tr>
<tr>
<td>Other timber</td>
<td>As above</td>
<td>Formwork, bridging, blocking, propping, construction</td>
</tr>
<tr>
<td>Doors, windows, fittings</td>
<td>Design as an architectural feature of the new development</td>
<td>Second-hand building materials</td>
</tr>
<tr>
<td>Glass</td>
<td>As above</td>
<td>Sandblasting, aggregate for concrete production</td>
</tr>
<tr>
<td>Synthetic and recycled rubber (e.g. under carpets)</td>
<td>Protect/cover and re-use</td>
<td>Safety barriers, speed humps, sports surfaces</td>
</tr>
</tbody>
</table>

Table W.1: Potential for Waste Minimisation

Note: Separated wastes attract reduced or zero disposal fees at licensed disposal facilities
Waste Management Plan - Part One (Demolition Phase)

Site Address:

Section 1: Asbestos Declaration

Does Demolition Contain Asbestos? Yes ☐ No ☐

All asbestos waste is to be managed in accordance with provisions of the NSW Work Health and Safety Regulation 2011

Is the asbestos friable
☐ Yes (go to section 2) ☐ No

Is the asbestos non-friable and over 10m²
☐ Yes (go to section 2) ☐ No

Is the asbestos non-friable and under 10m²
☐ Yes (go to section 3) ☐ No

Section 2: Asbestos Removal Details

WorkCover Licence No. and Class:

Demolition Contractor Details:

Licensed Landfill:

Section 3: General Demolition Waste

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Estimated Amount (m³)</th>
<th>Re-use On-site</th>
<th>Recycle Offsite</th>
<th>Landfill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bricks</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Concrete</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Tiles</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Timber (clean)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Timber (treated)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Plasterboard</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Metals</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Green Waste</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

How will you manage this waste?

Principal Off-Site Recycler

Principal Licensed Landfill Site

Waste Management Plan - Part Two (Construction Phase)
Site Address:

<table>
<thead>
<tr>
<th>Section 1: Estimated Amount of Excavation Material (m³):</th>
<th>Re-use on-site</th>
<th>Re-use off site (go to section 2)</th>
<th>Landfill Disposal (go to section 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Section 2: Address if re-used off site:

Section 3: Name and Address of licensed landfill:

Section 4: Estimated Construction Material Waste

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Estimated Amount (m³):</th>
<th>How will you manage this waste?</th>
<th>Re-use onsite</th>
<th>Recycle Offsite</th>
<th>Landfill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bricks</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Concrete</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Tiles</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Timber (clean)</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Timber (treated)</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Plasterboard</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Green Waste</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Off-Site Recycling Facilities

<table>
<thead>
<tr>
<th>Licensed Landfill Site/s</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
Waste Management Plan - Part Three (Ongoing Use)

Site Address:

- Residential Flat Building
- Boarding House
- Multi Dwelling Houses
- Other _____________________
- Shop Top Housing
- Non Residential Development

Please complete Sections 1-3

Section 1: Generation of Waste

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>Number of dwellings</th>
<th>Rubbish generation/week (120L/dwelling)</th>
<th>Allocated rubbish bin size (140L or 240L)</th>
<th>TOTAL number of rubbish bins allocated</th>
<th>Recycling generation/week (80L/dwelling)</th>
<th>Allocated recycling bin size (240L)</th>
<th>TOTAL number of recycling bins allocated</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>COMMERCIAL (if applicable) Premises Type</th>
<th>Rubbish generation/week (Based on type of premises and m², see Appendix 3)</th>
<th>Size and number of rubbish bins</th>
<th>Collection frequency per week</th>
<th>Recycling generation/week (Based on type of premises and m², see Appendix 3)</th>
<th>Size and number of recycling bins</th>
<th>Collection frequency per week</th>
</tr>
</thead>
</table>

Section 2: Storage of Waste Bins

1. Is there sufficient space allocated within each dwelling for one day’s waste and recycling? Yes □ No □

2. Is there a waste bin storage room/area provided? Yes □ No □

   2a. What is the total area of bin storage provided? □

   2b. Is there sufficient space provided for the allocated rubbish and recycling bins plus handling? (see clause 6.9.4.1 and 6.9.4.2 for requirements) Yes □ No □

   2c. Has a minimum 4m² bulky waste storage area been allocated? Yes □ No □

   2d. Have you submitted a detailed plan of the waste bin storage room/area, together with the nominated collection point and access pathway marked? Yes □ No □
### Waste Requirements

#### Appendix 2

<table>
<thead>
<tr>
<th>Section</th>
<th>Question</th>
<th>Answer Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Are you using a compactor in the bin storage room? If NO, proceed to question 4</td>
<td>Yes □ No □</td>
</tr>
<tr>
<td></td>
<td>3a – Please detail the type of system (carousel, lineal, optic sensors, number of bins, automatic bin exchange, size etc.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3b – What is the proposed compactor diameter?</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3c – What is the ceiling height of the waste bin storage room room?</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3d – What is the proposed compaction ratio? (Must NOT exceed 2:1)</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Is there a garbage chute system installed? If NO, proceed to Section 3</td>
<td>Yes □ No □</td>
</tr>
<tr>
<td></td>
<td>4a – Is there a service room provided on each storey?</td>
<td>Yes □ No □</td>
</tr>
<tr>
<td></td>
<td>4b – Is there sufficient space allocated for 2x 240L recycling bins in the service room(s)?</td>
<td>Yes □ No □</td>
</tr>
<tr>
<td></td>
<td>4c – How many storeys will the chute service?</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3: Collection of Waste

| 1.      | Is there a caretaker on-site responsible for managing waste?               | Yes □ No □                                                                    |
|         | 1a - Designate which body is responsible for cleaning of waste storage areas |                                                                               |
|         | 1b - Designate which body is responsible for transfer of waste and recycling bins to and from the collection point (if applicable) |                                                                               |
| 2.      | Are you proposing to use a waste bin presentation area for collection of waste? | Yes □ No □                                                                    |
| 3.      | What is the maximum distance from the waste bin storage room/area to the street kerb? |                                                                                   |
| 4.      | Are you proposing for Council’s collection contractor to enter the site to collect the bins? (see clause 6.9.4.3) | Yes □ No □                                                                    |

### Section 4: Shop Top Housing and Non-Residential Development

| 1.      | Has a separate waste bin storage room/area been provided for commercial/retail tenancies? | Yes □ No □                                                                    |
|         | 1a - Does the waste bin storage room/area have sufficient space allocated for storage of estimated bins? (as per Section 1) | Yes □ No □                                                                    |
|         | 1b - Is the waste bin storage room/area size and layout flexible to allow for future changes in use? | Yes □ No □                                                                    |
|         | 1c - Have you provided the necessary requirements for storage and collection of specific wastes types (i.e food, medical, hazardous etc.) | Yes □ No □                                                                    |
| 2. | Has sufficient space close to retail/commercial premises been allocated for storage of re-usable commercial items such as crates, pallets, kegs etc? | Yes ☐  No ☐ |
2: Waste Generation Rates

Guide Only

<table>
<thead>
<tr>
<th>Type of Premises</th>
<th>Waste Generation</th>
<th>Recycling Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Backpackers accommodation</td>
<td>40Litres(L)/Occupant/week</td>
<td>20L/occupant/week</td>
</tr>
<tr>
<td>Boarding house, Guest house</td>
<td>60L/Occupant/week</td>
<td>20L/occupant/week</td>
</tr>
<tr>
<td>Food Premises:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Butcher</td>
<td>80L/100m² floor area/day</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Delicatessen</td>
<td>80L/100m² floor area/day</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Fish Shop</td>
<td>80L/100m² floor area/day</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Greengrocer</td>
<td>240L/100m² floor area/day</td>
<td>120L/100m² floor area/day</td>
</tr>
<tr>
<td>Hairdresser</td>
<td>60L/100m² floor area/day</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Restaurants</td>
<td>10L/1.5m² floor area/day</td>
<td>2L/1.5m² floor area/day dining</td>
</tr>
<tr>
<td>Supermarket</td>
<td>660L/100m² floor area/day</td>
<td>240L/100m² floor area/day</td>
</tr>
<tr>
<td>Takeaway</td>
<td>80L/100m² floor area/day</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Hotel</td>
<td>5L/bed/day</td>
<td>50L/100m² of bar and dining areas/day</td>
</tr>
<tr>
<td></td>
<td>50L/100m² bar area/day</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10L/1.5m² of dining area/day</td>
<td></td>
</tr>
<tr>
<td>Licensed Club</td>
<td>5L/100m² bar area/day</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10L/1.5m² of dining area/day</td>
<td></td>
</tr>
<tr>
<td>Motel (without public restaurant)</td>
<td>5L/bed/day</td>
<td>1L/bed/day</td>
</tr>
<tr>
<td></td>
<td>10L/1.5m² of dining area/day</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>10L/100m²/day</td>
<td>10L/100m²/day</td>
</tr>
<tr>
<td>Retail (other than food sales):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shop less than 100m² floor area</td>
<td>50L/100m² floor area/day</td>
<td>25L/100m² floor area/day</td>
</tr>
<tr>
<td>Shop over 100m² floor area</td>
<td>50L/100m² floor area/day</td>
<td>50L/100m² floor area/day</td>
</tr>
<tr>
<td>Showrooms</td>
<td>40L/100m² floor area/day</td>
<td>10L/100m² floor area/day</td>
</tr>
</tbody>
</table>

Table W.2: Waste Generation Rates

Source: Better Practice Guide for Waste Management in Multi-Unit Dwellings, DECC, 2008
3: Guidelines for Garbage Chutes, Service Rooms and Compactors

Garbage chutes are only suitable to transfer garbage, and not suitable to transfer recyclables for a range of safety reasons, including potential fire hazard. Garbage chutes must be designed and constructed in accordance with the following requirements:

1. The chute must be cylindrical in shape with a diameter of at least 500mm;
2. The chute must be constructed of non-corrosive metal or other suitable smooth impervious material;
3. The chute must be vertical with no bends, off-sets or restrictions and all internal joints and seams finished to a smooth even surface to allow the free flow of garbage through the chute;
4. Chutes should not open onto any habitable or public space. The service openings for depositing garbage into the chute must be located in a dedicated service room (refer to Service Room guidelines below);
5. The service openings must be fitted with a charging device between one (1) metre and one and a half (1.5) metres above floor level and have a cross-sectional area not more than half that of the garbage chute;
6. The charging devices must be self-closing and designed to permit free flow of garbage into the chute;
7. The chute branches from the charging devices must not exceed one (1) metre in length and must be angled to allow the free flow of garbage into the chute;
8. The chute must terminate in a waste bin storage room and discharge the garbage directly into a waste container in such a way that no spillage occurs. This room must not be accessible by residents;
9. A suitable waste bin carousel (or lineal) system is to be fitted in the waste bin storage room which may be used in addition to a waste compactor (refer to Compactors guidelines below);
10. A suitable cut-off device must be provided at or near the base of the chute to effectively close off the chute while the waste containers are being serviced or the compaction equipment is being maintained;
11. The chute, charging devices and service openings must be capable of being easily cleaned;
12. The chute must be ventilated so that air does not flow from the chute through any service opening and the flow of air through the chute does not impede the downward movement of garbage; and
13. The vent at the top of the chute must extend above the roof level and be fitted a weather-proof cowl and wire mesh screen to prevent the entry of rainwater and birds.
Figure W.1: Garbage Chute
Service Rooms

Service rooms are to be located on each floor of a building to allow access to the garbage chute. Service rooms must be designed and constructed in accordance with the following requirements:

1. Each service room must be located for convenient access by users and must be well ventilated and well lit.

2. Each service room must include space for two 240 litre bins for the reception of recyclable materials.

3. The floors, walls and ceilings of the service rooms must be finished with smooth impervious materials that are capable of being easily cleaned.

4. The service rooms must contain clear signage that describes the types of wastes that can be deposited into the garbage chute and the types of wastes which should be deposited into the recycling bins.

Compactors

Compactors are used to compress the waste into smaller collection containers. The compaction ratio must be set at 2:1. Higher ratios must not be used as they may result in heavier bins, causing WH&S problems, as well as damage to the bins. Best practice compaction systems compact directly into a 240 litre MGB, reducing the requirement of manually loading the compacted waste into bins.

Compactors should only ever be used for the garbage waste, not for recycling as they can damage the material.

Compactors require regular maintenance. In particular, systems fed from a chute can be prone to blockages or failure of the “electronic eye”, which can result in garbage overflowing or backing up the chute. To ensure this does not happen, a full-time caretaker should be employed to maintain the bin rooms and the garbage chute system.