



4.0 Specific Controls for Residential Development

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4.1 Residential Flat Buildings

4.1 Introduction

4.1.1 Application of this chapter

This chapter applies to development for the purposes of a Residential Flat Building on land included within the R3 Medium Density Residential zone.

For the following matters, this DCP adopts the design criteria of the Apartment Design Guide (ADG):

- Visual privacy
- Solar and daylight access
- Common circulation and spaces
- Apartment size and layout
- Ceiling heights
- Private open space and balconies
- Natural ventilation
- Storage.

Where there is a conflict between this DCP and the ADG, to the extent of the inconsistency, the ADG prevails.

4.1.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure consistency with the desired future character of the area
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable, safe and active public domain
- to create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development
- to achieve a high level of environmental performance
- to promote housing affordability and provide housing choice.

4.1.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria	Design solution
Neighbourhood character	
<p>PC1. Development is sited and designed to respect existing or desired future neighbourhood and streetscape character, including:</p> <ul style="list-style-type: none"> a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domain b. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open space c. notable natural features of the site, including topography and vegetation 	<p>DS1.1. The development application is supported by a Statement of Environmental Effects that:</p> <ul style="list-style-type: none"> a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site. b. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description. c. demonstrates that the residential development proposal respects the existing or desired neighbourhood character and satisfies objectives of the zone in the LEP.
Site frontage	
<p>PC2. Site frontage enables:</p> <ul style="list-style-type: none"> a. siting of a building and structures b. provision of adequate setbacks c. provision of adequate landscaped open space d. efficient vehicle access, parking and manoeuvring e. creation of high quality built form. 	<p>DS2.1. The minimum street frontage is 24m</p> <p>Note: <i>minimum street frontage may be reduced where development is proposed on an isolated site.</i></p>
Isolated sites	
<p>PC3. Development:</p> <ul style="list-style-type: none"> a. enables suitable development of existing isolated sites in a manner which responds to the site context and constraints and maintains a high level of amenity for future occupants and neighbours. b. avoids the creation of isolated sites as a result of the development of adjoining lots. <p><i>Note 1: Isolated sites are those which have been physically built out and cannot comply with the frontage requirements for redevelopment because the adjoining sites have already been developed at or near the maximum potential allowed in the zone (refer Figure 3 and Figure 4)</i></p> <p><i>Note 2: Sites capable of amalgamating with adjoining sites to form a site which meets the frontage requirement for redevelopment are not isolated sites (refer Figure 1 and Figure 2)</i></p>	<p>DS3.1. Where a site is isolated (refer Figure 3 and Figure 4), Council will consider on merit an application for a Residential Flat Building which does not meet the minimum street frontage requirement contained in this DCP.</p> <p>DS3.2. Where an application for a Residential Flat Building will result in the creation of an isolated site, the applicant must show that reasonable efforts have been made to amalgamate the site. Where this has not been achieved, it must be shown that the isolated site is capable of accommodating a suitable development in the future. In order to satisfy this requirement the applicant must provide:</p> <ul style="list-style-type: none"> a. evidence of offers made to acquire the site to be isolated (e.g. correspondence including responses to offers) based on at least two independent valuations. These valuations must be based on the site to be isolated forming part of the development site. b. a schematic design which demonstrates how the isolated site may be developed

Development Requirements

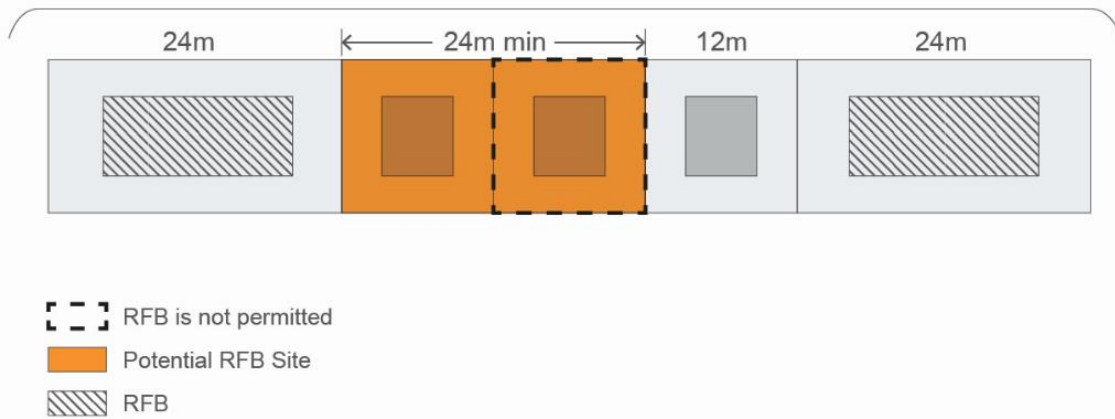


Figure 1: Potential RFB Sites

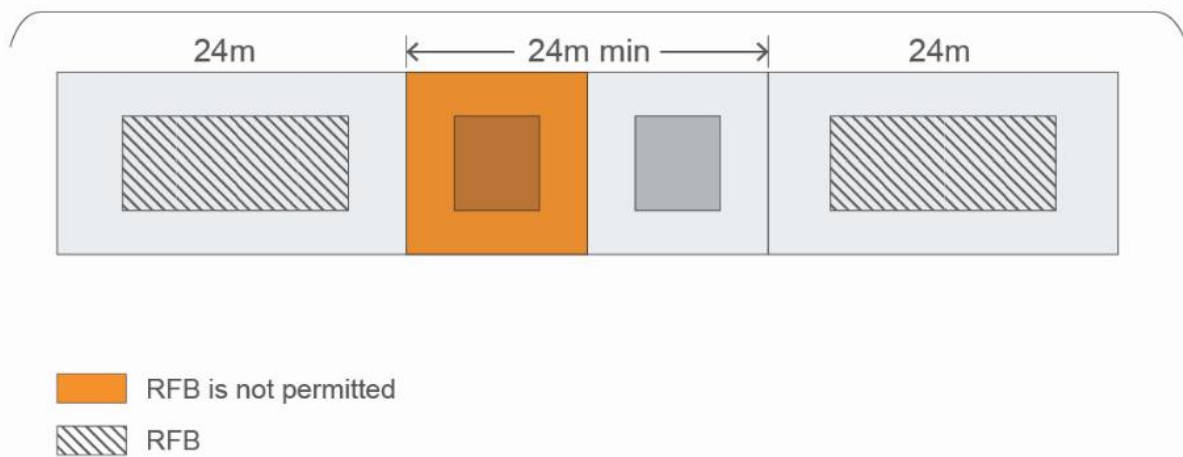


Figure 2: RFB not permitted

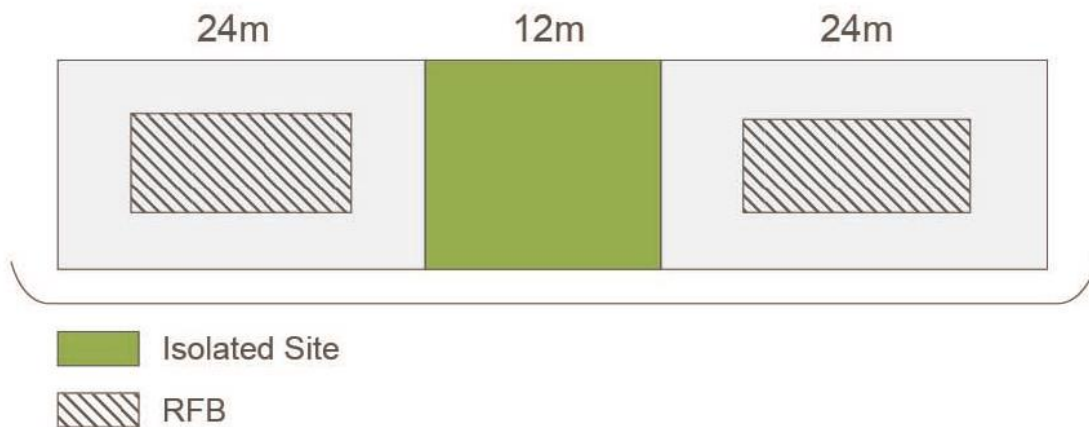


Figure 3: Isolated site

Development Requirements

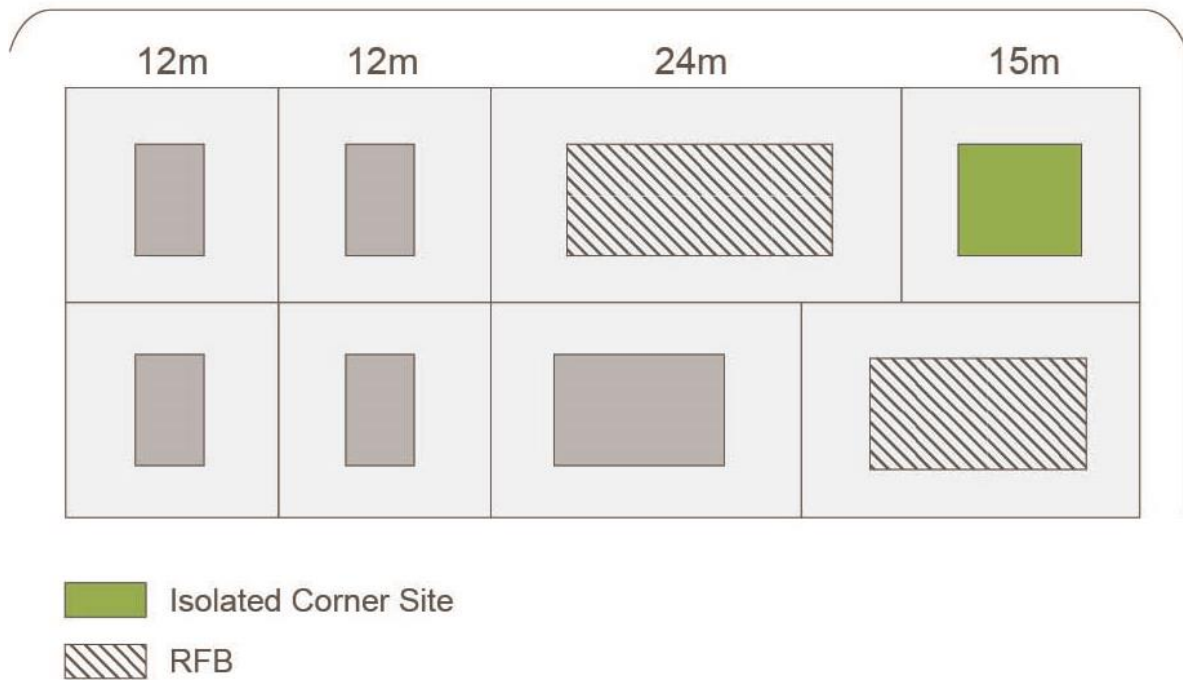


Figure 4: Isolated corner site

Building Height	
<p>PC4. Building height:</p> <ul style="list-style-type: none"> a. is compatible with the existing or desired future character of the area b. creates human scale streetscapes c. creates functional and high amenity internal spaces d. enables adequate solar access to the main living areas and principal private open space e. facilitates penetration of desirable natural breezes f. facilitates view sharing 	<p>DS4.1. The maximum building height is in accordance with the Hurstville LEP 2012 and 3 storeys.</p>
Excavation	
<p>PC5. Excavation minimises disturbance of the existing landform and facilitates engagement between the public and private domains, including providing opportunities for direct overlooking of the street from the main living areas</p>	<p>DS5.1. The natural ground level is not excavated more than 0.5m for the finished ground floor level.</p>
	<p>DS5.2. The maximum excavation for any building's finished ground floor level facing a public street is 0.5m below natural ground level.</p>
Setbacks and building separation	
<p>PC6. Setbacks:</p> <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of the neighbourhood b. engage with and activate the street 	<p>DS6.1. The minimum setback to a primary or secondary street is 6m.</p> <p>Note: Setbacks to the side and rear boundary and building separations are to be provided in accordance with the design criteria in the Visual Privacy section of the Apartment Design Guide (ADG).</p>

Development Requirements

- c. reduce the appearance of building bulk
- d. enable adequate solar access to the main living areas and principal private open space
- e. facilitate penetration of desirable natural breezes
- f. facilitate view sharing
- g. minimise noise transmission.

DS6.2. An articulation zone allowing for lightweight elements such as eaves, sun-hoods, blade walls, battens and the like may intrude up to 1m within a road boundary setback for a maximum of 25% of the horizontal distance of the total facade.

Vehicle access, parking and manoeuvring

- PC7.** Vehicle access, parking and manoeuvring is provided on site and:
- a. caters for the needs of residents and visitors
 - b. minimises visual impact on scenic quality or streetscapes
 - c. ensures the safe movement of vehicles and pedestrians

DS7.1. Carparking is provided on site in accordance with the following rates:

- a. 1 resident space for every studio, 1 or 2 bedroom dwelling
- b. 2 resident spaces for every 3 or more bedroom dwelling
- c. for developments of 4 dwellings or more, one visitor space per 4 dwellings or part thereof

DS7.2. Carparking:

- a. is provided in basement form

or

- b. where basement carparking cannot be provided due to site constraints, it is located behind the main building face fronting a primary and secondary street and is not visually prominent when viewed from the street.

DS7.3. Vehicle access and manoeuvring does not occupy more than:

- a. 40% of the frontage where the total site frontage to the street is 20m or less
- b. 33% of the frontage where the total site frontage to street is greater than 20m.

DS7.4. The maximum height of a basement above natural ground level is 1m.

DS7.5. Large exposed foundations, voids and walls facing street frontages are not created as part of basements.

DS7.6. Basement carparking is adequately ventilated.

Note: a development application that involves basement parking must be supported by details of the proposed method of ventilation. Where mechanical ventilation is proposed, this is to include details of the motor room and exhaust shaft.

Landscaped open space

- PC8.** Landscaped open space is provided on site and:
- a. is useable for a range of passive recreation purposes
 - b. is consistent with and enhances the existing landscape character of the area

DS8.1. The minimum amount of landscaped open space is 20% of the site area.

DS8.2. The minimum dimension of landscaped open space is 2m in any direction.

Development Requirements

- c. mitigates the visual impact on buildings and infrastructure
- d. achieves appropriate levels of amenity and safety for new dwellings
- e. facilitates activation of the street

DS8.3. Landscaping between the front of buildings and the street boundary achieves a balance between reducing the visual impact of building when viewed from the street and facilitating passive casual surveillance of the street.

DS8.4. A development application is to be supported by a landscape plan prepared by a qualified person addressing the performance criteria and design solutions and in particular addressing areas of communal open space and areas that are visible from the street.

Solar Access

PC9. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space of adjoining sites.

DS9.1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.

Note 1: *development applications are to be supported by shadow diagrams demonstrating compliance with this design solution.*

Note 2: *Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.*

Noise

PC10. Development is sited, designed and constructed to:

- a. minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms
- b. minimise noise transmission between dwellings within the development and from the development to adjoining dwelling houses

DS10.1. Windows of adjacent dwellings are separated by a distance of at least 3m
Note: *this can be achieved by an offset.*

DS10.2. Site layout separates active recreation areas, parking areas, vehicle access-ways and service equipment areas from bedroom areas.

DS10.3. Dwellings are designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW Environment Protection Authority (EPA).

DS10.4. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's *Development Near Rail Corridors and Busy Roads – Interim Guideline* (2008), or the most recent version

DS10.5. Where development is likely to be subject to noise from a railway line, arterial or state road or Sydney airport flight path, council may require the submission of a report prepared by a qualified acoustic engineer to demonstrate that internal noise levels will be acceptable.

Streetscape

PC11. Development creates a high quality interface between the public and private domain that contributes to the creation of streetscapes that:

DS11.1. Development on corner sites addresses both street frontages and provides opportunities for passive casual surveillance of the public domain from main living areas and principal private open space through the use of large transparent windows and other openings.

Development Requirements

- a. are compatible with the existing or desired future scale and form of adjoining and surrounding development
- b. respond to dominant architectural elements of existing housing that contributes to neighbourhood character, including roofs, windows, colours, materials and other details
- c. are compatible with the existing or desired future street rhythm established by elements such as topography, building width and building separation
- d. contribute to the creation of a public domain that is attractive, comfortable, safe and active

Note: Large expanses of blank, unarticulated walls on any street frontage is not supported.

DS11.2. In more urban streetscapes, development emphasises corners by increased scale or massing treatments compared to the remainder of the building.

Note: compliance with maximum building height under the LEP must be achieved in these situations.

DS11.3. Roofs:

- a. have a pitch of up to 35^o, or up to 45^o where an attic is involved
- b. provide a varied shape with hips, gables or other forms
- c. mark the entrance to a building by the use of a porch, portico or similar element.

DS11.4. The maximum internal width of dormer windows is 2m.

DS11.5. To reduce the appearance of building bulk and provide visual interest through articulation, maximum wall length in one plane is 6m at the street frontage

Note: Lengths greater than this may be acceptable where the elevation incorporates visually significant changes in massing and form and the use of articulation such as recesses, projections, balconies, blade walls and similar

Stormwater

- PC12.** Stormwater management is provided on site and:
- a. provides for the efficient and functional mitigation of stormwater impacts
 - b. does not adversely affect other properties
 - c. promotes on-site infiltration
 - d. causes minimal change to existing ground levels
 - e. does not detract from streetscape quality

DS12.1. Stormwater management is in accordance with section 3.7 of this DCP

Fencing

- PC13.** Front fencing:
- a. provides appropriate levels of privacy, security and noise attenuation
 - b. activates the street and provides opportunities for passive casual surveillance of the street
 - c. contributes to a high level of visual streetscape quality

DS13.1. Fencing is in accordance with **Appendix 2 – Fences Adjacent to Public Roads**

Site facilities

- PC14.** Building services are provided on site that:
- a. cater for the needs of residents
 - b. are integrated with the balance of the development
 - c. do not detract from streetscape quality

DS14.1. Electricity and telephone lines are provided underground unless there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling.

DS14.2. Mail and garbage collection areas are integrated into the overall design of the development.

Development Requirements

DS14.3.	Development provides space for the storage of recyclable goods, either in the curtilage of each dwelling or in a central storage area in larger developments.
DS14.4.	A master TV antenna is provided for any development of more than two dwellings.
DS14.5.	Storage is provided in accordance with the design criteria of the ADG. Note: Storage in a basement means all non-habitable, secure (i.e. lockable) space located in a basement or similar underground part of a building or structure that is used solely for the purposes of domestic storage. The extent of the area is measured from the boundaries of its enclosure to the top of the building or structural slab above.
DS14.6.	Communal outdoor clothes drying facilities must be visually screened from the street.



4.2 Multi Dwelling Housing

4.2 Introduction

4.2.1 Application of this chapter

This chapter applies to development for the purposes of Multi Dwelling Housing on land included within a residential zone (R2 Low Density Residential and R3 Medium Density Residential).

4.2.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure consistency with the desired future character of the neighbourhood
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable and safe public domain
- to create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to achieve a high level of environmental performance
- to provide housing choice and promote housing affordability.

4.2.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria	Design solution
Neighbourhood character	
<p>PC1. Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to:</p> <ol style="list-style-type: none"> the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domain the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open space notable natural features of the site, including topography and vegetation 	<p>DS1.1. The development application is supported by a Statement of Environmental Effects that:</p> <ol style="list-style-type: none"> includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description demonstrates that the residential development proposal respects the existing or desired neighbourhood character and satisfies objectives of the zone in the LEP
Site frontage	
<p>PC2. Site area and frontage enables:</p> <ol style="list-style-type: none"> siting of a building and structures provision of adequate setbacks provision of adequate landscaped open space efficient vehicle access, parking and manoeuvring creation of high quality built form 	<p>DS2.1. The minimum street frontage is 15m.</p>
Dwelling Density	
<p>PC3. Development achieves a density that is compatible with surrounding low density residential development</p>	<p>DS3.1. Where in the R2 Low Density Residential zone, an average of 315m² of site area is required per dwelling</p> <p>Or</p> <p>Where on a lot identified as 'K' in the Lot Size Map under Hurstville LEP 2012, a minimum of 500m² of site area is required per dwelling.</p>
Building Height	
<p>PC4. Building height:</p> <ol style="list-style-type: none"> is compatible with the existing or desired future character of the area creates human scale streetscapes creates functional and high amenity internal spaces enables adequate solar access to the main living areas and principal private open space facilitates penetration of desirable natural breezes facilitates view sharing 	<p>DS4.1. The maximum building height is in accordance with the Hurstville LEP 2012 and:</p> <ol style="list-style-type: none"> 2 storeys where in the R2 Low Density Residential zone 3 storeys where in the R3 Medium Density Residential zone
	<p>DS4.2. In the R2 Low Density Residential zone, the maximum number of storeys is limited to 1 for the rear most dwelling.</p>
	<p>DS4.3. The minimum floor to ceiling height is 2.7m.</p>
Excavation	
<p>PC5. Excavation minimises disturbance of the existing landform and facilitates engagement between the</p>	<p>DS5.1. The natural ground level is not excavated more than 0.5m for the finished ground floor level.</p>

Development Requirements

public and private domains, including providing opportunities for direct overlooking of the street from the main living areas.

DS5.2. The maximum excavation for any building's finished ground floor level facing a public street is 0.5m below natural ground level.

Setbacks and building separation

- PC6.** Setbacks:
- a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood
 - b. engage with and activate the street
 - c. reduce the appearance of building bulk
 - d. enable adequate solar access to the main living areas and principal private open space
 - e. facilitate penetration of desirable natural breezes
 - f. achieve adequate visual privacy
 - g. minimise noise transmission
 - h. facilitate view sharing

- DS6.1.** Minimum side boundary setback is 3m
Note: eaves and gutters may project within this setback up to a maximum distance of 450mm.
- DS6.2.** The minimum setback to a primary street is 4.5m
Note: balconies may project within this setback up to a maximum distance of 1m.
- DS6.3.** To enable stacked carparking, the minimum front setback to a garage, carport or other roofed carparking space is 5.5m.
- DS6.4.** An articulation zone allowing for lightweight elements such as eaves, sun-hoods, blade walls, battens and the like may intrude up to 1m within a road boundary setback for a maximum of 25% of the horizontal distance of the total facade.
- DS6.5.** The minimum setback to a secondary street is 4m.
- DS6.6.** The minimum separation distance between balconies and / or windows of different buildings located upon the same site is 5m.
- DS6.7.** Minimum rear boundary setback is 6m.
Note: eaves and gutters may project within this setback up to a maximum distance of 450mm.

Vehicle access, parking and manoeuvring

- PC7.** Vehicle access, parking and manoeuvring is provided on site and:
- a. caters for the needs of residents and visitors
 - b. minimises visual impact on scenic quality or streetscapes
 - c. ensures the safe movement of vehicles and pedestrians

- DS7.1.** Carparking is provided on site in accordance with the following rates:
- a. 1 resident space for every studio, one or 2 bedroom dwelling
 - b. 2 resident spaces for every 3 or more bedroom dwelling
 - c. for developments of 4 dwellings or more, one visitor space per 4 dwellings or part thereof
- DS7.2.** Carparking is located behind the main building face fronting a primary and secondary street and is not visually prominent when viewed from the street.
- DS7.3.** Vehicle access and manoeuvring does not occupy more than:
- a. 40% of the frontage where the total site frontage to the street is 20m or less
 - b. 33% of the frontage where the total site frontage to street is greater than 20m.
- DS7.4.** Garages and carports do not visually dominate the street façade and are compatible with the building design.

Development Requirements

DS7.5.	The maximum height of a basement above natural ground level is 1m.
DS7.6.	Only the basement parking entry is visible as a separate level in a building.
DS7.7.	Large exposed foundations, voids and walls are not used in relation to basements.
DS7.8.	Basement carparking is adequately ventilated. Note: a development application that involves basement parking must be supported by details of the proposed method of ventilation, and where mechanical ventilation is proposed, this is to include details of the motor room and exhaust shaft.

Landscaped open space

<p>PC8. Landscaped open space is provided on site and:</p> <ul style="list-style-type: none"> a. is useable for a range of passive recreation purposes b. is consistent with and enhances the existing landscape character of the area c. mitigates the visual impact on buildings and infrastructure d. achieves appropriate levels of amenity and safety for new dwellings e. facilitates activation of the street 	<p>DS8.1. The minimum amount of landscaped open space is:</p> <ul style="list-style-type: none"> a. is 20% of the site area; or b. 25% where in the FSPA.
	<p>DS8.2. The minimum dimension of landscaped open space is 2m in any direction.</p>
	<p>DS8.3. Landscaping between the front of buildings and the street boundary achieves a balance between reducing the visual impact of buildings when viewed from the street and facilitating passive casual surveillance of the street.</p>
	<p>DS8.4. A development application is to be supported by a landscape plan prepared by a qualified person addressing the performance criteria and design solutions and in particular addresses areas of communal open space and areas that are visible from the street.</p>

Private open space

<p>PC9. Each dwelling is provided with a useable and high amenity area of private open space that facilitates outdoor living.</p>	<p>DS9.1. Each dwelling containing less than 3 bedrooms is provided with an area of private open space that:</p> <ul style="list-style-type: none"> a. has a minimum area of 50m² b. has a minimum dimension of 3m c. contains at least one area of principal private open space that has a minimum dimension of 6m x 4m, is not steeper than 1 in 20 and is directly accessible from a main living room.
	<p>DS9.2. Each dwelling containing 3 or more bedrooms is provided with an area of private open space that:</p> <ul style="list-style-type: none"> a. has a minimum area of 60m² b. has a minimum dimension of 3m c. contains at least one area of principal private open space that has minimum dimensions of 6m x 4m, is not steeper than 1 in 20 and is directly accessible from a main living room.
	<p>DS9.3. The principal private open space of any dwelling is not to be located forward of the front setback.</p>

Development Requirements

Solar access

<p>PC10. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS10.1. Main living areas and areas of principal private open space are oriented in accordance with Figure 1- Preferred Orientation Range</p> <p><i>Note: exceptions may be made where the site is subject to constraints such as existing lot layout and topography.</i></p>
	<p>DS10.2. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.</p> <p><i>Note 1: development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution.</i></p> <p><i>Note2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.</i></p>
	<p>DS10.3. Development complies with the <i>Energy Efficiency</i> section in Appendix 1 of the DCP and BASIX requirements.</p>
	<p>DS10.4. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>

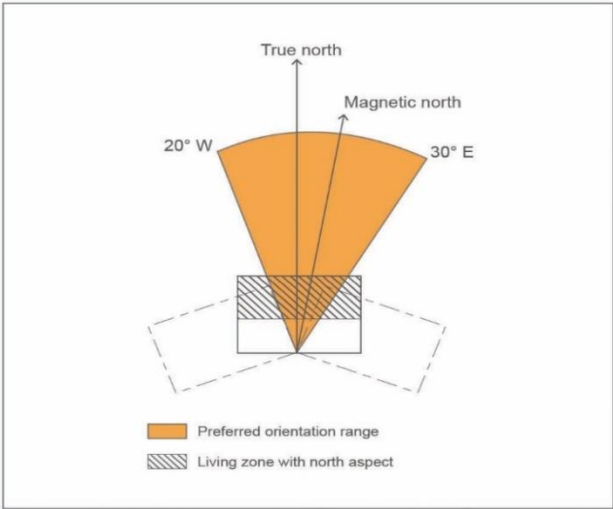


Figure 1: Preferred orientation range

Visual privacy

<p>PC11. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS11.1. Habitable room windows of development with a direct outlook within 9m of the habitable room windows of an adjacent dwelling must be:</p> <ol style="list-style-type: none"> offset by a minimum of 1m from the edge of the opposite window; or screened or oriented to ensure visual privacy.
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Development Requirements

Noise	
<p>PC12. Development is sited, designed and constructed to:</p> <ul style="list-style-type: none"> a. minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms b. minimise noise transmission between dwellings within the development and from the development to adjoining dwelling houses 	<p>DS12.1. Windows of adjacent dwellings are separated by a distance of at least 3m.</p> <p><i>Note: this can be achieved by an offset.</i></p>
	<p>DS12.2. Site layout separates active recreational areas, parking areas, vehicle access-ways and service equipment areas from bedroom areas.</p>
	<p>DS12.3. Dwellings are designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW EPA.</p>
	<p>DS12.4. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> (2008), or most recent version.</p>
	<p>DS12.5. Where development is likely to be subject to noise from a railway line, arterial or state road or Sydney airport flight path, council may require the submission of a report prepared by a qualified acoustic engineer to demonstrate that internal noise levels will be acceptable.</p>

Streetscape	
<p>PC13. Development creates a high quality interface between the public and private domain that contributes to the creation of streetscapes that:</p> <ul style="list-style-type: none"> a. are compatible with the scale and form of adjoining and surrounding development b. respond to dominant architectural elements of existing housing that contributes to neighbourhood character, including roofs, windows, colours, materials and other details c. are compatible with the existing street rhythm established by elements such as topography, building width and building separation d. contribute to the creation of a public domain that is attractive, comfortable, safe and active 	<p>DS13.1. Development on corner sites addresses both street frontages and provides opportunities for passive casual surveillance of the public domain from main living areas and areas of principal private open space through the use of large transparent windows and other openings.</p> <p><i>Note: large expanses of blank, unarticulated walls on any street frontage are not supported.</i></p>
	<p>DS13.2. In more urban streetscapes, development emphasizes corners by increased scale or massing treatments compared to the remainder of the buildings.</p> <p><i>Note: compliance with maximum building height under the LEP must be achieved in these situations.</i></p>
	<p>DS13.3. Roofs:</p> <ul style="list-style-type: none"> a. have a pitch up to 35°, or up to 45° where an attic is involved b. are encouraged to have a varied shape with hips, gables or other forms c. mark the entrance to a building by the use of a porch, portico or similar element.
	<p>DS13.4. The maximum internal width of dormer windows is 2m.</p>
	<p>DS13.5. The maximum wall length in one plane is 6m at the street frontage.</p> <p><i>Note: Lengths greater than this are supported where the elevation incorporates visually significant changes in massing and form and the use of articulation such as recesses, projections, balconies, blade walls and similar.</i></p>

Development Requirements

Fencing	
<p>PC14. Front fencing:</p> <ul style="list-style-type: none"> a. provides appropriate levels of privacy, security and noise attenuation b. activates the street and provides opportunities for passive casual surveillance of the street c. contributes to a high level of visual streetscape quality 	<p>DS14.1. Solid fences and walls fronting public space are no more than 1m in height.</p>
	<p>DS14.2. Where private open space has a common boundary to a street, the maximum height of fences is 1.8m provided that the fence has openings which make it a minimum 50% transparent.</p>
	<p>DS14.3. Where fronting a major road or railway line:</p> <ul style="list-style-type: none"> a. the maximum height of fences is 1.8m b. must not exceed 10m in length or 75% of the frontage, whichever is the lesser c. must provide variation or detailing as required by the <i>Fences adjacent to public roads</i> policy contained in Appendix 2 of this DCP
	<p>DS14.4. Fencing at street frontages is constructed from high quality durable materials such as rendered concrete, stone or treated and painted timber.</p> <p>Note: <i>Galvanised or aluminium sheeting or profiled fibro are not permitted as front fencing materials.</i></p>
Site facilities	
<p>PC15. Building services are provided on site that:</p> <ul style="list-style-type: none"> a. cater for the needs of residents b. are integrated with the balance of the development c. do not detract from streetscape quality 	<p>DS15.1. Electricity and telephone lines are provided underground unless there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling.</p>
	<p>DS15.2. Mail and garbage collection areas are integrated into the overall design of the development.</p>
	<p>DS15.3. Development provides space for the storage of recyclable goods, either in the curtilage of each dwelling or in a central storage area in larger developments.</p>
	<p>DS15.4. A master TV antenna is provided for any development of more than two dwellings.</p>
	<p>DS15.5. A minimum area of 6m³ per dwelling is provided for storage and is located as either an extension of a carport or garage or part of an attic.</p>
	<p>DS15.6. Communal outdoor clothes drying facilities must be visually screened from the street.</p>



4.3 Dual Occupancy

4.3 Introduction

4.3.1 Application of this chapter

This chapter applies to development for the purposes of a Dual Occupancy on land included within a residential zone (R2 Low Density Residential and R3 Medium Density Residential).

4.3.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure development is of a scale that is compatible with low density, suburban environments
- to ensure consistency with the desired future character of the area
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to contribute to the creation of attractive, human scale streetscapes
- to create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development
- to create a high amenity living environment
- to achieve a high level of environmental performance
- to promote housing affordability and provide housing choice.

4.3.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria	Design solution
Site area and frontage	
<p>PC1. Site area and frontage is adequate to enable development that incorporates adequate setbacks, efficient carparking and vehicle access and circulation and high quality built form.</p>	<p>DS1.1. Minimum site area is:</p> <ul style="list-style-type: none"> a. 630m² for land located outside of the FSPA b. 1,000m² for land located within the FSPA <p>Note: For a detached dual occupancy on a battle axe lot the area required for the access handle and any right of carriageway to the rear dwelling is not included in calculating site area.</p> <hr/> <p>DS1.2. Minimum site width is:</p> <ul style="list-style-type: none"> a. 15m for an attached dual occupancy b. 15m for a detached dual occupancy on allotments with rear lane or dual street access c. 15m street frontage for corner sites is required to the street that has the address of the existing house (the primary street) d. 18m for a detached 'front and back' dual occupancy with a dwelling at the rear with access to the street via an access handle or right of carriageway e. 22m for a detached dual occupancy in a 'side-by-side' configuration where both dwellings have direct street frontage. <p>Note: Council may allow a reduction in this site width where the site meets the width requirement at the 5.5m front building setback and for the length of the building.</p>
Building Height	
<p>PC2. Building height:</p> <ul style="list-style-type: none"> a. is compatible with the existing or desired future character of the area b. creates human scale streetscapes c. is compatible with the scenic qualities of hillside or ridge top locations and with existing or desired future streetscape character d. respects the site's natural topography e. creates functional and high amenity internal spaces f. enables adequate solar access to the main living areas and principal private open space g. facilitates penetration of desirable natural breezes h. facilitate view sharing while not restricting the reasonable development of the site 	<p>DS2.1. Where not on a battleaxe site, maximum wall height (excluding roofs) in metres is 6.8m (Refer Figure 1 – Indicative Building Heights).</p> <hr/> <p>DS2.2. Where on a battleaxe site, maximum building height is 6.7m and 1 storey.</p> <hr/> <p>DS2.3. Existing ground level is not excavated more than 600mm in accordance with the Exempt and Complying provisions for on-site cut and fill for the finished ground floor level.</p> <hr/> <p>DS2.4. Floor levels are a maximum of 1m above the finished ground level (Refer Figure 1).</p> <hr/> <p>DS2.5. The minimum floor to ceiling height for a dual occupancy is 2.4m.</p> <hr/> <p>DS2.6. The maximum floor to ceiling height is 3.6m (not including habitable roof space) (Refer Figure 1).</p> <hr/> <p>DS2.7. For flat roofs, the maximum height of the parapet is 450mm, measured from the uppermost ceiling to the highest point on the parapet.</p>

Development Requirements

Performance criteria	Design solution
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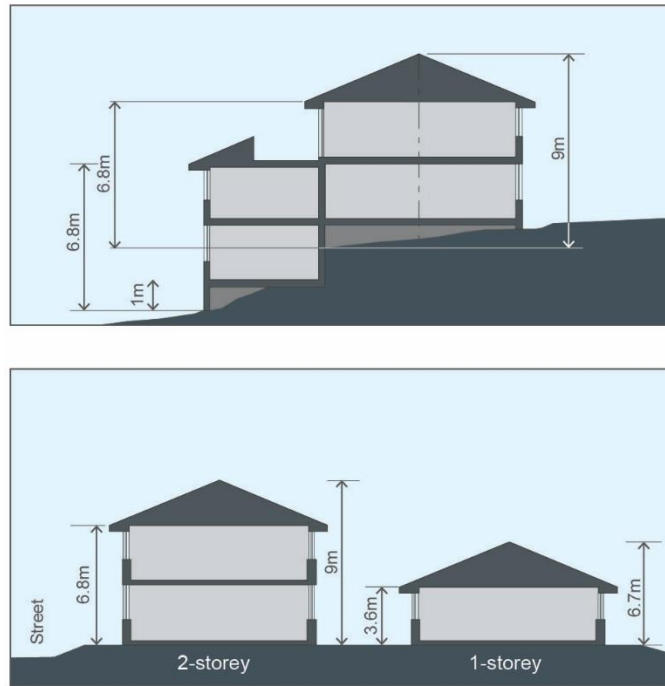


Figure 1: Indicative Building Heights

Setbacks and building separation	
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PC3. Setbacks:

- a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood
- b. engage with and activate the street
- c. reduce the appearance of building bulk
- d. enable adequate solar access to the main living areas and principal private open space
- e. facilitate penetration of desirable natural breezes
- f. achieve adequate visual privacy
- g. minimise noise transmission
- h. facilitate view sharing
- i. provide for useable open space that contributes to residential amenity
- j. create deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping

Street Setbacks (Refer to Figures 2, 3 and 4 and the Building Envelope Summary Table)

- DS3.1.** The minimum front setback to a primary street is:
- a. 5.5m to the main face of the dwelling
 - or**
 - b. 4.5m to the main face of the dwelling where located on a corner site and 5.5m to the garage
- DS3.2.** Where the first floor at a street frontage has been setback to incorporate a balcony, this construction is to provide for a 300mm eave to overhang the ground floor.
- DS3.3.** Buildings on State or Regional Roads are setback to enable vehicles to enter and exit the site in a forward direction.
Note: this may require a greater setback.

DS3.4. The minimum setback to a secondary street is 2m.

Side setbacks

- DS3.5.** The minimum side setback outside the FSPA is 900mm (ground floor) and 1.2m (first floor).
- DS3.6.** The minimum side setback within the FSPA is 900mm (ground floor) and 1.5m (first floor).
- DS3.7.** For detached dual occupancy in a 'side-by-side' configuration, the minimum side setback to the internal allotment boundary is 900mm.
- DS3.8.** The following elements may protrude into the side setback:

Development Requirements

Performance criteria	Design solution
	<ul style="list-style-type: none"> a. eaves with non-combustible roof cladding and non-combustible linings, pipes, cooling or heating appliances or other services (up to 450mm) b. rainwater tank of maximum height 1800mm c. non-combustible fascias, gutters, down pipes and the like or up to 450mm if combustible d. light fittings, electricity or gas meters, aerials or antennas
	<p>Rear setbacks</p>
	<p>DS3.9. A minimum rear setback of 7m to the ground floor level solid wall must be provided.</p>
	<p>DS3.10. A minimum rear setback of 9m to the first floor level solid wall must be provided.</p>
	<p>DS3.11. Council may consider lesser setback distances for irregular shaped lots provided that the minimum width and area requirements are met and it can be demonstrated that the performance criteria will be achieved.</p>
	<p>Battleaxe lots and dual street frontage lots</p>
	<p>DS3.12. The minimum setback is 900mm to all boundaries for a battleaxe lot located outside the FSPA, except for the rear setback.</p>
	<p>DS3.13. The minimum setback is 1.5m to all boundaries for a battleaxe lot located in the FSPA, except for the rear setback.</p>
	<p>DS3.14. The minimum rear setback is 4m to the rear boundary for a battleaxe lot.</p>
	<p>DS3.15. The minimum setback is 4m from the rear wall of the front dwelling to the boundary of the battleaxe lot.</p>
	<p>DS3.16. For a dual occupancy on a site with dual street or rear lane access, a minimum rear setback of 7m is required from the rear wall of each dwelling to the newly created property boundary.</p>
	<p>Corner site setbacks</p>
	<p>DS3.17. A minimum setback of 2m is required from the wall of each dwelling to the secondary street.</p>
	<p>DS3.18. A minimum setback of 1.2m is required from the side wall of the dwelling fronting the secondary street to the boundary of the adjoining dwelling fronting that street.</p>
	<p>DS3.19. The minimum setback is 3.5m from the rear wall of the dwelling fronting the primary street to the proposed internal allotment boundary.</p>
	<p>DS3.20. Except where in the FSPA, attached garages are allowed on the shared allotment boundary.</p>

Development Requirements

Performance criteria	Design solution
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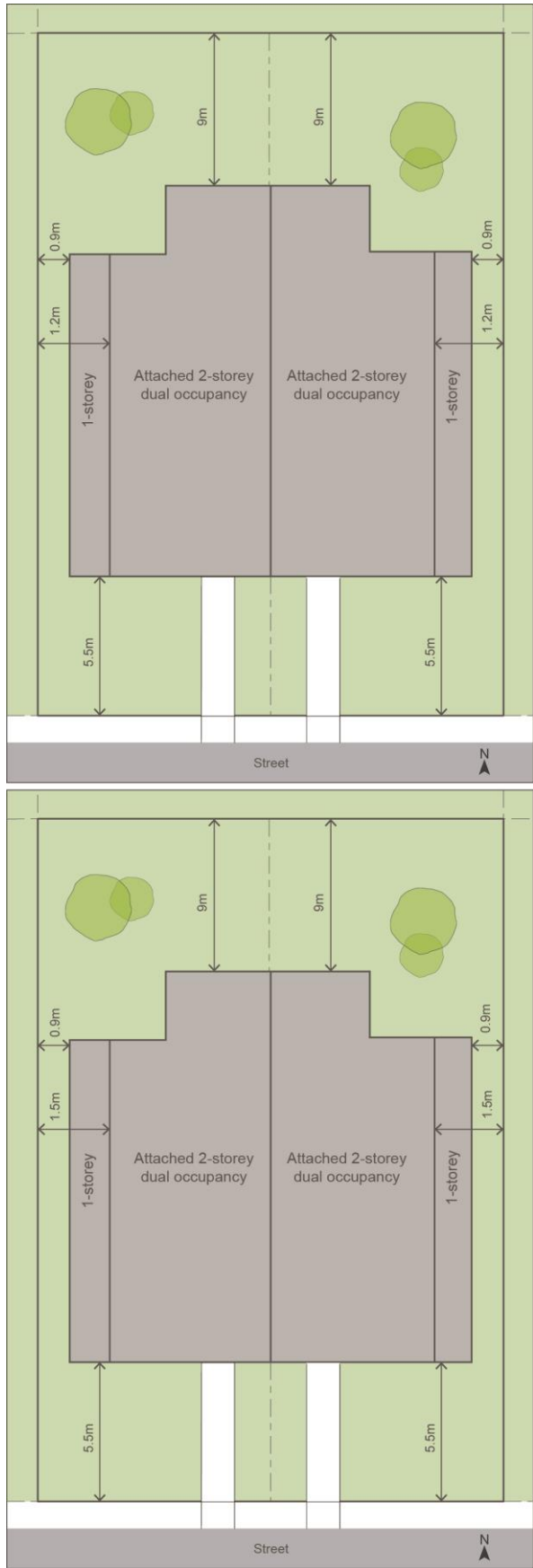


Figure 2: Setbacks – Attached 2 storey dual occupancy (lot located outside the FSPA above, lot located within FSPA below)

Development Requirements

Performance criteria	Design solution
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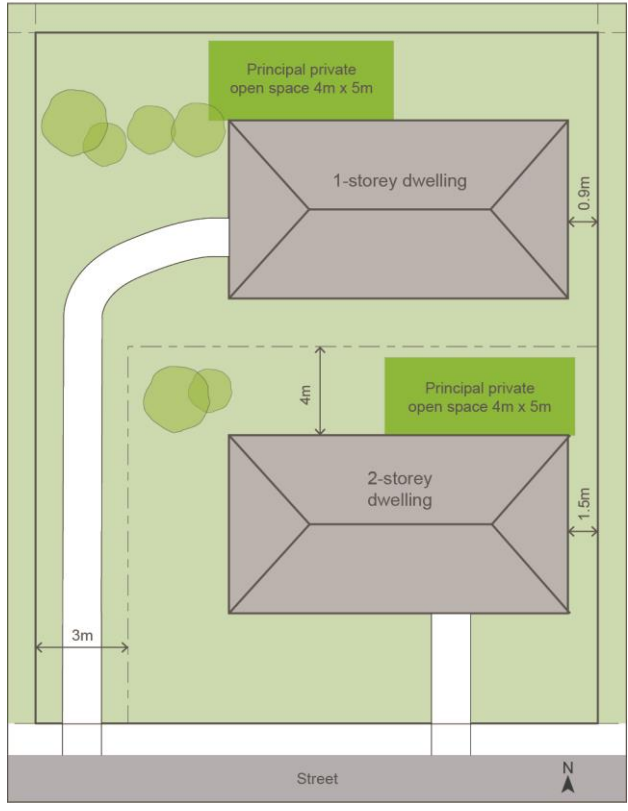
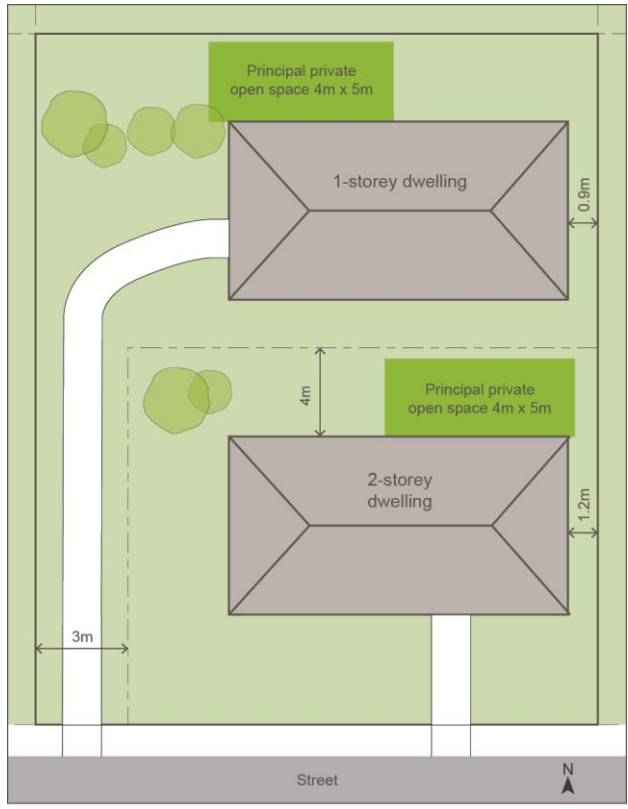


Figure 3: Setbacks – Detached ‘front and back’ dual occupancy (lot located outside the FSPA above, lot located within FSPA below)

Development Requirements

Performance criteria	Design solution
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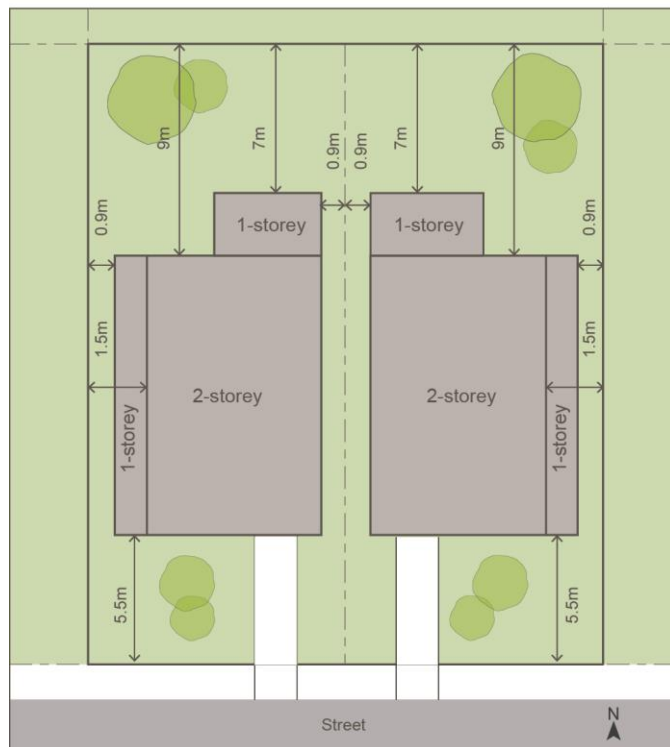
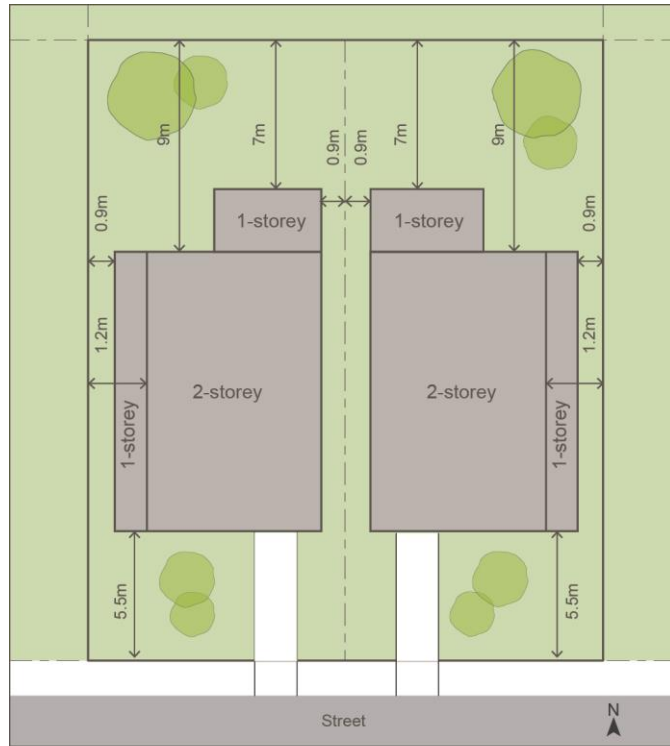


Figure 4: Setbacks – Detached ‘side-by-side’ dual occupancy (lot located outside the FSPA above, lot located within FSPA below)

Solar access	
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PC4. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.

DS4.1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.

Development Requirements

Performance criteria	Design solution
	<p>Note 1: Development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution.</p> <p>Note 2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.</p> <hr/> <p>DS4.2. Development complies with the <i>Energy Efficiency</i> section in Appendix 1 of this DCP and BASIX requirements.</p> <hr/> <p>DS4.3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>
Visual privacy	
<p>PC5. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS5.1. Windows and balconies of main living areas are directed toward the front and rear of a site</p> <hr/> <p>DS5.2. Windows and balconies of habitable rooms do not directly overlook windows, balconies and open space of adjacent dwellings through:</p> <ul style="list-style-type: none"> a. physical screening devices such a fixed external timber battens b. splaying the location of windows c. staggering the location of windows d. using level changes e. using increased window sill heights or the use of translucent glazing such as opaque glass or glass blocks f. avoiding the use of elevated decks or balconies g. increased building setbacks from the side boundary <hr/> <p>DS5.3. Habitable room windows with a direct outlook within 9 metres of the habitable room window of an adjacent dwelling must be:</p> <ul style="list-style-type: none"> a. offset by a minimum 1m from the edge of the opposite window b. screened, louvered or orientated to ensure visual privacy c. have a sill height of 1.5m above the existing ground level d. have fixed opaque (frosted) glazing in any part below 1.5m <hr/> <p>DS5.4. First floor balconies located at the rear of dwellings must incorporate fin walls or privacy screens on the side to prevent over-looking.</p>

Development Requirements

Performance criteria	Design solution
Noise	
<p>PC6. Development is sited, designed and constructed to:</p> <ul style="list-style-type: none"> a. minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms b. minimise noise transmission between dwellings within the development and from the development to adjoining dwelling houses 	<p>DS6.1. Noise generators such as plant and machinery including air conditioning units and pool pumps are located away from windows or other openings of habitable rooms, screened to reduce noise or acoustically enclosed.</p>
	<p>DS6.2. For sites in proximity to a busy road or railway line, development is to comply with the provisions of <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Government's <i>Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)</i>, or most recent version.</p>
Vehicle access, parking and manoeuvring	
<p>PC7. Vehicle access, parking and manoeuvring is provided on site and:</p> <ul style="list-style-type: none"> a. caters for the needs of residents and visitors b. does not visually dominate the streetscape c. enables the safe and efficient movement of vehicles and pedestrians 	<p>DS7.1. Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for in the building envelope).</p>
	<p>DS7.2. Garages are to be setback a minimum 5.5m from the front property alignment and recessed a minimum 300mm into the facade of the building.</p>
	<p>DS7.3. Dual occupancies located on State or Regional Roads are designed so that vehicles can enter and exit the site in a forward direction.</p>
	<p>DS7.4. Driveways are a minimum width of 3m wide and a maximum of 6m.</p>
	<p>DS7.5. Driveways are a minimum distance of 1.5m from side boundaries, with the exception of access handles providing a right of carriageway to the rear dwelling of a detached dual occupancy on a battleaxe lot.</p>
	<p>DS7.6. Hard stand car spaces within the front setback do not have a slope / grade greater than 1:10.</p>
	<p>DS7.7. Attached dual occupancy dwellings share the same gutter crossing to limit the number of vehicular crossings on the street.</p>
	<p>DS7.8. For a battleaxe allotment, all vehicles must be able to enter and exit the site in a forward direction.</p>
	<p>DS7.9. Internal driveway grades are in accordance with Australian Standard 2890.1-2004.</p> <p>Note: <i>Where it is proposed to seek a variation to AS2890.1-2004 a long section of the driveway must be submitted with the application.</i></p>
	<p>DS7.10. Fencing or other structures that exceed 1m in height are not to be erected within a splay area 1m x 1m either side of any driveway at the boundary of the property.</p> <p>Note: <i>a splay is not required where fencing is provided at the property boundary.</i></p>

Development Requirements

Performance criteria	Design solution
	<p>DS7.11. For corner allotments, the location of the driveway layback is to be a minimum distance of 6m from the tangent point between the kerb line and the start of the curved kerb line clear of the intersection of the two roads.</p> <p>DS7.12. Where using Stencilcrete, pattern coloured paving or similar materials for the driveway, the surface material cannot extend beyond the property boundary.</p> <p>DS7.13. Gutter crossings are to preserve existing street trees where practicable.</p> <p>DS7.14. Consideration should be given to internal access from the garage to the house, for the movement of furniture and the like, particularly when entry corridors are narrow.</p>
Cut and fill	
<p>PC8. Cut and fill is minimised to reduce disturbance of natural ground levels.</p>	<p>DS8.1. Cut and fill is limited to a maximum depth of 600mm in accordance with Exempt and Complying provisions for on-site cut and fill.</p> <p>DS8.2. Where fill is required to support raised floor levels on sloping sites, fill is not to be placed external to the walls of the building through:</p> <ul style="list-style-type: none"> a. providing unobstructed sight-lines between their entrances and the furthestmost parking spaces b. providing dropped edge beams in accordance with AS 2870-1996 c. providing integrated foundation retaining walls designed by an accredited engineer <p>DS8.3. The excavation of rock escarpments and rock outcrops is generally not permitted and requires consultation and prior approval from Council.</p> <p>DS8.4. If retaining walls are used for landscaping purposes they must be staggered and stepped at maximum 600mm intervals to provide terrace retaining.</p>
Streetscape character	
<p>PC9. Development:</p> <ul style="list-style-type: none"> a. contributes to the creation of cohesive yet varied and visually interesting streetscapes b. is consistent with the preferred future character of the area c. is in proportion to the area and dimensions of the site, achieving a balance between buildings and open space around buildings d. uses materials, colours and textures that are compatible with that which predominates in the streetscape in terms of type, form and colour. 	<p>DS9.1. Dual occupancies are to address all street frontages.</p> <p>DS9.2. Dual occupancies are to have windows in all street facing elevations.</p> <p>DS9.3. The street façade of dual occupancies are to adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street.</p> <p>DS9.4. The design of the front of the dual occupancy development is to incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> a. entry feature b. awnings, louvers, shutters or other features over windows

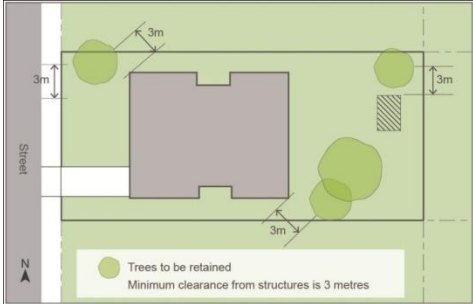
Development Requirements

Performance criteria	Design solution
	<ul style="list-style-type: none"> c. balcony or window box treatment to any first floor element d. recessed or projection of prominent architectural elements to visibly break up the facade and avoid blank wall appearance e. open verandahs f. use of bay windows or similar features along the façade g. verandahs, pergolas or similar features above garage doors
	<p>DS9.5. Walls facing streets are varied in design. <i>Note: Variation can be achieved by bay windows, verandahs, balconies or wall offsets.</i></p>
	<p>DS9.6. Each dwelling entrance is clearly identifiable from the street.</p>
	<p>DS9.7. The maximum roof pitch is 35 degrees.</p>
	<p>DS9.8. Dormer windows are allowed within habitable roof space and are limited to a maximum width of 1.5m and the ridgeline of the dormer must be lower than the ridgeline of the main roof form.</p>
	<p>DS9.9. A more traditional terrace style roof can be used for sites that are orientated to the north or south and all overshadowing requirements can be met.</p>
	<p>DS9.10. Materials and finishes complement the existing character of the locality, whilst providing diversity and interest in new development.</p>
	<p>DS9.11. The use of highly contrasting colour schemes is not permitted.</p>
Subdivision	
<p>PC10. Subdivision ensures adequate structural separation between dwellings and easy and safe vehicle and pedestrian access to all dwellings</p>	<p>DS10.1. Where Torrens Title subdivision of an attached dual occupancy dwellings is proposed, the dividing wall between dwellings must be of masonry construction and at least 200mm thick.</p>
	<p>DS10.2. For a battleaxe lot, an access handle or right of carriageway to the street with a minimum 3m width must be provided for the rear lot.</p>
	<p>DS10.3. For a battleaxe allotment, all vehicles must be able to enter and exit the site in a forward direction.</p>
Balconies	
<p>PC11. Balconies provide a reasonable balance between providing improved amenity for occupants through the integration of indoor-outdoor space and preventing direct overlooking or the transmission of excessive noise to other lots</p>	<p>DS11.1. The maximum depth for a rear balcony on the first floor is 2m and it incorporates fin walls or privacy screens to minimise overlooking into the rear yards of other premises.</p>
	<p>DS11.2. Partly recessed balconies are preferred at the rear to ensure the privacy of surrounding properties is maintained.</p>

Development Requirements

Performance criteria	Design solution
Development adjoining a heritage item	
PC12. Development on land that adjoins a state or local heritage item does not diminish the heritage significance or values of the item, its fabric and its setting	DS12.1. Development is to be sympathetic in scale, form, proportion, setbacks and materials to the heritage item
	DS12.2. Development creates a high quality interface with the heritage item through the use of appropriate setbacks and other transition elements, and ensures the new development is clearly identifiable as being different from the heritage item
	DS12.3. Development maintains existing views of the heritage item from the street
	DS12.4. Development interprets the architectural style and detailing of the heritage item however does not replicate or mimic these elements
	DS12.5. Development applications for land adjoining a state or local heritage item is supported by a heritage impact statement prepared by a qualified heritage consultant
Fencing	
PC13. Front fencing: <ul style="list-style-type: none"> a. provides appropriate levels of privacy, security and noise attenuation b. activates the street and provides opportunities for passive casual surveillance of the street c. contributes to a high level of visual streetscape quality 	DS13.1. Front fences: <ul style="list-style-type: none"> a. are a maximum height of 1m b. highlight building entrances and allow street surveillance c. relate to the design and style of the dwelling d. are co-ordinated with other fences in the street e. address both street frontages on corner sites
	DS13.2. Fencing at street frontages is constructed from high quality durable materials such as rendered concrete, stone or treated and painted timber. Note: Galvanised or aluminium sheeting or profiled fibro are not permitted as front fencing materials.
	DS13.3. The maximum height of fences on a side or rear property boundary is 1.8m.
Landscaped areas and private open space	
PC14. Landscaped open space is provided on site and: <ul style="list-style-type: none"> a. receives an appropriate level of sunlight and prevents direct overlooking to other premises b. provides sufficient and usable private open space for the recreational needs of residents c. provides landscape amenity to dwellings d. has a location, design and species selection that is consistent with the existing streetscape and neighbourhood character 	DS14.1. Where located outside the FSPA, a minimum of 20% of site area is landscaped open space.
	DS14.2. Where located in the FSPA, a minimum of 25% of the site area is landscaped open space.
	DS14.3. An area of Principal Private Open Space is to be provided which: <ul style="list-style-type: none"> a. is provided at ground level b. has a minimum dimension of 4m x 5m c. is not steeper than 1 in 20 d. is directly accessible from a main living area e. may include a covered patio area
	DS14.4. Impervious surfaces at the front of the dwelling are limited to the provision of a driveway and pathway to the dwelling entrance.



Development Requirements

Performance criteria	Design solution
<p>e. does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation or any other significant vegetation on the site</p> <p>f. ensures that new development provides areas for deep soil landscaping catering for indigenous native plants and animals</p> <p>g. contributes to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff</p>	<p>DS14.5. The minimum dimension of landscaped open space is 2m in any direction.</p>
	<p>DS14.6. Buildings and structures have a minimum clearance from the trunk of trees of 3m in accordance with Figure 5</p>
	
<p>Figure 5: Minimum Clearances from trees</p>	
Stormwater	
<p>PC15. Stormwater detention is provided on site and:</p> <ul style="list-style-type: none"> a. provides for the efficient and functional mitigation of stormwater impacts b. does not adversely affect adjoining or other properties c. promotes on-site infiltration d. causes minimal change to existing ground levels e. does not detract from streetscape quality 	<p>DS15.1. Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.</p>
Site utilities	
<p>PC16. Site utilities:</p> <ul style="list-style-type: none"> a. facilitate a safe, efficient and comfortable living environment b. are accessible, visually unobtrusive and require minimal maintenance 	<p>DS16.1. Electricity and telephone lines must be underground, except where direct connection is available from a pole in the street to the façade of the front dwelling.</p>
	<p>DS16.2. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m by 1m must be provided).</p>
	<p>DS16.3. Bin storage is not be visible from the street frontage or result in any odour to adjoining sites.</p>
	<p>DS16.4. Six cubic metres per dwelling is set aside exclusively for general storage. This space may be provided as an extension of a carport or garage, or in the form of an internal cupboard or attic.</p>
	<p>DS16.5. A mail box must be provided in accordance with AS/NZ4353.</p>
	<p>DS16.6. Outdoor clothes drying facilities must be provided for each dwelling. These must be screened from the street and located in an area that will receive sunlight and breeze.</p>


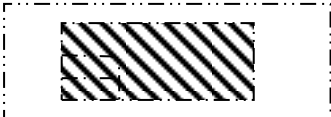
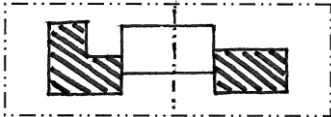
Building Envelope Summary Table

The building envelopes for eight dual occupancy development options are illustrated on the following pages.


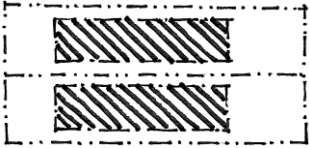
This section should be read in conjunction with the Performance Criteria and Design Solutions contained in Section 4.3.

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
1 All sites		1 storey Attached	15m	5.5m	7m	900mm	0.6:1	3.6m	6.7m	35°	Garage + driveway space
2 All sites		1 storey + habitable roof space Attached	15m	5.5m	7m	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	5.5m	7.5m	35°	Garage + driveway space


Building Envelope Summary Table

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
3 All sites		2 storey Attached	15m	5.5m	7m (ground level) and 9m (second level)	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m	9m	35°	Garage + driveway space
4 All sites		2 storey Duplex	15m	5.5m	7m (ground level) and 9m (second level)	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m	9m	35°	Garage + driveway space
5 Corner site only		1 or 2 + 1 or 1.5 storey Detached Corner site only	15m	4.5m	N/A	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level)	0.6:1	6.8m front 5.5m for rear dwelling	9m front, 7.5m rear dwelling	35°	Garage + driveway space

Building Envelope Summary Table

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
						inside FSPA.					
6 Dual street & rear lane access sites only		1 or 2 storey Detached Dual street + rear lane access only	15m	5.5m from street & lane	7m from new rear neighbour's property boundary	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m	9m	35°	Garage + driveway space
7 Detached side-by-side		1 or 2 storey Detached Side-by-side	22m	5.5m	7m (ground level) and 9m (second level)	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA. Note: 900mm to the internal allotment boundary	0.6:1	6.8m	9m	35°	Garage + driveway space

Building Envelope Summary Table

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
8 Detached front-and-back		1 or 2 storey Detached Front and back	18m	5.5m	Front dwelling: 4m to new boundary with rear lot Back Dwelling: 4m to rear property boundary	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m front, 3.6m rear	9m front, 6.7m rear	35°	Garage + driveway space



4.4 Dwelling Houses on Standard Lots



4.4 Introduction

4.4.1 Application of this chapter

This chapter applies to development for the purposes of a Dwelling House on a standard lot (having a width of 6.5m or greater) and not located within Kemps Estate, Mortdale), including alterations or additions (refer **Appendix 1**).

Houses on small lots (having a width of less than 6.5m) or within Kemps Estate, Mortdale will be assessed against the requirements of the Dwelling Houses on Small Lots Section 4.5 of this DCP.

Stormwater controls contained in this section also apply to Dual Occupancies, Dwelling Houses on Small Lots, Secondary Dwellings and Outbuildings.

4.4.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure development appears as a single dwelling surrounded by landscaped open space
- to ensure consistency with low density, suburban environments
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable, safe and active public domain
- to maintain a high level of amenity for adjoining residential development
- to create a high amenity living environment
- to achieve a high level of environmental performance.

4.4.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria	Design solution
Neighbourhood character	
<p>PC1. Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to:</p> <ul style="list-style-type: none"> a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domain b. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open space c. notable natural features of the site, including topography and vegetation 	<p>DS1.1. The development application is supported by a Statement of Environmental Effects that:</p> <ul style="list-style-type: none"> a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site b. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description c. demonstrates that the residential development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the LEP
Building Height	
<p>PC2. Building height:</p> <ul style="list-style-type: none"> a. is compatible with the existing or desired future character of the area b. creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space c. respects the site's natural topography d. creates functional and high amenity internal spaces e. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sites f. facilitates penetration of desirable natural breezes g. facilitates view sharing while not restricting the reasonable development of the site 	<p>DS2.1. Maximum building height is in accordance with the LEP</p>
	<p>DS2.2. Maximum ceiling height is 7.2m above the existing ground level vertically below that point (Refer Figure 1)</p> <p><i>Note: maximum ceiling height is measured at the intersection of the upper most ceiling with the internal face of any external wall</i></p>
	<p>DS2.3. For flat roofed dwellings, maximum height to the top of the parapet of the building is:</p> <ul style="list-style-type: none"> a. 7.8m above the existing ground level vertically below that point (Refer Figure 1)
	<p>DS2.4. For steep or sloping sites, the building is sited and designed to be staggered or stepped into the natural slope of the land</p>

Development Requirements

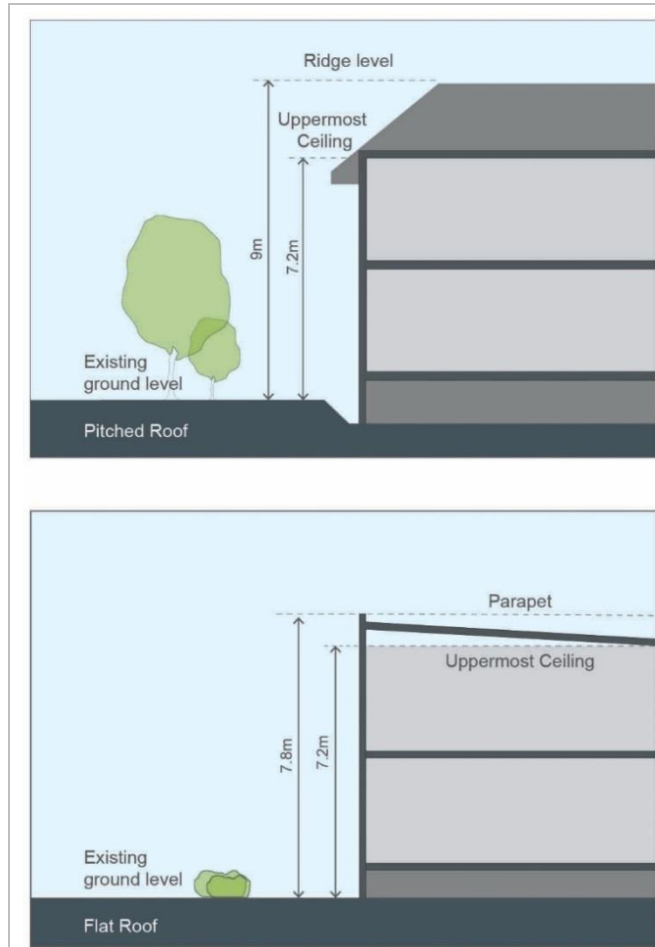


Figure 1: Building Height (Raked Roof and Flat Roof)

Setbacks	
<p>PC3. Setbacks:</p> <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood b. engage with and activate the street c. reduce the appearance of building bulk d. enable adequate solar access to the main living areas and principal private open space e. facilitate penetration of desirable natural breezes f. achieve adequate visual privacy g. minimise noise transmission h. facilitate view sharing while not restricting the reasonable development of the site i. provides useable area of landscaped open space and preserves significant vegetation that contributes to the landscape character of the site, street or neighbourhood 	<p>DS3.1. Minimum setback from the primary street boundary is:</p> <ul style="list-style-type: none"> a. 4.5m to the main building face b. 5.5m to the front wall of garage, carport roof or onsite parking space (Refer Figure 2) <p>or</p> <ul style="list-style-type: none"> c. within 20% of the average setback of dwellings on adjoining lots <hr/> <p>DS3.2. For properties greater than 15m in width, the minimum setback to a secondary street boundary is 2.0m to the wall of the dwelling.</p> <hr/> <p>DS3.3. For properties 15m or less in width, the minimum setback to a secondary street boundary is in accordance with the side boundary setback requirements.</p> <hr/> <p>DS3.4. The minimum side setback outside the FSPA is 900mm (ground floor) and 1.2m (first floor).</p> <p><i>Note: Council may permit a variation to the minimum side setbacks for irregular shaped lots if it can be demonstrated that this will result in the retention of principal private open space or significant trees and the achievement of the performance criteria.</i></p>

Development Requirements

- j. enables safe access and egress to the property by pedestrians and vehicles

DS3.5. The minimum side setback inside the FSPA is 900mm (ground floor) and 1.5m (first floor).

DS3.6. Minimum rear boundary setbacks are:

- a. 3m for any basement and ground floor level solid wall
- b. 6m for first floor level solid walls
- c. where a first floor balcony is proposed at the rear, 6m from the balustrade

DS3.7. For battle-axe lots, minimum side boundary setbacks apply to all boundaries.

Development Requirements



Figure 2: Setback Controls (lot located outside the FSPA above, lot located within FSPA below)

Development Requirements

Facades	
<p>PC4. Facades:</p> <ul style="list-style-type: none"> a. reduce the appearance of building scale and bulk b. facilitate engagement with and activation of open space along the street c. achieve a high level of design and architectural quality 	<p>DS4.1. The dwelling house has a front door or window to a habitable room facing the primary street frontage.</p>
	<p>DS4.2. The dwelling house incorporates at least two of the following building elements facing any street frontage:</p> <ul style="list-style-type: none"> a. entry feature or portico b. awnings or other features over windows c. eaves and sun shading d. window planter box treatment e. bay windows or similar features f. wall offsets, balconies, verandas, pergolas or the like
	<p>DS4.3. Garage doors are not wider than 6m.</p>
Views	
<p>PC5. Development is sited and designed to facilitate view sharing while not restricting the reasonable development of the site</p> <p><i>Note: guidance on view sharing can be obtained from referencing relevant NSW Land and Environment Court planning principles</i></p>	<p>DS5.1. No design solution is provided and each development application will be assessed on its individual merits.</p>
Solar access	
<p>PC6. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS6.1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.</p> <p>Note 1: Development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution.</p> <p>Note 2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.</p>
	<p>DS6.2. Development complies with the Energy Efficiency section in Appendix 1 of this DCP and BASIX requirements.</p>
	<p>DS6.3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>
Visual privacy	
<p>PC7. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites</p>	<p>DS7.1. Windows of proposed dwelling must be offset from neighbouring windows by 1m, especially windows of high-use rooms.</p>
	<p>DS7.2. Windows for primary living rooms must be designed so that they maintain privacy of adjoining site's principal private open space.</p>

Development Requirements

		<p>DS7.3. Development applications are accompanied by a survey plan or site analysis plan (to AHD) of the proposed dwelling showing the location of adjoining property windows, floors levels, window sill levels and ridge and gutter line levels.</p>
Noise		
<p>PC8. Habitable rooms, in particular bedrooms, are not subject to unreasonable noise</p>	<p>DS8.1. Noise generators such as plant and machinery including air conditioning units and pool pumps are located away from windows or other openings of habitable rooms and are screened to reduce noise or acoustically enclosed.</p>	
	<p>DS8.2. For sites in proximity to a busy road or railway line, development is to comply with the provisions of <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Government's <i>Development Near Rail Corridors and Busy Roads - Interim Guideline</i>.</p>	
Vehicle access, parking and manoeuvring		
<p>PC9. Carparking is provided on site and:</p> <ol style="list-style-type: none"> a. caters for the needs of residents and visitors b. does not visually dominate the streetscape c. enables the safe and efficient movement of vehicles and pedestrians 	<p>DS9.1. Carparking is provided on site in accordance with the following minimum rates:</p> <ol style="list-style-type: none"> a. for 1 and 2 bedroom dwellings, 1 car parking space b. for 3 or more bedroom dwellings, 2 car parking spaces 	
	<p>DS9.2. For all new dwellings, at least 1 car space must be located behind the front building setback</p>	
	<p>DS9.3. Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback.</p> <p>Note: Carports forward of the front setback may be considered where no vehicular access behind the front building alignment is available.</p>	
	<p>DS9.4. The maximum width of a garage opening is 6m.</p>	
	<p>DS9.5. Hard stand car spaces within the front setback must not have a slope / grade greater than 1:10.</p>	
	<p>DS9.6. Vehicular crossing width at the front property boundary is between 2.7 and 4.5m in width.</p>	
	<p>DS9.7. Fences are splayed where a driveway is taken off the secondary setback.</p>	
	<p>DS9.8. Driveways which provide access from a State or Regional road and in other street locations where Council considers it necessary must be designed with an internal manoeuvring area so that vehicles can enter and exit the site in a forward direction.</p>	
	<p>DS9.9. Driveway gradients must be constructed in accordance with Australian Standard 2890.1(2004).</p>	

Development Requirements

Landscaped areas and private open space

<p>PC10. Landscaped open space is provided on site and:</p> <ul style="list-style-type: none"> a. is useable for a range of domestic passive recreation activities b. enhances the visual amenity of the site, streetscape and neighbourhood c. is compatible with the existing streetscape and neighbourhood landscape character d. provides for environmental benefits, including habitat for native wildlife and the promotion of stormwater infiltration 	<p>DS10.1. Where located outside the FSPA, a minimum of 20% of site area is landscaped open space.</p>
	<p>DS10.2. Where located in the FSPA, a minimum of 25% of the site area is landscaped open space.</p>
	<p>DS10.3. The minimum dimension of landscaped open space is 2m in any direction.</p>
	<p>DS10.4. A minimum of 15m² of the landscaped open space is provided between the front setback and the street boundary in the form of a front yard.</p>
	<p>DS10.5. An area of Principal Private Open Space is to be provided which:</p> <ul style="list-style-type: none"> a. has a minimum area of 30m² b. has a minimum dimension of 5m c. is located at ground level and behind the front wall of the dwelling d. is directly accessible from a main living area



Figure 3: Principal Open Space

Development Requirements

Stormwater	
<p>PC11. Stormwater management is provided on site:</p> <ol style="list-style-type: none"> to provide for the efficient and functional mitigation of stormwater impacts to not adversely affect adjoining or other downstream properties to promote on-site detention to cause minimal change to existing ground levels to not detract from streetscape quality 	<p>DS11.1. Diversion of flows from one drainage sub-catchment to another is not encouraged.</p>
<p>Definition</p> <p>‘Drainage Catchment’ - is the extent or area where the surface runoff from rain converges to a single point at a lower elevation, where the waters join another waterbody, such as a river or estuary.</p> <p>‘Drainage Sub-catchment’ – is similar to catchment, but smaller in scale, where the surface runoff from a local area converges to a Council stormwater system (gully pit with an outlet pipeline) at a lower elevation, with limited overland flow containment capacity. A number of ‘Sub Catchments’ combined into form a ‘Drainage Catchment’.</p> <p>The re-direction of stormwater from one sub-catchment to another may increase the frequency and severity of flooding of the overland flow path in the unnatural sub-catchment. Accordingly, Council encourages to manage stormwater flows and discharge with the drainage sub-catchment where the site is located.</p>	<p>DS11.2. Stormwater drainage is to occur by:</p> <ol style="list-style-type: none"> drainage by gravity to the adjacent road kerb and Council’s drainage system <p>or</p> <ol style="list-style-type: none"> an easement over adjoining properties to Council’s drainage system and / or across the site to allow drainage from another lot <p>or</p> <ol style="list-style-type: none"> a charged stormwater drainage system which drains all the roof run-off up to the road kerb directly in front of the development site. <p>or</p> <ol style="list-style-type: none"> Absorption/Infiltration method - Infiltration system such as an absorption trench can be used to manage part of the stormwater discharge from the development site. (refer to Appendix 2: Design of Absorption Trenches)
<p>‘Drainage of low level properties’</p> <p>A portion of a low level property that slopes away from the street can be drained to an absorption/an infiltration trench.</p>	
	<p>DS11.3. Where drainage by gravity is involved this must not cause ponding/backwater effects on upstream properties.</p>
	<p>DS11.4. Where drainage by an easement is involved, no buildings are allowed to be constructed over easements.</p>
	<p>DS11.5. On-site retention of roof run-off using rainwater tanks or detention tanks for storage and re-use are encouraged. Overflow from storage facilities must be connected to an appropriate stormwater system as detailed in DS11.2.</p>

Development Requirements

- | | |
|----------------|---|
| DS11.6. | Pumped out system will only be permitted to draining stormwater runoff from basements and associated driveways:

where other conventional or alternative methods of stormwater drainage as specified in DS11.2 cannot be achieved. Stormwater from pumped systems shall be discharged to the property's drainage system (not to Council drainage system). |
| DS11.7. | Development is not to concentrate overland flow of stormwater onto an adjoining property. |
| DS11.8. | Development applications are to be supported by a Stormwater Management Plan showing how surface and roof runoff will be discharged to the street or into an easement. This plan must show the size of all pipes. |

Development Requirements

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Development Requirements

Basements	
<p>PC12. Basements:</p> <ul style="list-style-type: none"> a. are sympathetic to the natural landform including natural rock outcrops and topographical features of the site and minimise the extent of excavation b. provide a high level of internal amenity of occupants c. provide for the safety of adjoining property and occupants d. minimise the visual impact of basements, including driveways, on the streetscape e. enable driveway design, including widths, to effectively respond to site constraints 	<p>DS12.1. Basements, including permanent piling, piercing, shoring, retaining or similar building work required to maintain support to the site being developed or adjoining land must be wholly under and within the ground floor level footprint of the dwelling house.</p>
	<p>DS12.2. Basements do not protrude more than 1m above existing ground level at any point.</p>
	<p>DS12.3. Only one driveway access is permitted.</p>
	<p>DS12.4. Driveway ramps providing access to basement garages are perpendicular to the property boundary at the street frontage.</p>
	<p>DS12.5. Except for driveway access, other access to the basement is through internal stairs or lifts within the dwelling house.</p>
	<p>DS12.6. Access to the basement from external access stairs is not permitted.</p>
	<p>DS12.7. Minimum internal floor to ceiling height is 2.1m.</p>
	<p>DS12.8. Maximum internal floor to ceiling height is 2.4m.</p>
	<p>DS12.9. Light and ventilation must be provided in accordance with BCA requirements.</p>
	<p>DS12.10. Where basement excavation will exceed 1.5m in depth below existing ground level the applicant must submit a Geotechnical Report for Council's consideration. The Geotechnical Report must be prepared by a Professional Engineer as defined by the Building Code of Australia with specific expertise and experience as a Geotechnical Engineer. The report must set out design criteria and performance criteria in relation to the method of excavation, shoring and retaining of excavation and design of the building to ensure the performance criteria and design solutions of this development control are achieved.</p>
Attics	
<p>PC13. Attics are integrated with the existing dwelling house</p>	<p>DS13.1. Attics are:</p> <ul style="list-style-type: none"> a. only be located within roofs having a pitch between 30 degrees and 40 degrees b. be wholly within the roof space c. be designed to comply fully with the maximum building height d. only project beyond the roof plane in the form of a traditional or non-traditional dormer, depending on the streetscape not to incorporate balconies.

Development Requirements

Balconies and terraces	
<p>PC14. Balconies and terraces:</p> <ul style="list-style-type: none"> a. are useable and accessible b. prevent direct overlooking of principal private open space on other sites c. prevent direct views to habitable rooms of buildings on other sites d. minimise noise impacts on other sites 	<p>DS14.1. Access to balconies and terraces is direct from a habitable room at the same floor level.</p> <p>Note: a level difference of one step may be considered for the purpose of rain water protection.</p>
	<p>DS14.2. Balconies and terraces include fixed planter boxes and / or privacy screens.</p>
	<p>DS14.3. Fixed planter boxes are at least 1m wide.</p>
	<p>DS14.4. Privacy screens are between 1.5m and 1.8 m high</p>
	<p>DS14.5. Terraces are not visible from the street.</p>
	<p>DS14.6. Roof top terraces are not provided.</p>
	<p>DS14.7. Development applications for terraces and balconies must provide sight line diagrams that demonstrate how privacy issues to neighbouring properties are proposed to be addressed.</p>

Alterations and additions

Note: It is sometimes difficult to determine whether proposed development represents an alteration or addition to an existing building or a new building altogether.

In making this determination, Council will be guided by the NSW Land and Environment Court principle established by Coorey vs Municipality of Hunters Hill (2013). This principle states that a qualitative and quantitative analysis of what is proposed compared to what is currently in existence should be undertaken. Relevant matters for consideration in this analysis include:

- the appearance of the building when viewed from a public place
- retention or removal of landscaping
- use of the building
- impact on the streetscape
- changes to site cover, floor space, setbacks and other numerical standards
- proportion of the new building compared to the retained building.

<p>PC15. Alterations and additions to a dwelling house:</p> <ul style="list-style-type: none"> • are compatible with the scale, form and proportions of the existing dwelling • are integrated with the existing dwelling and its setting • are compatible with the character of the streetscape and neighbourhood • do not result in significant adverse amenity impacts on adjoining premises <p>Note: council encourages alterations and additions that have innovative, contemporary design, particularly where they result in an improvement in on-site residential utility and amenity, provided that they satisfy character, streetscape and amenity considerations</p>	<p>DS15.1. Alterations and additions comply with the relevant requirements of this DCP for setbacks, carparking and landscaping.</p>
	<p>DS15.2. Alterations and additions do not intrude within the existing primary street setback.</p>
	<p>DS15.3. Where visible from the street, compared to the existing dwelling alterations and additions must have:</p> <ul style="list-style-type: none"> • an equal or lower height • the same roof form • a compatible architectural style • compatible materials, colours, textures and other external facade details.
	<p>DS15.4. Existing significant vegetation is retained where not reasonably required to site development.</p>
	<p>DS15.5. Where existing significant vegetation is proposed to be removed, replacement plantings are provided on site.</p>
	<p>DS15.6. First floor additions are set back a minimum of 900mm from a side boundary.</p>

Development Requirements

- DS15.7.** Where an existing single storey dwelling is not setback 900mm from a side boundary, the first floor addition may have the same setback where it:
- is done to improve the existing residential neighbourhood; **or**
 - is done to provide suitable anchorage points on the external load bearing walls for the additional; **and**
 - will not have an adverse amenity impacts on adjoining premises.

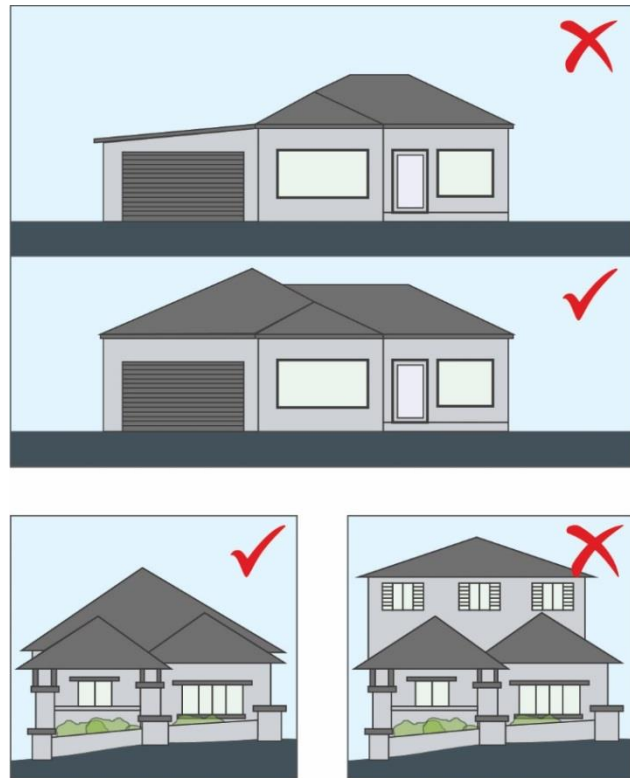


Figure 5: Preferred/ Undesirable Options



4.5 Dwelling Houses on Small Lots



4.5 Introduction

4.5.1 Application of this chapter

This chapter applies to development for the purposes of a Dwelling House on a small lot (having a width of less than 6.5m), including alterations or additions, including all Dwelling Houses within Kemps Estate, Mortdale (refer **Appendix 1**).

Houses on standard lots (having a width of 6.5m or greater) or outside Kemps Estate, Mortdale will be assessed against the requirements of Section 4.4 Dwelling House – Standard Lot of this DCP.

4.5.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure consistency with low density, suburban environments
- to ensure dwelling houses have proportioned facades that are appropriately scaled for narrow allotments and emphasise vertical elements
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable, safe and active public domain
- to maintain a high level of amenity for adjoining residential development
- to create a high amenity living environment
- to achieve a high level of environmental performance.

4.5.3 Development Requirements

The development requirements for this Section are provided in the table below.

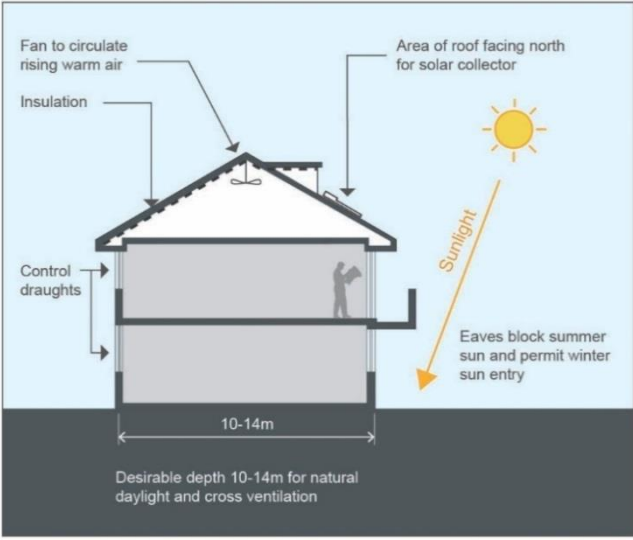
Development Requirements

Performance criteria	Design solution
Neighbourhood character	
<p>PC1. Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to:</p> <ul style="list-style-type: none"> a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domain b. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open space c. notable natural features of the site, including topography and vegetation 	<p>DS1.1. The development application is supported by a Statement of Environmental Effects that:</p> <ul style="list-style-type: none"> a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site b. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description c. demonstrates that the residential development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the LEP.
Building height	
<p>PC2. Building height:</p> <ul style="list-style-type: none"> a. is compatible with the existing or desired future character of the area b. creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space c. is compatible with the scenic qualities of hillside or ridgetop locations and with existing or desired future streetscape character d. respects the site's natural topography e. creates functional and high amenity internal spaces f. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sites g. facilitates penetration of desirable natural breezes h. facilitate view sharing while not restricting the reasonable development of the site 	<p>DS2.1. Maximum building height is in accordance with the LEP.</p> <hr/> <p>DS2.2. The minimum floor to ceiling height is 2.4m.</p> <hr/> <p>DS2.3. Minimum floor to ceiling height of habitable roof space (if proposed) is 1.7m.</p>
Setbacks	
<p>PC3. Setbacks:</p> <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of the neighbourhood b. engage with and activate the street c. reduce the appearance of building bulk 	<p>DS3.1. Minimum setback from the primary street boundary is:</p> <ul style="list-style-type: none"> a. 4.5m to the main building face b. 5.5m to a garage or other roofed carparking structure <p>or</p> <ul style="list-style-type: none"> c. Within 20% of the average setback of dwellings on adjoining lots

Development Requirements

Performance criteria		Design solution	
<ul style="list-style-type: none"> d. enable adequate solar access to the main living areas and principal private open space e. facilitate penetration of desirable natural breezes f. achieve adequate visual privacy g. minimise noise transmission h. facilitate view sharing i. create deep soil areas that are sufficient to conserve existing trees or accommodate intensive new landscaping 	DS3.2.	Minimum side boundary setbacks are in accordance with Table 1 below.	
	DS3.3.	Unless specified otherwise in Table 1 , minimum rear boundary setbacks are: <ul style="list-style-type: none"> a. 3m to the ground storey b. 6m to any other storey 	
	DS3.4.	For battle-axe lots, minimum side boundary setbacks apply to all boundaries.	
Facades			
PC4. Facades: <ul style="list-style-type: none"> a. reduce the appearance of building scale and bulk b. facilitate engagement with and activation of open space in the street c. achieve a high level of design and architectural quality 	DS4.1.	The dwelling house has a front door or window to a habitable room facing the primary street frontage.	
	DS4.2.	The dwelling house incorporates at least two of the following building elements facing any street frontage: <ul style="list-style-type: none"> a. entry feature or portico b. awnings or other features over windows c. eaves and sun shading d. window Planter box treatment e. bay windows or similar features f. wall offsets, balconies, verandas, pergolas and the like 	
Views			
PC5. Development is sited and designed to facilitate view sharing while not restricting the reasonable development of the site. <i>Note: guidance on view sharing can be obtained from referencing relevant NSW Land and Environment Court planning principles.</i>	DS5.1.	No design solution is provided and each development application will be assessed on its individual merits.	
Solar access			
PC6. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.	DS6.1.	Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June. Note 1: Development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution. Note 2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.	
	DS6.2.	Development complies with the Energy Efficiency section in Appendix 1 of this DCP and BASIX requirements.	

Development Requirements

Performance criteria	Design solution
	<p>DS6.3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>
	 <p>Figure 1: Passive Solar Design</p>
Visual privacy	
<p>PC7. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites</p>	<p>DS7.1. The main windows and balconies of a dwelling are directed toward the front and rear of a site.</p> <p>DS7.2. Windows are not located directly opposite each other.</p> <p>DS7.3. Where windows and balconies cannot be off-set, they are separated by sufficient distance, screened or contain frosted glass or other suitable material.</p> <p>DS7.4. Dormer windows are no wider than 1.5m and are proportional to the roof-scape.</p> <p>DS7.5. First floor balconies located at the rear of dwellings incorporate fin walls or privacy screens on the side.</p> <p>DS7.6. Where privacy screens are used, they are not be higher than 1.8m and are compatible with the building design.</p>
Noise	
<p>PC8. Habitable rooms, in particular bedrooms, are not subject to unreasonable noise</p>	<p>DS8.1. Dwellings must be designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW Environment Protection Authority (EPA).</p> <p>DS8.2. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> (2008), or most recent version</p>

Development Requirements

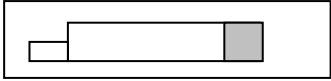
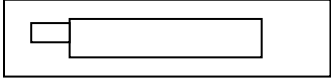
Performance criteria	Design solution
Vehicle access parking and manoeuvring	
<p>PC9. Vehicle access, parking and manoeuvring is provided on site and:</p> <ol style="list-style-type: none"> caters for the needs of residents and visitors does not visually dominate the streetscape enables the safe and efficient movement of vehicles and pedestrians 	<p>DS9.1. Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for in the building envelope).</p>
	<p>DS9.2. Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front facade of the building.</p>
	<p>DS9.3. Carport designs complement the appearance and style of the dwelling.</p>
	<p>DS9.4. Carport roofs are consistent with the roof pitch of the dwelling house.</p>
	<p>DS9.5. Carports are designed to appear as lightweight elements of the site, and do not visually dominate the streetscape.</p>
	<p>DS9.6. On corner sites garages are located at the rear of the site facing the secondary street.</p>
	<p>DS9.7. Where possible, balconies or roof space is to be placed over garages.</p>
	<p>DS9.8. Driveways have a minimum width of 3m.</p>
	<p>DS9.9. Attached dwellings (apart from those on a corner) share the same gutter crossing.</p>
	<p>DS9.10. Gutter crossings preserve existing street trees.</p>
	<p>DS9.11. Where possible, internal access from the garage for the movement of furniture and is provided, particularly when entry corridors are narrow.</p>
	<p>DS9.12. Internal driveway grades are in accordance with AS – 2890.1-1993. Note: <i>development applications that proposed a variation to AS2890.1-1993 must be supported by long section of the driveway.</i></p>
Landscaped area and private open space	
<p>PC10. Landscaped open space is provided on site and:</p> <ol style="list-style-type: none"> develops a building setting that encourages visual privacy between properties provides sufficient and usable private open space in the rear or side yard for the recreational needs of residents and landscape amenity to dwellings requires new development to integrate and blend into the existing streetscape and neighbourhood character ensures that new development does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation, or any other significant vegetation on the subject land or adjoining land 	<p>DS10.1. Where located outside the FSPA, a minimum of 20% of site area is landscaped open space.</p>
	<p>DS10.2. Where located in the FSPA, a minimum of 25% of the site area is landscaped open space.</p>
	<p>DS10.3. Principal private open space :</p> <ol style="list-style-type: none"> is provided at ground level has a minimum dimension of 4m x 5m is not steeper than 1 in 20 is directly accessible from a main living area
	<p>DS10.4. The minimum dimension of landscaped open space is 2m in any direction.</p>

Development Requirements

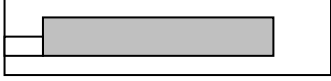
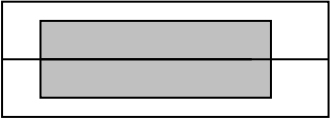
Performance criteria	Design solution
<ul style="list-style-type: none"> e. ensures that new development provides areas for deep soil landscaping catering for indigenous native plants and animals f. contributes to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff 	
Stormwater	
<p>PC11. Stormwater detention is provided on site and:</p> <ul style="list-style-type: none"> a. provides for the efficient and functional mitigation of stormwater impacts b. does not adversely affect adjoining or other properties c. promotes on-site infiltration d. causes minimal change to existing ground levels e. does not detract from streetscape quality 	<p>DS11.1. Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.</p>
Site utilities	
<p>PC12. Site utilities:</p> <ul style="list-style-type: none"> a. facilitate a safe, efficient and comfortable living environment b. are accessible, visually unobtrusive and require minimal maintenance 	<p>DS12.1. Electricity and telephone lines must be underground, except where direct connection is available from a pole in the street to the façade of the front dwelling.</p> <hr/> <p>DS12.2. Each dwelling is to provide adequate space for the storage of garbage and recycling bins (a space of at least 3m by 1m must be provided).</p> <hr/> <p>DS12.3. Bin storage is not to be visible from the street frontage or result in any odour to adjoining sites.</p> <hr/> <p>DS12.4. Six cubic metres per dwelling is set aside exclusively for general storage. This space may be provided as an extension of a carport or garage, or in the form of an internal cupboard or attic.</p> <hr/> <p>DS12.5. A mail box must be provided in accordance with AS/NZ4353.</p> <hr/> <p>DS12.6. Outdoor clothes drying facilities must be provided for each dwelling. These must be screened from the street and located in an area that will receive sunlight and breeze.</p>

Building Envelope Summary Table

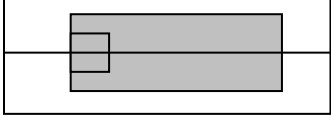
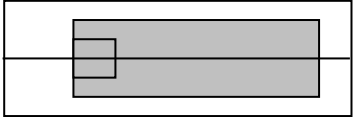
The building envelopes for 8 small lot development options are illustrated on the following pages. This section should be read in conjunction with the Development Requirements in the above sections.

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
1 6m frontage		Existing single dwelling with rear single storey addition	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	0.6:1	Existing	Existing	Existing	Carport / car space
2 6m frontage		Existing cottage with first floor addition or new 2 storey detached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average	3m (ground level) and 6m (second level)	Existing or 900mm for a new dwelling	0.6:1	Existing or 6m for new	9m	Existing or 35° for a new dwelling	Existing – Carport New - Garage

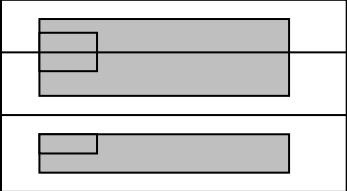
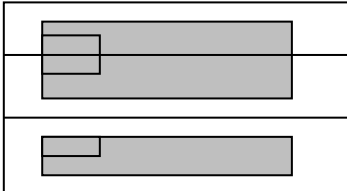
Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			setback of dwellings on adjoining lots							
3 6m frontage		1 storey detached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	0.6:1	3m	6.7m	35 ⁰	Carport
4 2 x 6m frontage		1 storey semi detached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the	3m	900mm	0.6:1	3m	6.7m	35 ⁰	Carport or garage

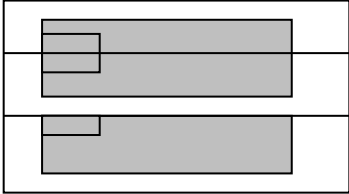
Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			average setback of dwellings on adjoining lots							
5 2 x 6m frontage		1 storey + habitable roof space	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Ground floor 900mm, upper level walls 1.8m	0.6:1	3.7m	7.5m	35°	Garage
6 2 x 6m frontage		2 storey attached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the	3m (ground level) and 6m (second level)	900mm	0.6:1	6m	9m	35°	Garage

Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			average setback of dwellings on adjoining lots							
7a 3 x 6m frontage		Two 2 storey attached dwellings, and one 2 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	900mm	0.6:1	6m	9m	35°	Garage
7b 3 x 6m frontage		Two 1.5 storey attached dwellings and one 1.5 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20%	3m (ground level) and 6m (second level)	Ground Floor 900mm, upper level walls 1.8m	0.6:1	3.7m	7.5m	35°	Garage


Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			of the average setback of dwellings on adjoining lots							
7c 3 x 6m frontage		Two attached 1 storey dwellings and one detached 1 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm and nil internal side setback for the detached dwelling	0.6:1	3m	6.7m	35°	Garage or carport

Dwelling House Options

To ensure consistency of form and setbacks in Kemps Estate, an envelope has been prepared that applies to a single dwelling house on a standard allotment. The controls detailed below override controls contained in Council's Single Dwelling DCP, however development must comply with the Single Dwelling DCP in every other respect.

Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
8 12m frontage		1 storey detached	5.5m	3m	900mm	0.6:1	3m	6.7m	35°	Garage
		1 storey detached plus habitable roof	5.5m	3m (ground level) and 6m (second level)	Ground flr 900mm, upper level walls 1.8m	0.6:1	3.7m	7.5m	35°	Garage
		2 storey detached	5.5m	3m (ground level) and 6m (second level)	1.5m	0.6:1	6m	9m	35°	Garage

Note: Minimum distance to gutter under BCA is 675mm

Reference to 6m or 12m frontage is approximate only. For example, frontage may be about 6.1m wide.



4.6 Secondary Dwellings

4.6 Introduction

4.6.1 Application of this chapter

This chapter applies to development for the purposes of a Secondary Dwelling.

State Environmental Planning Policy (Affordable Rental Housing) 2009 permits secondary dwellings as complying development (subject to conditions) or through a development application. Where a proposal matches all provisions set out in the SEPP, the application is to be lodged as a complying development and processed accordingly. When this is not the case a Development Application is to be assessed by Council in accordance with both the SEPP (ARH) 2009 and the objectives and controls set out in this section of the DCP.

4.6.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to promote housing affordability
- to provide greater housing choice, in particular for older persons
- to ensure a secondary dwelling is secondary in size, scale and nature, and subservient to the principal dwelling
- to ensure secondary dwellings do not detract from the form, scale and height of development in the streetscape and locality in which it is located
- to ensure a high quality living environment
- to ensure no significant adverse amenity impacts on other premises, in particular through ensuring adequate solar access, natural ventilation, privacy, noise and retention of significant views.

4.6.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria	Design solution
Site area	
<p>PC1. Site area and frontage is adequate to enable development that incorporates adequate setbacks, efficient carparking and vehicle access and circulation and achieves a density that is consistent with low density suburban environments</p>	<p>DS1.1. Minimum site area is 450m²</p>
Floor area	
<p>PC2. The size of the secondary dwelling maintains a domestic scale and character and is less than the dwelling house</p>	<p>DS2.1. The maximum floor area is 60m², or 10% of the total floor area of the dwelling house, whichever is greater.</p>
Building height	
<p>PC3. Building height:</p> <ul style="list-style-type: none"> a. Is no greater than the height of the main dwelling house b. is compatible with the existing or desired future character of the area c. does not detract from existing lowrise streetscapes d. respects the site's natural topography e. creates functional and high amenity internal spaces f. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sites g. facilitates penetration of desirable natural breezes h. facilitates view sharing 	<p>DS3.1. Maximum building height is 1 storey.</p> <hr/> <p>DS3.2. The minimum floor to ceiling height is 2.4m.</p> <hr/> <p>DS3.3. The maximum floor to ceiling height is 3.6m.</p>
Setbacks	
<p>PC4. Setbacks:</p> <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood b. engage with and activate the street c. reduce the appearance of building bulk d. enable adequate solar access to the main living areas and principal private open space e. facilitate penetration of desirable natural breezes f. achieve adequate visual privacy g. minimise noise transmission h. facilitate view sharing i. creates deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping 	<p>DS4.1. The minimum setback to side and rear boundaries is 900mm.</p> <hr/> <p>DS4.2. The secondary dwelling is setback behind the main building face to a primary of secondary street.</p>

Development Requirements

Performance criteria	Design solution
Carparking	
<p>PC5. Carparking:</p> <ul style="list-style-type: none"> a. does not adversely impact the dwelling house b. minimises visual impact on scenic quality or streetscapes <p><i>Note: Carparking is not required to be provided for a secondary dwelling</i></p>	<p>DS5.1. Carparking is located behind the main building face to primary or secondary streets.</p>
	<p>DS5.2. Carparking requirements for the principal dwelling must still be achieved.</p>
	<p>DS5.3. Carparking does not interfere with the parking and movement of vehicles associated with the dwelling house.</p>
Landscaped open space	
<p>PC6. Landscaped open space is provided on site and:</p> <ul style="list-style-type: none"> a. provides for a range of passive, domestic recreation activities b. is consistent with and enhances the existing landscape character of the area c. mitigates the visual impact on buildings and infrastructure d. achieves appropriate levels of amenity 	<p>DS6.1. The landscaped area for a secondary dwelling is shared with the principal dwelling.</p>
	<p>DS6.2. The minimum amount of landscaped open space on a site outside the FSPA is 20% of the site area.</p>
	<p>DS6.3. The minimum amount of landscaped open space on a site inside the FSPA is 25% of the site area.</p>
Subdivision	
<p>PC7. To ensure that secondary dwellings are related to the dwelling house.</p>	<p>DS7.1. Subdivision of secondary dwellings is not permitted.</p>
Stormwater	
<p>PC8. Stormwater detention is provided on site and:</p> <ul style="list-style-type: none"> a. provides for the efficient and functional mitigation of stormwater impacts b. does not adversely affect adjoining or other properties c. promotes on-site infiltration d. causes minimal change to existing ground levels e. does not detract from streetscape quality 	<p>DS7.2. Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.</p>



4.7 Outbuildings

4.7 Introduction

4.7.1 Application of this chapter

This chapter applies to development for the purposes of an outbuilding in all parts of the Planning Area, being for a:

- balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house
- cabana, cubby house, fernery, garden shed, gazebo or greenhouse
- carport that is detached from a dwelling house
- farm building
- garage that is detached from a dwelling house
- rainwater tank (above ground) that is detached from a dwelling house
- shade structure that is detached from a dwelling house
- shed

4.7.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure that buildings are designed and located to complement the dwelling and minimize impact on the streetscape and natural landscape
- to ensure that outbuildings do not adversely affect the amenity of the locality by their visual impact, size, overshadowing or use
- to ensure outbuildings visually integrate with the development
- to maintain existing significant trees and vegetation.

4.7.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Floor space ratio			
PC1.	The combined size of the principal development and the outbuilding minimises the appearance of building bulk and scale and ensures no significant adverse amenity impacts on other premises	DS1.1.	Floor space ratio of the outbuilding and the development combined does not exceed the maximum FSR identified for the land under the LEP.
Height			
PC2.	Building height: <ol style="list-style-type: none"> is no greater than the height of the main dwelling house is compatible with the existing or desired future character of the area does not detract from existing lowrise streetscapes respects the sites natural topography creates functional and high amenity internal spaces enables adequate solar access to the main living areas and principal private open space to the development and adjoining sites facilitates penetration of desirable natural breezes facilitates view sharing 	DS2.1.	Maximum height is 3m.
Setbacks			
PC3.	Setbacks: <ol style="list-style-type: none"> are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood engage with and activate the street reduce the appearance of building bulk enable adequate solar access to the main living areas and principal private open space facilitate penetration of desirable natural breezes achieve adequate visual privacy minimise noise transmission facilitate view sharing create deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping 	DS3.1. Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. DS3.2. An open carport, awning or similar structure may extend from the dwelling to the side or rear boundary providing Council is satisfied that: <ol style="list-style-type: none"> engage with and activate the street they are designed in accordance with the BCA. no eaves or gutters overhang any boundary two or more sides of the structure are open and at least one third of its perimeter is open (otherwise it is considered an enclosed garage). the roof cladding of the carport must be at least 500mm clear of the allotment boundary or another building on the same allotment for a side to be considered open. 	
		DS3.3.	Garages on secondary frontages are setback a minimum of 1.5m from the boundary alignment.
		DS3.4.	Outbuildings located on rear laneways are setback a minimum of 1m from the rear boundary.

Development Requirements

Performance criteria		Design solution	
Landscaped open space			
PC4.	Landscaped open space is provided on site and: <ul style="list-style-type: none"> a. provides for a range of passive, domestic recreation activities b. is consistent with and enhances the existing landscape character of the area c. mitigates the visual impact on buildings and infrastructure d. achieves appropriate levels of amenity 	DS4.1.	The amount of landscaped open space on the site is in accordance with that specified for the relevant predominant land use type on the site under this DCP.
External finishes and claddings			
PC5.	External finishes and cladding do not cause nuisance through excessive reflection of sunlight.	DS5.1.	External finishes and claddings have low reflectivity.
Vehicle access, parking and manoeuvring			
PC6.	Vehicle access, parking and manoeuvring is provided on site and: <ul style="list-style-type: none"> a. caters for the needs of residents and visitors b. does not visually dominate the streetscape c. ensures safety of movement for vehicles and pedestrian within the site and the adjoining public domain 	DS6.1.	Driveway gradients are constructed in accordance with AS 2890.1(2004).
		DS6.2.	Internal pedestrian access ways are not overly steep.
		DS6.3.	Carports in front of the main building face may be considered for existing dwellings where no vehicular access behind the front building alignment is available.
Stormwater			
PC7.	Stormwater detention is provided on site and: <ul style="list-style-type: none"> a. provides for the efficient and functional mitigation of stormwater impacts b. does not adversely affect adjoining or other properties c. promotes on-site infiltration d. causes minimal change to existing ground levels e. does not detract from streetscape quality 	DS7.1.	Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.