

Part C

Residential Accommodation

Exhibition version – March 2019

Note:

Changes to the DCP are shown as:

- ~~Strike through~~ is deleted text.
- underlined is added text

Table of Contents

Part C

Introduction

Chapters:

- C1 Dwelling Houses and Outbuildings
- C2 Dual Occupancies and Semi-detached Dwellings
- C3 Multi Dwelling Housing and Attached Dwellings
- C4 Residential Flat Buildings
- C5 Shop Top Housing
- C6 Secondary Dwellings
- C7 Boarding Houses

Introduction

This part of the DCP provides the objectives and controls for residential accommodation. In keeping with the definition of residential accommodation in the LEP, this part of the DCP is divided into the following chapters:

- C1 Dwelling Houses and Outbuildings;
- C2 Dual Occupancies and Semi-detached Dwellings;
- C3 Multi Dwelling Housing and Attached Dwellings;
- C4 Residential Flat Buildings;
- C5 Shop Top Housing;
- C6 Secondary Dwellings; and
- C7 Boarding Houses.

Information regarding each of the residential uses not addressed by this DCP is provided below. In lieu of objectives and controls in this DCP for those uses, a comprehensive assessment will be undertaken based on merit for each development application received.

- Group homes can be carried out under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARH SEPP) and the LEP. Where a development application is required, an assessment of the relevant provisions of the ARH SEPP and LEP will be undertaken.
- Hostels that do not involve seniors or people with a disability will be assessed under the provisions of the LEP.
- Seniors housing (including hostels for seniors and people with a disability) are defined in both *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP) and the LEP. Under the LEP, seniors housing is only permitted with development consent within the R3 Medium Density Residential Zone. The provisions of the Seniors SEPP prevail over the provisions of the LEP and permits seniors housing with development consent in additional locations. An assessment of the relevant provisions of the Seniors SEPP and LEP will be undertaken in the consideration of all development applications for seniors housing.

Chapter C1

Dwelling Houses and Outbuildings

Table of Contents

C1.1	GENERAL OBJECTIVES.....	1
C1.2	SITE PLANNING	1
	C1.2.1 MINIMUM LOT SIZE AND FRONTAGE	1
	C1.2.2 SITE COVERAGE	2
	C1.2.3 ISOLATED SITES.....	3
	C1.2.4 LANDSCAPING.....	4
	C1.2.5 LAYOUT AND ORIENTATION.....	4
C1.3	BUILDING ENVELOPE.....	<u>445</u>
	C1.3.1 FLOOR SPACE RATIO	<u>445</u>
	C1.3.2 HEIGHT.....	5
	C1.3.3 SETBACKS	6
	C1.3.4 BUILDING SEPARATION.....	<u>998</u>
C1.4	BUILDING DESIGN	9
	C1.4.1 GENERAL DESIGN	9
	C1.4.2 ROOF DESIGN AND FEATURES.....	12
C1.5	AMENITY	<u>131312</u>
	C1.5.1 SOLAR ACCESS AND OVERSHADOWING	<u>131312</u>
	C1.5.2 VISUAL PRIVACY	14
	C1.5.3 ACOUSTIC PRIVACY	<u>151514</u>
C1.6	FENCES AND ANCILLARY DEVELOPMENT	15
	C1.6.1 FENCES.....	15
	C1.6.2 OUTBUILDINGS AND SWIMMING POOLS	16
	C1.6.3 BUILDING SERVICES.....	16
C1.7	SUMMARY OF NUMERICAL DEVELOPMENT CONTROLS	17

C1 Dwelling Houses and Outbuildings

This chapter applies to development for the purpose of dwelling houses and outbuildings in the Canterbury LGA and comprises objectives and controls for new development, alterations and additions to existing development or ancillary facilities relating to those uses. Dwelling house is defined in the LEP and outbuilding is defined in Part G of this DCP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary.

C1.1 General Objectives

- O1 To ensure all neighbourhoods are safe and comfortable.
- O2 To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
- O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
- O4 To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.
- O5 To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.
- O6 To ensure that development is of a high quality design, appearance and performance.

C1.2 Site Planning

C1.2.1 Minimum Lot Size and Frontage

Minimum subdivision lot size controls for dwelling houses are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure that sites have suitable dimensions, configuration and amenity for development.

Objectives

- O1 To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate

landscaped open spaces.

Controls

- C1 The minimum primary street frontage width for dwelling houses is 15m.
- C2 Lots must be generally rectangular.
- C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.
- C4 The minimum width of access corridors serving internal or battle-axe lots is:
 - (a) 3m when serving single lot;
 - (b) 4m when serving two lots; and
 - (c) 5m when serving more than two lots.
- C5 A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.
- C6 The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:
 - (a) Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart.
 - (b) Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.
- C7 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.

C1.2.2 Site Coverage

Site coverage in conjunction with building envelope controls determines the extent and location within which a building may be developed.

Objectives

- O1 To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.
- O2 To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.

Controls

- C1 All development must comply with the numerical requirements contained in the table below:

Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site
Up to 449m ²	300m ²	30m ²	60%
450m ² to 599m ²	330m ²	45m ²	50%
600m ² to 899m ²	380m ²	60m ²	40%
900m ² or above	430m ²	60m ²	40%

Table C1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage

Note: Refer to the definition of floor area in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for the purpose of calculating floor area for outbuildings.

The maximum area of building footprint control may be superseded on gazettal of an amendment to the LEP in relation to floor space ratios.

C1.2.3 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the LEP.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
- O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
 - (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.
- C5 The development of existing isolated sites is not to detract from the character of the streetscape.
- C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

C1.2.4 Landscaping

Objectives

- O1 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.
- O2 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

- C1 Deep soil permeable areas must be provided in accordance with the table below:

Site Area	Minimum Deep Soil Area (% of site area)
Up to 449m ²	15%
450m ² to 599m ²	20%
600m ² or above	25%

Table C1.2: Minimum Deep Soil Areas

- C2 Deep soil areas must have a minimum dimension of 2.5m.

~~C3 For dwelling houses on lots with a street frontage greater than 12.5m, 50% of the deep soil area should be located adjacent to the rear boundary.~~

C1.2.5 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C1.3 Building Envelope

C1.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and

scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope. FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under the LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C1.3.2 Height

The maximum permissible height of a building is prescribed in the LEP and varies across residential zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (refer to Chapter B8 Heritage of this DCP).

Objective

- O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

- C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:
- (a) A maximum two storey built form.
 - (b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.
 - (c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.
 - (d) Finished ground floor level is not to exceed 1m above the natural ground level.

Note: Skillion and flat roof forms will be considered on merit.

Basement and Sub-floor Projection

- C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and Roof Terraces

- C3 Attics and mezzanine floors do not comprise a storey.
- C4 Roof top terraces are not acceptable on any building or outbuilding in any residential

zone.

Basement and Sub-floor

- C5 Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.
- C6 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

Retaining Walls – Development Without Basement Parking

- C7 Walls that would enclose a sub-floor area:
 - (a) Maximum 2m for steeply sloping land; and
 - (b) Maximum 1m for all other land.
- C8 Retaining walls that would be located along, or immediately adjacent to, any boundary:
 - (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and
 - (b) Maximum 1m for all other land.

Cut and fill – Development Without Basement Parking

- C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.
- C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.
- C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.
- C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

C1.3.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To limit the scale and bulk of development by retaining landscaped open space around.
- O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.

Controls

Front, Side and Rear Setbacks

- C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
- C2 Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:

Setback	Controls
Front Setback	<ul style="list-style-type: none"> Minimum setback of 5.5m from the front boundary. Maximum 2m recess for the main entrance from the front building line. Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.
Side Setbacks	<ul style="list-style-type: none"> Minimum setback of 900mm from side boundaries. Alterations and additions may be in line with the existing ground level walls.
Rear Setbacks	<ul style="list-style-type: none"> Minimum setback of 6m from the rear boundary.

Table C1.3: Dwelling Houses with frontage of 12.5m or less

Setback	Controls
Front Setback	<ul style="list-style-type: none"> Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site. Maximum 2m recess for the main entrance from the front building line.
Side Setbacks	<ul style="list-style-type: none"> Minimum setback of minimum setback of 1m from side boundaries. Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).
Rear Setbacks	<ul style="list-style-type: none"> Minimum setback of 6m from the rear boundary.

Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater

Setback	Controls
Side Setbacks	<ul style="list-style-type: none"> External wall height over 2.7m a minimum setback of 450mm from the side boundary. External wall height not exceeding 2.7m may encroach into the minimum setback area.

Table C1.5: Outbuildings (including alterations and additions)

Exceptions and Other Requirements

- C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.
- C4 For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater.
- C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
- C6 Swimming pools must not be located within any front setback.
- C7 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

- C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.
- C9 Car parking structures must satisfy BCA requirements.
- C10 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.
- C11 On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:
- (a) One carport that is not wider than 6m.
 - (b) On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.
- C12 The following minor building elements may project up to 1m into the minimum side setback area:
- (a) Roof eaves, awnings, pergolas and patios;
 - (b) Stair or ramp access to the ground floor;
 - (c) Rainwater tanks; and
 - (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).
- C13** Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.
- C14** On steeply sloping land basements and basement parking are acceptable only if they:
- (a) Do not extend beyond the exterior walls or ground floor patios of the dwelling.
 - (b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room.
 - (c) Are not capable of future alteration to accommodate any habitable room.

C13—

C1.3.4 Building Separation

Objectives

- O1 To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy and general amenity for existing buildings.
- O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

- C1 The following controls apply to alterations and additions to dwelling houses:
 - (a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements.
 - (b) Pavilion elements shall have a depth between 10m to 15m.
 - (c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.

C1.4 Building Design

C1.4.1 General Design

Objectives

- O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
- O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.
- O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
- O4 To facilitate positive interaction between the private and public domain.
- O5 To maximise passive surveillance to promote safety and security.
- O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.
- O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

Controls

Contemporary Built Form

- C1 Contemporary architectural designs may be acceptable if:
 - (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.
 - (b) The proposed addition is not visually prominent from the street or from a public space.
 - (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.
- C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
- C3 Access to upper storeys must not be via external stairs.
- C4 All dwellings must contain one kitchen and laundry facility.
- C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).
- C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

- C7 Entries to residential buildings must be clearly identifiable.
- C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.
- C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.
- C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

Internal Dwelling Layout

- C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.
- C12 The primary living area and principal bedroom must have a minimum ~~width~~ dimension of 3.5m.
- C13 Secondary bedrooms must have a minimum ~~width-dimension~~ of 3m.
- C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

Façade Treatment

- C15 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.
- C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.
- C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
- C18 Facades visible from the street should be designed as a series of articulating panels or elements.
- C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
- C20 The width of articulating panels shall be in accordance with the numerical requirements below:

Facade	Street Elevation	Side Elevation
Width of articulating panels	4m to 6m	10m to 15m

Table C1.6: Width of articulating panels

- C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.
- C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.
- C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
- C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions

- C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.
- C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
- C27 Pavilion elements shall have a depth between 10-15m.
- C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Windows

- C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
- C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.

- C31 Windows must be rectangular.
- C32 Square, circle and semi-circle windows are acceptable in moderation.
- C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
- C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:
 - (a) Individual dormers are no wider than 1.5m in width;
 - (b) Provide a minimum 2.5m separation between dormers; and
 - (c) Dormers do not extend encroach above the ridgeline of the building.

Ventilation

- C36 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).
- C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

C1.4.2 Roof Design and Features

Objectives

- O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
- O2 To promote roof design that assists in regulating climate within the building.
- O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

- C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
- C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.
- C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
- C4 Parapet roofs that increase the height of exterior walls are to be minimised.
- C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
- C6 Mansard roofs (or similar) are not permitted.

- C7 Pitched roofs should not exceed a pitch of 30 degrees.
- C8 Relate roof design to the desired built form and context.
- C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.

C1.5 Amenity

C1.5.1 Solar Access and Overshadowing

Objectives

- O1 To ensure habitable rooms have reasonable daylight access.
- O2 To minimise overshadowing of primary living areas ~~and~~ private open space and solar roof top systems.
- O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

- C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C2 Principle areas of private open space must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.
- C3 Dwellings ~~in or adjoining industrial zones~~ must comply with the following:
 - (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
 - (b) Receive a minimum of 2-3 hours sunlight between 9:00 am and 3:00 pm on 21 June.
 - (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.

Solar Access to Neighbouring Development

- C4 Proposed development must retain a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.
- C5 If a neighbouring dwelling currently receives less than 2-3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
- C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
 - (a) Systems must receive at least 2-3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
 - (b) If a system currently receives less than 2-3 hours sunlight, then the

proposed development must not reduce the existing level of sunlight.

- C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2-3 hours of sunlight on 21 June.

Shading Devices

- C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
- C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
- C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
- C12 Avoid reducing internal natural daylight or interrupting views with shading devices.
- C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
- C14 Use high performance glass with a reflectivity below 20%.

C15 Minimise external glare by avoiding reflective films and use of tint glass.

C15C16 Use of draft insulation around windows and doors.

C1.5.2 Visual Privacy

Objectives

- O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
- O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.
- O3 To promote passive surveillance of public and semi-public areas.

Controls

- C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.
- C2 Minimise direct overlooking of rooms and private open space through the following:
- (a) Provide adequate building separation, and rear and side setbacks; and
 - (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
- C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:

- (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
- (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

C4 Screening of bedroom windows is optional and dimensions are not restricted.

C1.5.3 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
- C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C1.6 Fences and Ancillary Development

C1.6.1 Fences

Objectives

- O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
- O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
- O3 To facilitate positive interaction between private and public domain.

Controls

- C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary.
- C2 Front fences within the front boundary setback are to be no higher than 1.2m.
- C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front

- fence at a height no greater than 1.2m.
- C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
 - C5 Front fences shall not be taller than 1.2m.
 - C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.
 - C7 Landscaping should not include visually solid hedges that may conceal intruders.

C1.6.2 Outbuildings and Swimming Pools

Objectives

- O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Outbuildings

- C1 Development for the purposes of outbuildings must not exceed the following numerical requirements:
 - (a) A maximum height of building of 4.8m for any outbuilding.
 - (b) A maximum external wall height of 3.5m for any outbuilding.

Swimming Pools

- C2 Swimming pools must not be located within any front setback.
- C3 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C1.6.3 Building Services

Objectives

- O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.
- C3 Integrate systems, services and utility areas with the design of the whole

development – coordinate materials with those of the building and integrate with landscaping.

- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
- C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
- C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
 - (a) Screen air conditioning units behind balcony balustrades;
 - (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and
 - (c) Locate meters in service cabinets.
- C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
- C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.
- C9 Location and design of service areas should include:
 - (a) Screening of clothes drying areas from public places; and
 - (b) Space for storage that is screened or integrated with the building design.
- C10 Minimise visual impact of solar hot water systems by:
 - (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
 - (b) Using a colour that is consistent with the colour of roof materials;
 - (c) Designing solar panels, where possible, as part of the roof;
 - (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
 - (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C1.7 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for dwelling houses and outbuildings.

Control		Numerical Amount
Frontage	Minimum street frontage	15m
	Minimum access corridor serving internal/battle-axe lots	<ul style="list-style-type: none"> • 3m when serving one lot • 4m when serving two lots • 5m when serving more than two lots

Control		Numerical Amount
Site Coverage	Refer to section C1.2.2 – Table C1.1	
Landscaping	Deep soil areas	<ul style="list-style-type: none"> 15% for site area up to 449m² 20% for site area 450m² to 599m² 25% for the site area 600m² or above
	Minimum dimension	2.5m
	Street frontage greater than 12.5m	50% deep soil located adjacent to rear boundary
Height	Maximum number of storeys	2 storeys
	Maximum external wall height where maximum height of building in the LEP is 8.5m	7m
	Maximum external wall height where maximum height of building in the LEP is 9.5m	8m
	Maximum finished ground level above natural ground level	1m
	Maximum height of retaining walls	<ul style="list-style-type: none"> 2m for steeply sloping sites 1m for all other land
	Maximum cut below ground level	1m
	Maximum fill above ground level	600mm
Setbacks	Frontage 12.5m or less: <ul style="list-style-type: none"> Minimum front setback Maximum recess for main entrance from building line Minimum side setback Minimum rear setback 	<ul style="list-style-type: none"> 5.5m 2m 900mm 6m
	Frontage 12.5m or greater: <ul style="list-style-type: none"> Minimum front setback Maximum recess for main entrance from building line Side setback Minimum side setback for corner lots Minimum rear setback 	<ul style="list-style-type: none"> 6m or average of dwelling to either side of site 2m 1m 1m 2m from secondary street frontage 6m
	Outbuildings: <ul style="list-style-type: none"> Side setback for external wall height over 2.7m 	450mm
	Roof Pitch	Maximum roof pitch
	Maximum roof pitch	30 degrees
Internal Dwelling Layout	Minimum dimension of primary living area and principal bedroom	3.5m
	Minimum dimension of secondary bedrooms	3m
Amenity	Solar access to proposed development	Minimum 2-3 hours between 9am-3pm on 21 June
	Solar access to proposed neighbouring development	Retain a minimum 2-3 hours between 9am-3pm on 21 June
Fencing and Ancillary Development	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
	Maximum height of outbuilding	4.8m
	Maximum wall height of outbuilding	3.8m
	Minimum side setback for swimming	1m

Control		Numerical Amount
	pools	
Parking Rates	Refer to Chapter B1 of this DCP	

Table C1.7: Summary of Main Numerical Development Controls for Dwelling Houses and Outbuildings

Chapter C2

Dual Occupancies and Semi-detached Dwellings

Table of Contents

C2.1	GENERAL OBJECTIVES.....	1
C2.2	SITE PLANNING	1
	C2.2.1 MINIMUM LOT SIZE AND FRONTAGE	1
	C2.2.2 ISOLATED SITES.....	2
	C2.2.3 PRIVATE OPEN SPACE	3
	C2.2.4 LAYOUT AND ORIENTATION.....	4
C2.3	BUILDING ENVELOPE.....	4
	C2.3.1 FLOOR SPACE RATIO	4
	C2.3.2 HEIGHT.....	4
	C2.3.3 SETBACKS	6
	C2.3.4 BUILDING DEPTH.....	8
	C2.3.5 BUILDING SEPARATION.....	8
C2.4	BUILDING DESIGN	<u>998</u>
	C2.4.1 GENERAL DESIGN	<u>998</u>
	C2.4.2 ROOF DESIGN AND FEATURES.....	12
	C2.4.3 FENCING.....	12
	C2.4.4 BUILDING SERVICES.....	13
C2.5	AMENITY	14
	C2.5.1 SOLAR ACCESS AND OVERSHADOWING	14
	C2.5.2 VISUAL PRIVACY	15
	C2.5.3 ACOUSTIC PRIVACY	16
C2.6	SUMMARY OF NUMERICAL DEVELOPMENT CONTROLS	16

C2 Dual Occupancies and Semi-detached Dwellings

This chapter applies to dual occupancy (attached and detached) and semi-detached dwelling development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development. Dual occupancy (attached and detached) and semi-detached dwellings are defined under LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary.

C2.1 General Objectives

- O1 To ensure all neighbourhoods are safe and comfortable.
- O2 To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
- O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
- O4 To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.
- O5 To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.
- O6 To ensure that development is of a high quality design, appearance and performance.

C2.2 Site Planning

C2.2.1 Minimum Lot Size and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure subdivision results in sites with suitable dimensions, configuration and amenity.

Objectives

- O1 To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

- C1 Dual occupancy and semi-detached dwellings must have a street frontage.
- C2 Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary.
- C3 Each dwelling is required to have a minimum frontage width of 7.5m.
- C4 On irregular blocks, the site width is measured at the required front setback.
- C5 Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.

C2.2.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the LEP.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
- O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
 - (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.
- C5 The development of existing isolated sites is not to detract from the character of the streetscape.
- C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

Note: *It is important to note that any development of existing isolated sites may not be able to achieve the maximum potential*

particularly in terms of height and floor space ratio and each case will be assessed on its individual merit.

C2.2.3 Private Open Space

Objectives

- O1 To ensure that all residents have access to private and functional open space areas.
- O2 To ensure private open space is tailored to the dwellings, and opportunities for active and passive recreation are provided for within the development.
- O3 To ensure private open space is designed to take advantage of environmental circumstances including solar access, views and prevailing breezes.
- O4 To promote the enjoyment of outdoor living.
- O5 To ensure private open space is located so that there is passive surveillance from main living areas of dwellings within a development.
- O6 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.

Controls

- C1 Semi-detached dwellings with a frontage of less than 7.5m must provide a minimum of 40m² of private open space.
- C2 Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m² of private open space.
- C3 Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.
- C4 Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.
- C5 The design of private open space must satisfy the following criteria:
 - (a) Be located at ground level to the rear of an allotment behind the dual occupancy.
 - (b) Be located adjacent to the main living areas, such as a living room.
 - (c) Have a maximum gradient of 1:50.
 - (d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas.
 - (e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings.
 - (f) Be designed to accommodate both recreation and service activities.
 - (g) Include a suitably screened area for clothes drying facilities.
 - (h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy.

- C6 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.

C2.2.4 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C2.3 Building Envelope

C2.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP [\(refer to Clause 4.4 of CLEP 2012\)](#).

C2.3.2 Height

The maximum permissible height of a building is prescribed in the Canterbury LEP 2012 and varies across residential zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude

achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

- Q1** To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.
- O2** Parking structures do not detract from the appearance of green streetscapes and residential streets

Controls

Height

- C1** Development for the purposes of dual occupancy and semi-detached dwellings must not exceed the following numerical requirements:
- (a) A maximum two storey built form.
 - (b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.
 - (c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.
 - (d) Finished ground floor level is not to exceed 1m above the natural ground level.

Basement and Sub-floor Projection

- C2** Dual occupancy or semi-detached dwelling development must not include basement or subfloor parking- (refer to B1 Transport and Parking for further information).

Attics and Roof Terraces

- C3** Attics and mezzanine floors do not comprise a storey.
- C4** Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Retaining Walls

- C5** Walls that would enclose a sub-floor area:
- (a) Maximum 2m for steeply sloping land; and
 - (b) Maximum 1m for all other land.
- C6** Retaining walls that would be located along, or immediately adjacent to, any boundary:

- (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and
- (b) Maximum 1m for all other land.

Cut and fill

- C7 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.
- C8 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.
- C9 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.
- C10 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

C2.3.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To limit the scale and bulk of development by retaining landscaped open space around.
- O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
- O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Front, Side and Rear Setbacks

- C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
- C2 Development must comply with the minimum front, side and rear setbacks in the following tables:

Setback	Controls
Front Setback	<ul style="list-style-type: none"> • Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further

Setback	Controls
	encroachments by alterations and additions are not acceptable.
Side Setbacks	<ul style="list-style-type: none"> Minimum setback of 900mm from side boundaries. First floor alterations and additions may be in line with the existing ground level walls. For semi-detached dwellings, provide an unroofed light well, with minimum dimensions of 1m x 3m, by setting back part of the external side wall a minimum of 2m from the side boundary. For semi-detached dwellings, where a ground level addition to an existing dwelling is proposed, the external walls of the addition may be built to the same alignment as the common wall.
Rear Setbacks	<ul style="list-style-type: none"> Minimum setback of 6m from the rear boundary.

Table C2.1: Semi-detached Dwelling less than 12.5m

Setback	Controls
Front Setback	<ul style="list-style-type: none"> Minimum setback of 6m from the front boundary. <u>Maximum 2m recess for the main entrance from the front building line.</u>
Side Setbacks	<ul style="list-style-type: none"> Minimum setback of 1.2m from side boundaries. Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary).
Rear Setbacks	<ul style="list-style-type: none"> Minimum setback of 6m from the rear boundary.

Table C2.2: Dual Occupancy and Semi-detached 12.5m or greater

- C3 Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas.

Exceptions and Other Requirements

- C4 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
- C5 Swimming pools must not be located within any front setback.
- C6 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

~~C7 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.~~

~~C8~~C7 Car parking structures must satisfy BCA requirements.

~~C9~~C8 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.

~~C10~~C9 On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:

- One carport that is not wider than 6m.
- On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.

~~C11~~C10 The following minor building elements may project up to 1m into the minimum side setback area:

- (a) Roof eaves, awnings, pergolas and patios;
- (b) Stair or ramp access to the ground floor;
- (c) Rainwater tanks; and
- ~~(d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).~~

C2.3.4 Building Depth

Objectives

- O1 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.
- O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

- C1 Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.
- C2 An exception to C1 above applies where a dual occupancy (attached) is proposed on a corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded.

C2.3.5 Building Separation

Objectives

- O1 To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy and general amenity for existing buildings.
- O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

- C1 Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings.
- C2 Garages or carports may be located in the separation area.

C2.4 Building Design

C2.4.1 General Design

Objectives

- O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
- O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.
- O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
- O4 To facilitate positive interaction between the private and public domain.
- O5 To maximise passive surveillance to promote safety and security.
- O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.
- O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

Controls

Contemporary Built Form

- C1 Contemporary architectural designs may be acceptable if:
 - (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.
 - (b) The proposed addition is not visually prominent from the street or from a public space.
 - (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.
- C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
- C3 Access to upper storeys must not be via external stairs.
- C4 All dwellings must contain one kitchen and laundry facility.
- C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

- C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

- C7 Entries to residential buildings must be clearly identifiable.
- C8 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.
- C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

Internal Dwelling Layout

- C10 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.
- C11 The primary living area and principal bedroom must have a minimum width of 3.5m.
- C12 Secondary bedrooms must have a minimum width of 3m.
- C13 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

Façade Treatment

- C14 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.
- C15 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.
- C16 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
- C17 Facades visible from the street should be designed as a series of articulating panels or elements.
- C18 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
- C19 The width of articulating panels shall be in accordance with the numerical requirements below:

Facade	Street Elevation	Side Elevation
Width of articulating panels	4m to 6m	10m to 15m

Table C2.3: Width of articulating panels

- C20 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.

- C21 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.
- C22 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
- C23 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions

- C24 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.
- C25 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
- C26 Pavilion elements shall have a depth between 10-15m.
- C27 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Windows

- C28 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
- C29 Large windows should be screened with blinds, louvres, awnings or pergolas.
- C30 Windows must be rectangular.
- C31 Square, circle and semi-circle windows are acceptable in moderation.
- C32 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
- C33 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C34 Dormer windows on buildings in the residential zone ~~do not appear as additional storey~~ must comply with the following design requirements:
 - (a) Should not appear as an additional storey;
 - (a)(b) Individual dormers are no wider than 1.5m in width;
 - (b)(c) Provide a minimum 2.5m separation between dormers; and
 - (c)(d) Dormers do not extend ~~enreach~~ above the ridgeline of the building.

Ventilation

- C35 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or

vents).

- C36 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

C2.4.2 Roof Design and Features

Objectives

- O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
- O2 To promote roof design that assists in regulating climate within the building.
- O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

- C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
- C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.
- C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
- C4 Parapet roofs that increase the height of exterior walls are to be minimised.
- C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
- C6 Mansard roofs (or similar) are not permitted.
- C7 Pitched roofs should not exceed a pitch of 30 degrees.
- C8 Relate roof design to the desired built form and context.
- C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
- C10 Relate roof design to the desired built form and context.

C2.4.3 Fencing

Objectives

- O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
- O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
- O3 To facilitate positive interaction between private and public domain.

Controls

- C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.

- C2 Front fences within the front boundary setback are to be no higher than 1.2m.
- C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
- C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
- C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C2.4.4 Building Services

Objectives

- O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.
- C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
- C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
- C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
 - (a) Screen air conditioning units behind balcony balustrades;
 - (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and
 - (c) Locate meters in service cabinets.
- C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
- C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.
- C9 Location and design of service areas should include:
 - (a) Screening of clothes drying areas from public places; and
 - (b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:

- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
- (b) Using a colour that is consistent with the colour of roof materials;
- (c) Designing solar panels, where possible, as part of the roof;
- (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
- (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C2.5 Amenity

C2.5.1 Solar Access and Overshadowing

Objectives

- O1 To ensure habitable rooms have reasonable daylight access.
- O2 To minimise overshadowing of primary living areas ~~and~~ private open space and solar roof top systems.
- O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

- C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C2 Principle areas of private open space must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.
- C3 Dwellings in or adjoining industrial zones must comply with the following:
 - (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
 - (b) Receives a minimum of 2-3 hours sunlight between 9:00 am and 3:00 pm on 21 June.
 - (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.

Solar Access to Neighbouring Development

- C4 Proposed development must retain a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

- C5 If a neighbouring dwelling currently receives less than 2-3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
- C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
 - (a) Systems must receive at least 2-3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
 - (b) If a system currently receives less than 2-3 hours sunlight, then proposed development must not reduce the existing level of sunlight.
- C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2-3 hours of sunlight on 21 June.

Shading Devices

- C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
- C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
- C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
- C12 Avoid reducing internal natural daylight or interrupting views with shading devices.
- C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
- C14 Use high performance glass with a reflectivity below 20%.
- C15 Minimise external glare by avoiding reflective films and use of tint glass.

C2.5.2 Visual Privacy

Objectives

- O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
- O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.
- O3 To promote passive surveillance of public and semi-public areas.

Controls

- C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.
- C2 Minimise direct overlooking of rooms and private open space through the following:

- (a) Provide adequate building separation, and rear and side setbacks; and
 - (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
- C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
- (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
 - (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.
- C4 Screening of bedroom windows is optional and dimensions are not restricted.

C2.5.3 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
- C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C2.6 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for dual occupancy housing and semi-detached dwellings.

Control		Numerical Amount
Frontage	Minimum street frontage	15m
	Minimum street frontage for each dwelling	7.5m
Private Space	Open Semi-detached dwelling with frontage less than 7.5m	40m ²
	Dual occupancy or semi-detached dwellings with frontage greater than 7.5m	50m ²

Control		Numerical Amount
	Minimum dimension in any direction	4m with a 2.5m x 2.5m area for outdoor dining facilities
Height	Maximum number of storeys	2 storeys
	Maximum external wall height where maximum height of building in the LEP is 8.5m	7m
	Maximum external wall height where maximum height of building in the LEP is 9.5m	8m
	Maximum finished ground level above natural ground level	1m
	Maximum height of retaining walls enclosing a sub-floor	<ul style="list-style-type: none"> • 2m for steeply sloping sites • 1m for all other land
	Maximum cut below ground level	1m
	Maximum fill above ground level	600mm
Setbacks	Frontage 12.5m or less: <ul style="list-style-type: none"> • Minimum front setback • Maximum recess for main entrance from building line • Minimum side setback • Minimum rear setback 	<ul style="list-style-type: none"> • 5.5m • 2m • 900mm • 6m
	Frontage 12.5m or greater: <ul style="list-style-type: none"> • <u>Minimum front setback</u> • <u>Maximum recess for main entrance from building line</u> • <u>Side setback</u> • Minimum side setback for corner lots • Minimum rear setback 	<ul style="list-style-type: none"> • 6m or average of dwelling to either side of site • <u>2m</u> • <u>1.2m</u> • 3.5m from secondary street frontage • 6m
Building Depth	Maximum building depth	25m
Building Separation	See section C2.3.5 of this chapter of the DCP	
Roof Pitch	Maximum roof pitch	30 degrees
Internal Dwelling Layout	Minimum dimension of primary living area and principal bedroom	3.5m
	Minimum dimension of secondary bedrooms	3m
Amenity	Solar access to proposed development	Minimum <u>2-3</u> hours between 9am-3pm on 21 June
	Solar access to proposed neighbouring development	Retain a minimum <u>2-3</u> hours between 9am-3pm on 21 June
Fencing and Ancillary Development	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
	<u>Maximum height of outbuilding</u>	<u>4.8m</u>
	<u>Maximum wall height of outbuilding</u>	<u>3.8m</u>
	Minimum side setback for swimming pools	1m
Parking Rates	Refer to Chapter B1 of this DCP	

Table C2.4: Summary of Main Numerical Development Controls For Dual Occupancy and Semi-detached Dwellings

Chapter C3

Multi Dwelling Housing and Attached Dwellings

Table of Contents

C3.1	GENERAL OBJECTIVES.....	1
C3.2	SITE PLANNING	1
	C3.2.1 MINIMUM LOT SIZES AND FRONTAGE	1
	C3.2.2 ISOLATED SITES.....	2
	C3.2.3 PRIVATE OPEN SPACE	3
	C3.2.4 LAYOUT AND ORIENTATION.....	4
C3.3	BUILDING ENVELOPE.....	5
	C3.3.1 FLOOR SPACE RATIO	5
	C3.3.2 HEIGHT.....	5
	C3.3.3 SETBACKS	7
	C3.3.4 BUILDING DEPTH.....	8
	C3.3.5 BUILDING SEPARATION.....	9
C3.4	BUILDING DESIGN	9
	C3.4.1 GENERAL DESIGN	9
	C3.4.2 ROOF DESIGN AND FEATURES.....	12
	C3.4.3 DWELLING LAYOUT & MIX.....	13
C3.5	AMENITY	13
	C3.5.1 SOLAR ACCESS AND OVERSHADOWING	13
	C3.5.2 VISUAL PRIVACY	15
	C3.5.3 ACOUSTIC PRIVACY	15
C3.6	FENCES AND ANCILLARY DEVELOPMENT	16
	C3.6.1 FENCES.....	16
	C3.6.2 BUILDING SERVICES.....	16
C3.7	SUMMARY OF NUMERICAL DEVELOPMENT CONTROLS	<u>181817</u>

C3 Multi Dwelling Housing and Attached Dwellings

This chapter applies to multi dwelling housing and attached dwelling development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development relating to those land uses. Multi dwelling housing and attached dwellings are defined in the LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary.

C3.1 General Objectives

- O1 To ensure all neighbourhoods are safe and comfortable.
- O2 To accommodate a mix of households in a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
- O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
- O4 To ensure buildings are adequately separated to facilitate household activities and landscaping.
- O5 To ensure that development achieves good amenity, sunlight and privacy for occupants of new and existing buildings.
- O6 To ensure that development is of a high quality design, appearance and performance.

C3.2 Site Planning

C3.2.1 Minimum Lot Sizes and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

- O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate

landscaped open spaces.

Controls

- C1 Multi dwelling housing and attached dwellings must have a street frontage.
- C2 The minimum primary street frontage width for multi dwelling housing and attached dwellings is:
 - (a) 27m for development along major roads; or
 - (b) 20m for development any local road.

C3.2.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
- O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
 - (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.
- C5 The development of existing isolated sites is not to detract from the character of the streetscape.
- C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

Note: It is important to note that any development of existing isolated sites may not be able to achieve the maximum potential particularly in terms of height and floor space ratio and each case will be assessed on its individual merit.

C3.2.3 Private Open Space

Objectives

- O1 To ensure that all residents have access to private and functional open space areas.
- O2 To ensure private open space is tailored to the type of dwelling or dwellings, and provides opportunities for active and passive recreation within the development.
- O3 To ensure private open space is designed to take advantage of environmental circumstances including solar access, views and prevailing breezes.
- O4 To promote the enjoyment of outdoor living.
- O5 To ensure private open space is located so that there is passive surveillance from main living areas of dwellings within the development.
- O6 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.
- O7 To ensure all residents have access to consolidated, semi-private and functional communal open space.

Controls

General Design

- C1 Attached Dwellings and Multi Dwelling Housing must provide 40m² of private open space per dwelling.
- C2 Private open space must include an area 2.5m by 2.5m suitable for outdoor dining facilities.
- C3 Private open space must be located adjacent to the main living areas, such as a living room, dining room or kitchen.
- C4 The principal area of open space for each dwelling may comprise a combination of privacy-screens, sun-shading devices and landscaped areas.
- C5 Be designed to prevent direct overlooking from a public space, communal place or from neighbouring buildings.
- C6 Be designed to accommodate both recreation and service activities.
- C7 Include a suitably screened area for clothes drying facilities.
- C8 Be oriented to provide maximum exposure to midwinter daylight whilst optimising privacy.
- C9 On corner sites, private open space is permitted to be provided in the front setback area for dwelling(s) facing the primary street frontage.
- C8C10 On corner sites, private open space is not permitted to be provided within the front setback areas, facing the secondary street

Ground Level Design

- C9C11 Private open space at ground level must be a minimum of 4m in any direction for attached dwellings and multi dwelling housing.
- C10C12 Private open space at ground level shall have a maximum gradient of 1:50.
- C11C13 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.

Balconies

G12C14 Design and detail the balcony to take advantage of local climate and context.

G13C15 Where practical face balconies predominantly north, east or west to optimise solar access.

G14C16 Orient balconies towards views of local neighbourhoods, prominent open spaces and district city skylines.

G15C17 Use sun screens, pergolas, shutters and operable walls to control sunlight and wind.

G16C18 Consider operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balconies.

G17C19 Consider cantilevered, partially cantilevered or recessed balconies in response to requirements for daylight access, wind protection, acoustic and visual privacy.

G18C20 Where practical, limit the depth of a balcony so that it does not prevent sunlight entering the apartment below.

G19C21 Design balustrades to allow views and passive surveillance of the street while providing for safety and visual privacy. Use a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development.

G20C22 Use screening devices to obscure seated persons, clothes drying areas, bicycle storage or air conditioning units from public view.

G21C23 Provide additional amenity and choice with a secondary balcony or operable wall with balustrades adjacent to bedrooms.

C3.2.4 Layout and Orientation**Objectives**

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C3.3 Building Envelope

C3.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C3.3.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

C1 Development for the purposes of multi dwelling housing must not exceed the following numerical requirements:

- (a) Maximum height of one storey where the building is located more than 20m (in addition to the required front setback) or a distance of 65% of the total length of the allotment, as measured from the front boundary (whichever is the greater).
- (b) Maximum height of two storeys except in locations stated in (a) above.
- (c) Two (2) storey dwellings may be permitted at the rear of an allotment in R3 zones only where that part of the site faces an industrial development, a road, a railway line or an area of open space.
- (d) Maximum external wall height of 3.8m where the one storey restriction applies.
- (e) Maximum external wall height of 7m where two storeys are permitted and the height of buildings under the LEP is 8.5m.

C2 Development for the purposes of attached dwellings must not exceed the following numerical requirements:

- (a) Maximum of two (2) storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m.
- (b) Maximum three (3) storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m.

Basement and Sub-floor Projection

- C3 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and Roof Terraces

- C4 Attics and mezzanine floors do not comprise a storey.
- C5 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Basement and Sub-floor

- C6 Attached dwelling development must not include basement or subfloor parking.
- C7 Basement and sub-floor parking is suitable in the R4 High Density Residential Zone under the LEP for multi dwelling housing.
- C8 The provision of basement parking for multi dwelling housing in the R3 Medium Residential Zone of the LEP may be considered where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.
- C9 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.
- C10 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Retaining Walls – Development Without Basement Parking

- C11 Walls that would enclose a sub-floor area:
- (a) Maximum 2m for steeply sloping land; and
 - (b) Maximum 1m for all other land.
- C12 Retaining walls that would be located along, or immediately adjacent to, any boundary:
- (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and
 - (b) Maximum 1m for all other land.

Cut and fill – Development Without Basement Parking

- C13 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

- C14 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.
- C15 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.
- C16 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

C3.3.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To limit the scale and bulk of development.
- O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
- O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

- C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.

Setbacks in the R3 Zone

- C2 Multi dwelling housing and attached dwelling development must comply with the minimum setbacks as follows:
 - (a) A minimum setback of 6m from the front boundary.
 - (b) A minimum setback of 3m from the rear boundary where the building the subject of the setback, is single storey.
 - (c) Minimum 3m or 5m width of deep soil along the front and rear boundaries based on setback requirements.
 - (d) On corner lots a minimum of 5.5m from the longer street frontage.
- C3 Multi dwelling housing development must comply with the following side setbacks:
 - (a) A minimum of setback of 1.5m from the side boundaries for dwellings that would be fronting the street or front setback.
 - (b) A minimum setback of 2.5m from the side boundaries for building that does not front the street or front setback.
 - (c) A minimum of 1m width of deep soil along side boundaries.

Setbacks in the R4 Zone

- C4 Multi dwelling housing development must comply with the minimum setbacks as follows:

- (a) A minimum setback of 6m from the front and rear boundary.
 - (b) A minimum setback of 4m from the side boundaries.
- C5 Attached dwelling development must have a 6m setback from front and rear boundaries.
- C6 A minimum 2m width of deep soil along side boundaries and minimum of 5m wide along front/rear boundaries must be provided in the setback areas.

Exceptions and Other Requirements

- C7 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.
- C8 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
- C9 Swimming pools must not be located within any front setback.
- C10 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.
- C11 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.
- C12 Car parking structures must satisfy BCA requirements.
- C13 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.
- C14 The following minor building elements may project up to 1m into the minimum side setback area:
- (a) Roof eaves, awnings, pergolas and patios;
 - (b) Stair or ramp access to the ground floor;
 - (c) Rainwater tanks; and
 - (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C3.3.4 Building Depth

Objectives

- O1 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.

- O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

- C1 Building depth must not exceed a maximum of 25m.
- C2 The building depth may be increased to 35m in the R4 Zone provided facades incorporate deep soil courtyards that are:
- (a) Parallel to front or rear boundaries (or that have an orientation which is generally parallel to those boundaries) provided that the adjacent deep soil setbacks each accommodate at least three major canopy trees; or
 - (b) Parallel to side boundaries (or have an orientation that is generally parallel to side boundaries) provided that the facades will incorporate deep soil courtyards that each have a minimum area 6m by 6m and will each accommodate at least one major canopy tree.

C3.3.5 Building Separation**Objectives**

- O1 To ensure reasonable solar access and privacy is available to residents in new buildings and residents in existing buildings.
- O2 To ensure taller buildings provide greater separation to buildings on adjoining land facilitating spatial relationships that are proportional to the heights of buildings.

Controls

- C1 Multi dwelling housing must provide a minimum 5m separation between buildings that are on one site (measured from the outer faces of the exterior wall of each building).
- C2 In the separation area:
- (a) Deep soil or private open spaces are permitted as well as communal open space.
 - (b) Driveways, walkways and building lobbies are permitted (driveways should have planted verges at least 1m wide comprising canopy trees, along both sides).
 - (c) Garages, carports or outdoor parking are not permitted.

C3.4 Building Design**C3.4.1 General Design****Objectives**

- O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
- O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and

natural ventilation.

- O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
- O4 To facilitate positive interaction between the private and public domain.
- O5 To maximise passive surveillance to promote safety and security.
- O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

Controls

Contemporary Built Form

- C1 Contemporary architectural designs may be acceptable if:
 - (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.
 - (b) The proposed addition is not visually prominent from the street or from a public space.
 - (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.
- C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
- C3 Access to upper storeys must not be via external stairs.
- C4 All dwellings must contain one kitchen and laundry facility.
- C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).
- C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

- C7 Entries to residential buildings must be clearly identifiable.
- C8 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.
- C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.
- C10 In multiple unit development, face at least one habitable room or private open space area towards a communal space, internal driveway or

pedestrian way.

- C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.
- C12 Landscaping of street setbacks should not include continuous visually-solid hedges that would block sight lines from dwellings or conceal intruders.
- C13 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.
- C14 The combined width of front fencing is not to occupy more than 50% of the frontage of the site.
- C15 Dwellings that face the street must have private entrances direct from the street footpath.

Façade Treatment

- C16 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.
- C17 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.
- C18 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
- C19 Facades visible from the street should be designed as a series of articulating panels or elements.
- C20 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
- C21 The width of articulating panels shall be in accordance with the numerical requirements below:

Facade	Street Elevation	Side Elevation
Width of articulating panels	4m to 6m	10m to 15m

Table C3.1: Width of articulating panels

- C22 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.
- C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
- C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions

- C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements.
- C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
- C27 Pavilion elements shall have a depth between 10-15m.
- C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.
- C29 Separate pavilion elements in multi dwelling housing by courtyards that are at least 6m

wide.

Windows

- C30 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
- C31 Large windows should be screened with blinds, louvres, awnings or pergolas.
- C32 Windows must be rectangular.
- C33 Square, circle and semi-circle windows are acceptable in moderation.
- C34 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
- C35 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C36 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:
 - (a) Individual dormers are no wider than 1.5m in width;
 - (b) Provide a minimum 2.5m separation between dormers; and
 - (c) Dormers do not extend encroach above the ridgeline of the building.

Ventilation

- C37 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).
- C38 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

C3.4.2 Roof Design and Features

Objectives

- O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
- O2 To promote roof design that assists in regulating climate within the building.
- O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

- C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
- C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.
- C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
- C4 Parapet roofs that increase the height of exterior walls are to be minimised.

- C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
- C6 Mansard roofs (or similar) are not permitted.
- C7 Pitched roofs should not exceed a pitch of 30 degrees.
- C8 Relate roof design to the desired built form and context.
- C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
- C10 Relate roof design to the desired built form and context.

C3.4.3 Dwelling Layout & Mix

Objectives

- O1 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.
- O2 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

Controls

- C1 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.
- C2 The primary living area and principal bedroom must have a minimum width of 3.5m.
- C3 Secondary bedrooms must have a minimum width of 3m.
- C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.
- C5 The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.
- C6 Stairwells should be designed to receive natural daylight and ventilation.
- C7 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs.

C3.5 Amenity

C3.5.1 Solar Access and Overshadowing

Objectives

- O3 To ensure habitable rooms have reasonable daylight access.
- O4 To minimise overshadowing of primary living areas, ~~and~~ private open space and solar roof top systems.
- O5 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

- C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C2 Principle areas of private open space must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.
- C3 Dwellings ~~in or adjoining industrial zones~~ must comply with the following:
 - (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
 - (b) Receives a minimum of 2-3 hours sunlight between 9:00 am and 3:00 pm on 21 June.
 - (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.

Solar Access to Neighbouring Development

- C4 Proposed development must retain a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.
- C5 If a neighbouring dwelling currently receives less than 2-3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
- C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
 - (a) Systems must receive at least 2-3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
 - (b) If a system currently receives less than 2-3 hours sunlight, then proposed development must not reduce the existing level of sunlight.
- C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.

Shading Devices

- C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
- C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
- C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65

degrees above the horizontal.

- C12 Avoid reducing internal natural daylight or interrupting views with shading devices.
- C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
- C14 Use high performance glass with a reflectivity below 20%.
- C15 Minimise external glare by avoiding reflective films and use of tint glass.

C3.5.2 Visual Privacy

Objectives

- O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
- O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.
- O3 To promote passive surveillance of public and semi-public areas.

Controls

- C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.
- C2 Minimise direct overlooking of rooms and private open space through the following:
 - (a) Provide adequate building separation, and rear and side setbacks; and
 - (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
- C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
 - (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
 - (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.
- C4 Screening of bedroom windows is optional and dimensions are not restricted.

C3.5.3 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
- C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C3.6 Fences and Ancillary Development**C3.6.1 Fences****Objectives**

- O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
- O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
- O3 To facilitate positive interaction between private and public domain.

Controls

- C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.
- C2 Front fences within the front boundary setback are to be no higher than 1.2m.
- C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
- C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
- C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C3.6.2 Building Services**Objectives**

- O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.

G2 The location and design of substations must be shown on the plans. Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view. Substations must not be located forward of the front building line.

C4

G3C5 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

G4C6 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

G5C7 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

- (a) Screen air conditioning units behind balcony balustrades;
- (b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
- (c) Locate meters in service cabinets.

G6C8 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

G7C9 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

G8C10 Location and design of service areas should include:

- (a) Screening of clothes drying areas from public and semi-public places; and
- (b) Space for storage that is screened or integrated with the building design.

G9C11 Minimise visual impact of solar hot water systems by:

- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
- (b) Using a colour that is consistent with the colour of roof materials;
- (c) Designing solar panels, where possible, as part of the roof;
- (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
- (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C3.7 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for multi dwelling housing and attached dwellings.

Control		Numerical Amount
Frontage	Minimum street frontage along major roads	27m
	Minimum street frontage along local roads	20m
Private Open Space	Minimum private open space	40m ²
	Minimum dimension in any direction	4m and 2.5m x 2.5m for outdoor dining facilities
Height of Multi Dwelling Housing	Maximum number of storeys	2 storeys except in locations detailed in section C3.3.2 of this DCP
	Maximum external wall height where the one storey restriction applies (See section C3.3.2 of this DCP)	3.8m
	Maximum external wall height where two storeys are permitted and the maximum height of building in the LEP is 8.5m (refer to section C3.3.2 of this DCP)	7m
Height of Attached Dwellings	Maximum external wall height (where maximum height of building in the LEP is 8.5m)	2 storeys and 7m wall height
	Maximum external wall height (where maximum height of building in the LEP is 11.5m)	3 storeys and 10m wall height
Height of Retaining Walls	Maximum height of retaining walls enclosing a sub-floor	<ul style="list-style-type: none"> • 2m for steeply sloping sites • 1m for all other land
Cut and Fill	Maximum cut below ground level	1m
	Maximum fill above ground level	600mm
Setbacks	R3 Zone: <ul style="list-style-type: none"> • Minimum front setback • Minimum rear setback for one storey building • Setback for corner lots (longer street frontage) • Minimum side setback for street fronted dwellings • Minimum side setback (excludes street fronted dwellings) • Deep soil width along side boundaries • Minimum deep soil setback along front and rear boundaries 	<ul style="list-style-type: none"> • 6m • 3m • 5.5 • 1.5m • 2.5m • 1m • Minimum 3m or 5m based on setback requirements
	R4 Zone: <ul style="list-style-type: none"> • Minimum front and rear setback • Minimum side setback • Minimum deep soil setback along front and rear boundaries • Deep soil widths along the side boundaries 	<ul style="list-style-type: none"> • 6m • 4m • 5m • 2m
Building Depth in R4 Zone	Maximum building depth	25m
Building Separation	Minimum separation between building on one site	5m
Roof Pitch	Maximum roof pitch	30 degrees
Internal Dwelling	Minimum dimension of primary living	3.5m

Control		Numerical Amount
Layout	area and principal bedroom	
	Minimum dimension of secondary bedrooms	3m
	Minimum number of accessible or adaptable units	10%
Amenity	Solar access to proposed development	Minimum 2 ³ hours between 9am-3pm on 21 June
	Solar access to proposed neighbouring development	Retain a minimum 2 ³ hours between 9am-3pm on 21 June
Fencing	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Parking Rates	Refer to Chapter B1 of this DCP	

Table C3.2: Summary of Main Numerical Development Controls For Multi Dwelling Housing and Attached Dwellings

Chapter C4

Residential Flat Building

Table of Contents

C4.1	GENERAL OBJECTIVES.....	1
C4.2	SEPP 65 APPLICATIONS	
	THREE STOREYS OR GREATER WITH FOUR OR MORE DWELLINGS	3
C4.2.1	SITE PLANNING	3
C4.2.2	BUILDING ENVELOPE	6
C4.2.3	BUILDING DESIGN.....	10
C4.2.4	AMENITY	15
C4.2.5	FENCES AND ANCILLARY DEVELOPMENT	17 <u>14</u>
C4.2.6	PARKING AND ACCESS.....	18 <u>17</u>
C4.2.7	SUMMARY OF NUMERICAL DEVELOPMENT CONTROLS	19 <u>18</u>
C4.3	Non SEPP 65 APPLICATIONS	22 <u>21</u>
C4.3.1	SITE PLANNING	22 <u>21</u>
C4.3.2	BUILDING ENVELOPE	26 <u>25</u>
C4.3.3	BUILDING DESIGN.....	31 <u>30</u>
C4.3.4	AMENITY	36 <u>35</u>
C4.3.5	FENCES AND ANCILLARY DEVELOPMENT	39 <u>38</u>
C4.3.6	SUMMARY OF MAIN NUMERICAL DEVELOPMENT CONTROLS	40 <u>39</u>

C4 Residential Flat Buildings

This chapter applies to residential flat building development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development relating to that use. Residential flat buildings are defined in the LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part G – Glossary. In addition, residential flat building development that is three (3) storeys or greater and contains four (4) or more dwellings must be designed in accordance with the requirements of the Apartment Design Guide (ADG) under the provisions of *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65).

The controls are separated into the following sections:

- C4.1 General Objectives
- C4.2 SEPP 65 Applications - Three Storeys or Greater with Four or More Dwellings
- C4.3 Non SEPP 65 Applications

C4.1 General Objectives

- O1 To ensure all neighbourhoods are safe and comfortable.
- O2 To accommodate a mix of households in a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
- O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
- O4 To ensure buildings are adequately separated to facilitate household activities and landscaping.
- O5 To ensure that development achieves good amenity, sunlight and privacy for occupants of new and existing buildings.
- O6 To ensure that development is of a high quality design, appearance and performance.

C4.2 SEPP 65 Applications

Three Storeys or Greater with Four or More Dwellings

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) applies. SEPP 65 applies to residential flat buildings three storeys or greater with four or more Dwellings.

Note: The controls in C4.3 of this chapter apply to applications to which SEPP 65 does not apply.

C4.2.1 Site Planning

C4.2.1.1 Minimum Lot Sizes and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

- O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

- C1 Residential flat buildings must have a street frontage.
- C2 The minimum primary street frontage width for attached dwellings, multi dwelling housing and residential flat buildings up to 3 storeys is:
 - (a) 27m for development along major roads; or
 - (b) 20m for development along any local road.
- C3 The minimum primary street frontage width for residential flat buildings 4 storeys or greater is 30m.

C4.2.1.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
- O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
 - (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.
- C5 The development of existing isolated sites is not to detract from the character of the streetscape.
- C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

NNote: It is important to note that any development of existing isolated sites may not be able to achieve the maximum potential particularly in terms of height and floor space ratio and each case will be assessed on its individual merit.

C4.2.1.3 Open Space**Objectives**

- O1 To ensure dwellings provide appropriate sized balconies to enhance residential amenity.
- O2 To ensure primary balconies are appropriately located to enhance liveability for residents.

- O3 To ensure balcony design is integrated into and contributes to the overall architectural form and detail of the building.
- O4 To ensure private balconies and communal open space are designed to maximise safety.
- O5 To ensure an adequate area of communal open space is provide to enhance residential amenity and to provide opportunities for landscaping.
- O6 To ensure communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
- O7 To ensure open space is designed to maximise safety.

Controls

Balconies

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to balconies and developments to which the SEPP relates. The ADG therefore sets the objectives and controls for balconies in the LGA for residential flat buildings to which SEPP 65 relates. Refer to the objectives, design criteria and design guidance outlined in 4E Private Open Space and Balconies of the ADG.

Communal Open Space

- C1 Residential flat buildings must provide communal open space areas equivalent to at least ~~15~~²⁵% of the open space on a site that is created by the required setbacks and building separations.
- C2 Communal open space may be provided on podiums, terraces, or in any deep-soil setback or separation between buildings in residential flat buildings.
- C3 At least one side must have a minimum 6m length for each area of communal open space.
- C4 Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.
- C5 Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.
- C6 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.
- C7 Provide windows that overlook communal open space and approaches to the building to generate a variety of visible pedestrian activity in the main building lobby.
- C8 Screen walls surrounding any communal area are no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.

C4.2.1.4 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C4.2.2 Building Envelope

C4.2.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development.

FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C4.2.2.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall

height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

- O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

- C1 Development for the purposes of residential flat buildings must not exceed the following numerical requirements:

~~(a) Maximum of two storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m.~~

~~(b)~~(a) Maximum three storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m.

Basement and Sub-floor Projection

- C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and Roof Terraces

- C3 Attics and mezzanine floors do not comprise a storey.

~~C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.~~

Basement and Sub-floor

~~C5~~C4 Basement parking may be suitable for residential flat buildings provided that compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

Retaining Walls – Development Without Basement Parking

~~C6~~C5 Walls that would enclose a sub-floor area:

- (a) Maximum 2m height for steeply sloping land; and
- (b) Maximum 1m height for all other land.

~~C7~~C6 Retaining walls that would be located along, or immediately adjacent to, any boundary:

- (a) Maximum 3m height for steeply sloping land, but only to accommodate a garage that would be located at street level; and

- (b) Maximum 1m height for all other land.

Cut and fill – Development Without Basement Parking

~~C8~~C7 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

~~C9~~C8 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

~~C10~~C9 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

~~C11~~C10 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

C4.2.2.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To limit the scale and bulk of development by retaining landscaped open space around.
- O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
- O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Front, Side and Rear

- C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
- C2 Development must comply with the minimum setbacks as follows:
 - (a) A minimum setback of 6m from the front and rear boundary.
 - (b) A minimum setback of 4m from the side boundaries.
- C3 A minimum width of deep soil along side boundaries of 2m and minimum of 5m wide along front/rear boundaries.

Exceptions and Other Requirements

- C4 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.
- C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
- C6 Swimming pools must not be located within any front setback.
- C7 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.
- C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.
- C9 Car parking structures must satisfy BCA requirements.

~~C10 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.~~

~~C11~~C10 The following minor building elements may project up to 1m into the minimum side setback area:

- (a) Roof eaves, awnings, pergolas and patios;
- (b) Stair or ramp access to the ground floor;
- (c) Rainwater tanks; and
- (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C4.2.2.4 Building Depth**Objectives**

- Q1 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.
- Q2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

- C1 Building depth must not exceed a maximum of 25m.
- C2 The building depth may be increased to 35m in the R4 Zone provided

facades incorporate deep soil courtyards that are:

- (a) Parallel to front or rear boundaries (or that have an orientation which is generally parallel to those boundaries) provided that the adjacent deep soil setbacks each accommodate at least three major canopy trees; or
- (b) Parallel to side boundaries (or have an orientation that is generally parallel to side boundaries) provided that the facades will incorporate deep soil courtyards that each have a minimum area 6m by 6m and will each accommodate at least one major canopy tree.

~~C4.2.2.4 Building Depth~~

~~Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to natural ventilation (building depth) and developments to which the SEPP relates. The ADG therefore sets the objectives and controls for building depth in the LGA for residential flat buildings to which SEPP 65 relates. Refer to 4B Natural Ventilation of the ADG for objectives, design criteria and design guidance.~~

C4.2.2.5 Building Separation

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to visual privacy (building separation) to which the SEPP relates. The ADG therefore sets the objectives and controls for building separation in the LGA for residential flat buildings to which SEPP 65 relates. Refer to 3F Visual Privacy of the ADG for objectives, design criteria and design guidance.

C4.2.2.6 Floor To Ceiling Heights

Refer to 4C Ceiling Heights of the ADG made under SEPP 65 for objectives, design criteria and design guidance in relation to minimum ceiling heights.

C4.2.3 Building Design

C4.2.3.1 General Design

Objectives

- O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
- O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.
- O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
- O4 To facilitate positive interaction between the private and public domain.
- O5 To maximise passive surveillance to promote safety and security.

- O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

Controls

Contemporary Built Form

- C1 Contemporary architectural designs may be acceptable if:
 - (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.
 - (b) The proposed addition is not visually prominent from the street or from a public space.
 - (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.
- C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
- C3 Access to upper storeys must not be via external stairs.
- C4 All dwellings must contain one kitchen and laundry facility.
- C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).
- C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

- C7 Entries to residential buildings must be clearly identifiable.
- C8 Provide the main common entry and separate private ground floor apartment entries where it is desirable to activate the street edge or reinforce a rhythm along the street.
- C9 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.
- C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.
- C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.
- C12 Private open spaces accessed from the street must be clearly articulated.

Façade Treatment

- C13 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.
- C14 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
- C15 Facades visible from the street should be designed as a series of articulating panels.
- C16 Width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
- C17 The width of articulating panels shall be in accordance with the numerical requirements below:

Development Type	Street Elevation Facades	Side Elevation Facades
Residential Flat Buildings up to three (3) storeys	4m to 6m	10m to 15m
Residential Flat Buildings four (4) storeys or greater	6m to 8m	10m to 15m

Table C4.1: Articulating panels numerical requirements

- C18 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.
- C19 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.
- C20 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
- C21 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.
- C22 For residential flat buildings, layer and step facades in order to avoid building forms that are bland, bulky or over scaled by:
- Complying with base and upper element setback controls; and
 - Incorporating balconies, staggered alignments for exterior walls and through contrasting design elements.

Pavilions

- C23 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.
- C24 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
- C25 Pavilion elements shall have a depth between 10-15m.
- C26 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.
- C27 Residential flat buildings up to three (3) storeys facades that would be wider than 25m should be indented so that the new building would appear like a cluster of pavilion elements:
- (a) Width of each pavilion should be between 10-12m
 - (b) Pavilion elements should be separated by courtyards that are less than 6m wide.
- C28 Residential flat buildings four (4) or more storeys:
- (a) Facades should be layered and stepped in order to avoid building forms that are bland, bulky and over scaled.
 - (b) Layering of facades should incorporate the base and upper storey elements.
 - (c) Layering of facades should incorporate the base and upper storey elements.
 - (d) Stepping of facades should be provided by balconies, staggered alignments for exterior walls and by contrasting design elements.

Windows

- C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
- C30 Large windows should be screened with blinds, louvres, awnings or pergolas.
- C31 Windows must be rectangular.
- C32 Square, circle and semi-circle windows are acceptable in moderation.
- C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
- C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:
- (a) Individual dormers are no wider than 1.5m in width;

- (b) Provide a minimum 2.5m separation between dormers; and
- (c) Dormers do not extend encroach above the ridgeline of the building.

C4.2.3.2 Roof Design and Features

Objectives

- O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
- O2 To promote roof design that assists in regulating climate within the building.
- O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

Building three storeys or less

- C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
- C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.
- C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
- C4 Parapet roofs that increase the height of exterior walls are to be minimised.
- C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
- C6 Mansard roofs (or similar) are not permitted.
- C7 Pitched roofs should not exceed a pitch of 30 degrees.
- C8 Relate roof design to the desired built form and context.
- C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
- C10 Relate roof design to the desired built form and context.

Building four storeys or greater

- C11 Roofs must not exceed a pitch of 10 degrees.
- C12 Emphasise building articulation with the shape and alignment of the roof.
- C13 Emphasise corner apartments or prominent balcony structures with raised roof elements.
- C14 Relate roof design to the size and scale of the building, the building elevations and three dimensional building forms – including the design of any parapet or terminating elements, and the selection of roof materials.

- C15 Respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access.
- C16 Integrate service elements into the design of the roof - including lift over-runs, service plant, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes and signage.

C4.2.3.3 Dwelling Layout & Mix

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to apartment size and layout (dwelling layout) and development to which the SEPP relates. The ADG therefore sets the objectives and controls for dwelling layout in the LGA for residential flat buildings to which SEPP 65 applies. Refer to 4D Apartment Size and Layout of the ADG for objectives, design criteria and design guidance. An additional objective and control in relation to the mix of dwellings are provided below.

Objective

- O1 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

Control

- C1 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs.

C4.2.4 Amenity

This section of the DCP contains amenity provisions for solar access and overshadowing and acoustic privacy. Visual privacy and natural ventilation objectives and controls are discussed in section C4.2.2.5 Building Separation in this chapter of the DCP.

C4.2.4.1 Solar Access and Overshadowing

Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to solar and daylight access (solar access and overshadowing in this DCP) and development to which the SEPP relates. The ADG therefore sets the objectives and controls for solar access and overshadowing in the LGA for residential flat buildings to which SEPP 65 relates. Refer to 4A Solar and Daylight Access of the ADG for objectives, design criteria and design guidance.

Refer to an additional control below regarding common circulation areas including lift wells.

Objectives

- O1 To ensure habitable areas have reasonable daylight access.
- O2 To minimise overshadowing of primary living areas, private open space and solar roof top systems.

Controls

- C1 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

Solar Access to Neighbouring Development

C2 Proposed development must retain a minimum of 3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

C3 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C4 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:

(a) Systems must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.

(b) If a system currently receives less than 3 hours sunlight, then proposed development must not reduce the existing level of sunlight.

C5 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.

C4.2.4.2 Acoustic Privacy**Objectives**

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.
- C3 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

- C5 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C4.2.5 Fences and Ancillary Development

C4.2.5.1 Fences

Objectives

- O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
- O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
- O3 To facilitate positive interaction between private and public domain.

Controls

- C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.
- C2 Front fences within the front boundary setback are to be no higher than 1.2m.
- C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
- C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
- C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C4.2.5.2 Building Services

Objectives

- O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.
- C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.

~~C4~~—The location and design of substations must be shown on the plans. Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view. Substations must not be located forward of the front building line.

~~C5~~

~~C5~~C6 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

~~C6~~C7 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

- (a) Screen air conditioning units behind balcony balustrades;
- (b) Provide screened recesses for water heaters rather than surface- mounting them on exterior walls; and
- (c) Locate meters in service cabinets.

~~C7~~C8 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

~~C8~~C9 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

~~C9~~C10 Location and design of service areas should include:

- (a) Screening of clothes drying areas from public and semi-public places; and
- (b) Space for storage that is screened or integrated with the building design.

~~C10~~C11 Minimise visual impact of solar hot water systems by:

- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
- (b) Using a colour that is consistent with the colour of roof materials;
- (c) Designing solar panels, where possible, as part of the roof;
- (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
- (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C4.2.6 Parking and Access

A development must have regard to the objectives, design criteria and design guidance of the Apartment Design Guide (ADG) under *State Environmental Planning Policy No. 65 – Quality of Residential Apartment Development* (SEPP). Under clause 30 of the SEPP, a development application cannot be refused based on car parking if the development complies with the minimum amount of

car parking specified in Part 3J of the ADG.

Under Part 3J of the ADG:

- The minimum amount of car parking for residents and visitors for the shop top housing component of a development on sites that are within 800 metres of a railway station, is set out in the Roads and Maritime's Guide to Traffic Generating Developments, or the car parking requirement prescribed in Section B1.3 of this DCP, whichever is the lesser.
- The minimum amount of car parking for residents and visitors for shop top housing component of a development on sites located further than 800m from a railway station is as per Section B1.3 of this DCP.

The minimum amount of car parking required under Part 3J is reiterated above as it was included in the ADG at the time that this DCP came into effect. Applicants are requested to review the ADG on the Department of Planning and Environment's website to confirm the minimum amount of car parking required in the ADG. Applicants are also requested to refer to the Guide for Traffic Generating Developments as provided on the Roads and Maritime's website.

Refer to the controls in this section of the DCP for engineering and technical requirements in relation to transport and parking.

C4.2.7 Summary of Numerical Development Controls

The following is a summary of the main numerical controls for residential flat buildings to which SEPP 65 applies.

Control		Numerical Amount
Frontage	3 storey residential flat buildings:	<ul style="list-style-type: none"> • 27m • 20m
	<ul style="list-style-type: none"> • Minimum street frontage along major roads • Minimum street frontage along local roads 	
	4 storey residential flat buildings	30m
Open Space and balconies	Refer to section C4.2.1.3 of this DCP for open space and balcony requirements	
	Minimum communal open space	15 25% of site
	Minimum length of any communal open space	6m
	Screen walls surrounding communal open space	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Height	Where the height of buildings under the LEP is 8.5m	Maximum of two storeys and 7m maximum external wall height
	Where the height of buildings under the LEP is 11.5m	Maximum three storeys and 10m maximum external wall height
Height of Retaining Walls	Refer to section C4.2.2.2 of this DCP for requirements	
Cut and Fill	Refer to section C4.2.2.2 of this DCP for requirements	

Control		Numerical Amount
Setbacks	<ul style="list-style-type: none"> • Minimum front and rear setback • Minimum side setback • Minimum deep soil setback along front and rear boundaries • Deep soil widths along the side boundaries 	<ul style="list-style-type: none"> • 6m • 4m • 5m • 2m
Building Depth	Refer to section C4.2.2.4 of this DCP for requirements	
Building Separation	Refer to section C4.2.2.5 of this DCP for requirements	
Floor to Ceiling Height	Refer to section C4.2.2.5 of this DCP for requirements	
Articulating Façade Panels	Refer to section C4.2.3.1 of this DCP for requirements	
Roof Pitch	3 storeys or less	30 degrees
	4 storeys or more	10 degrees
Dwelling Layout and Mix	Refer to section C4.2.3.3 of this DCP for requirements	
	Minimum number of accessible or adaptable units	10%
Solar Access and Overshadowing	Refer to section C4.2.4.1 of this DCP for requirements	
Fencing	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Parking Rates	Refer to section C4.2.6 of this DCP	

Table C4.2: Summary of Numerical Development Controls for SEPP 65 Developments

C4.3 Non SEPP 65 Applications

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) does not apply.

Note: SEPP 65 applies to residential flat buildings three storeys or greater with four or more Dwellings. The controls in C4.2 of this chapter apply to SEPP 65 applications.

C4.3.1 Site Planning

C4.3.1.1 Minimum Lot Sizes and Frontage

Minimum lot size controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

- O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

- C1 Residential flat buildings must have a street frontage.
- C2 The minimum primary street frontage width for attached dwellings, multi dwelling housing and residential flat buildings up to 3 storeys is:
 - (a) 27m for development along major roads; or
 - (b) 20m for development along any local road.
- C3 The minimum primary street frontage width for residential flat buildings 4 storeys or greater is 30m.

C4.3.1.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.

- O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
- (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.
- C5 The development of existing isolated sites is not to detract from the character of the streetscape.
- C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

Note: It is important to note that any development of existing isolated sites may not be able to achieve the maximum potential particularly in terms of height and floor space ratio and each case will be assessed on its individual merit.

C4.3.1.3 Open Space

Objectives

- O1 To ensure that all residents have access to private and functional open space areas.
- O2 To ensure private open space is tailored to the type of dwelling or dwellings, and provides opportunities for active and passive recreation within the development.
- O3 To ensure private open space is designed to take advantage of environmental circumstances including solar access, views and prevailing breezes.
- O4 To promote the enjoyment of outdoor living.
- O5 To ensure private open space is located so that there is passive surveillance from main living areas of dwellings within the development.

- O6 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.
- O7 To ensure all residents have access to consolidated, semi-private and functional communal open space.

Controls

General Design

- C1 Provide one or more balconies, or terraces, to each dwelling, that have a combined area of at least:
 - (a) For one bedroom dwellings – 9m²
 - (b) For two bedroom dwellings – 12m²
 - (c) For dwellings with three or more bedrooms – 16m²
- C2 Provide communal areas equivalent to at least 15% of the open space on a site that is created by the required setbacks and building separations.
- C3 Private open space must include an area 2.5m by 2.5m suitable for outdoor dining facilities.
- C4 Private open space must be located adjacent to the main living areas, such as a living room, dining room or kitchen.
- C5 The principal area of open space for each dwelling may comprise a combination of privacy-screens, sun-shading devices and landscaped areas.
- C6 Be designed to prevent direct overlooking from a public space, communal place or from neighbouring buildings.
- C7 Be designed to accommodate both recreation and service activities.
- C8 Include a suitably screened area for clothes drying facilities.
- C9 Be oriented to provide maximum exposure to midwinter daylight whilst optimising privacy.

Ground Level Design

- C10 Private open space at ground level shall have a maximum gradient of 1:50.
- C11 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.

Balconies

- C12 Design and detail the balcony to take advantage of local climate and context.
- C13 Where practical face balconies predominantly north, east or west to

optimise solar access.

- C14 Orient balconies towards views of local neighbourhoods, prominent open spaces and district city skylines.
- C15 Use sun screens, pergolas, shutters and operable walls to control sunlight and wind.
- C16 Consider operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balconies.
- C17 Consider cantilevered, partially cantilevered or recessed balconies in response to requirements for daylight access, wind protection, acoustic and visual privacy.
- C18 Where practical, limit the depth of a balcony so that it does not prevent sunlight entering the apartment below.
- C19 Design balustrades to allow views and passive surveillance of the street while providing for safety and visual privacy. Use a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development.
- C20 Use screening devices to obscure seated persons, clothes drying areas, bicycle storage or air conditioning units from public view.
- C21 Provide additional amenity and choice with a secondary balcony or operable wall with balustrades adjacent to bedrooms.

Communal Open Space

- C22 Residential flat buildings must provide communal open space areas equivalent to at least 15% of the open space on a site that is created by the required setbacks and building separations.
- C23 Communal open space may be provided on podiums, terraces or in any deep-soil setback or separation between buildings in residential flat buildings.
- C24 At least one side must have a minimum 6m length for each area of communal open space.
- C25 Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.
- C26 Consolidate communal open space into recognisable areas with reasonable area, facilities and landscape for the uses it will accommodate, and design to generate a variety of visible pedestrian activity.
- C27 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.
- C28 Provide windows that overlook communal open space and approaches to the building to generate a variety of visible pedestrian activity in the main building lobby.

- C29 Screen walls surrounding any communal area are no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.

C4.3.1.4 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

C4.3.2 Building Envelope

C4.3.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development.

FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C4.3.2.2 Height

The maximum permissible height of building is prescribed in the LEP and varies across zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).

Objective

- O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Height

- C1 Development for the purposes of residential flat buildings must not exceed the following numerical requirements:
- (a) Maximum of two-storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m.
 - (b) Maximum three storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m.

Basement and Sub-floor Projection

- C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and Roof Terraces

- C3 Attics and mezzanine floors do not comprise a storey.
- C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Basement and Sub-floor

- C5 Basement parking may be suitable for residential flat buildings provided that compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.

Retaining Walls – Development Without Basement Parking

- C6 Walls that would enclose a sub-floor area:
- (a) Maximum 2m for steeply sloping land; and
 - (b) Maximum 1m for all other land.
- C7 Retaining walls that would be located along, or immediately adjacent to, any boundary:
- (a) Maximum 3m for steeply sloping land, but only to accommodate a

garage that would be located at street level; and

- (b) Maximum 1m for all other land.

Cut and fill – Development Without Basement Parking

- C8 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.
- C9 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.
- C10 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.
- C11 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

C4.3.2.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To limit the scale and bulk of development by retaining landscaped open space around.
- O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
- O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Front, Side and Rear

- C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
- C2 Development must comply with the minimum setbacks as follows:
 - (a) A minimum setback of 6m from the front and rear boundary.
 - (b) A minimum setback of 4m from the side boundaries.
 - (c) All buildings shall provide a building form comprising a podium base element and an upper element which provides an additional

setback in accordance with the table below:

Total Storeys	Number of	Podium Element	Base	Upper Elements	Storey
4 storey		3 storey		1 storey	
5 storey		3 storey		2 storey	
6 storey		4 storey		2 storey	

Table C4.3: Upper Storey Setbacks

- C3 A minimum width of deep soil alongside boundaries and minimum of 5m wide along front/rear boundaries.

Exceptions and Other Requirements

- C4 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.
- C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
- C6 Swimming pools must not be located within any front setback.
- C8 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.
- C9 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.
- C10 Car parking structures must satisfy BCA requirements.
- C11 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.
- C12 The following minor building elements may project up to 1m into the minimum side setback area:
- (a) Roof eaves, awnings, pergolas and patios;
 - (b) Stair or ramp access to the ground floor;
 - (c) Rainwater tanks; and
 - (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).

C4.3.2.4 Building Depth

Objectives

~~O1~~O3 To promote improved levels of residential amenity for new and existing development, to preserve sunlight, privacy and general amenity for existing dwellings.

~~O2~~O4 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

~~C1~~C3 Building depth must not exceed a maximum of 25m.

~~C2~~C4 The building depth may be increased to 35m in the R4 Zone provided facades incorporate deep soil courtyards that are:

~~(a)~~(c) Parallel to front or rear boundaries (or that have an orientation which is generally parallel to those boundaries) provided that the adjacent deep soil setbacks each accommodate at least three major canopy trees; or

~~(b)~~(d) Parallel to side boundaries (or have an orientation that is generally parallel to side boundaries) provided that the facades will incorporate deep soil courtyards that each have a minimum area 6m by 6m and will each accommodate at least one major canopy tree.

C4.3.2.5 Building Separation

Objectives

- O1 To ensure reasonable solar access and privacy is available to residents in new buildings and residents in existing buildings.
- O2 To ensure taller buildings provide greater separation to buildings on adjoining land facilitating spatial relationships that are proportional to the heights of buildings.

Controls

- C1 Minimum 6 m between buildings on one lot.
- C2 Less than five storeys - at least 12m between windows and/or balconies so as to provide a 6m setback from the boundary to the building.
- C3 Five or six storeys - at least 18m between windows and/or balconies.
- C4 Setback unscreened windows facing side or rear boundaries, at least half of the separation distance that is specified above.
- C5 In the separation area:
 - (a) Deep soil or private open spaces are permitted in the separation

area as well as communal open space.

- (b) Driveways, walkways and building lobbies are permitted driveways should have planted verges at least 1m wide comprising canopy trees, along both sides.
- (c) Garages, carports or outdoor parking are not permitted.

C4.3.3 Building Design

C4.3.3.1 General Design

Objectives

- O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
- O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.
- O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
- O4 To facilitate positive interaction between the private and public domain.
- O5 To maximise passive surveillance to promote safety and security.
- O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.

Controls

Contemporary Built Form

- C1 Contemporary architectural designs may be acceptable if:
 - (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.
 - (b) The proposed addition is not visually prominent from the street or from a public space.
 - (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.
- C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
- C3 Access to upper storeys must not be via external stairs.

- C4 All dwellings must contain one kitchen and laundry facility.
- C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).
- C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building Entries

- C7 Entries to residential buildings must be clearly identifiable.
- C8 Provide the main common entry and separate private ground floor apartment entries where it is desirable to activate the street edge or reinforce a rhythm along the street.
- C9 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.
- C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.
- C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.
- C12 Private open spaces accessed from the street must be clearly articulated.

Façade Treatment

- C13 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.
- C14 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
- C15 Facades visible from the street should be designed as a series of articulating panels.
- C16 Width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
- C17 The width of articulating panels shall be in accordance with the numerical requirements below:

Development Type	Street Elevation Facades	Side Elevation Facades
Residential Flat Buildings up to three (3) storeys	4m to 6m	10m to 15m
Residential Flat Buildings four (4) storeys or greater	6m to 8m	10m to 15m

Table C4.4: Articulating Panels Numerical Requirements

- C18 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.
- C19 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.
- C20 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
- C21 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.
- C22 For residential flat buildings, layer and step facades in order to avoid building forms that are bland, bulky or over scaled by:
 - (a) Complying with base and upper element setback controls; and
 - (b) Incorporating balconies, staggered alignments for exterior walls and through contrasting design elements.

Pavilions

- C23 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.
- C24 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
- C25 Pavilion elements shall have a depth between 10-15m.
- C26 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.
- C27 Residential flat buildings up to three (3) storeys facades that would be wider than 25m should be indented so that the new building would appear like a cluster of pavilion elements:
 - (a) Width of each pavilion should be between 10-12m
 - (b) Pavilion elements should be separated by courtyards that are less than 6m wide.
- C28 Residential flat buildings four (4) or more storeys:
 - (a) Facades should be layered and stepped in order to avoid building forms that are bland, bulky and over scaled.

- (b) Layering of facades should incorporate the base and upper storey elements.
- (c) Layering of facades should incorporate the base and upper storey elements.
- (d) Stepping of facades should be provided by balconies, staggered alignments for exterior walls and by contrasting design elements.

Windows

- C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
- C30 Large windows should be screened with blinds, louvres, awnings or pergolas.
- C31 Windows must be rectangular.
- C32 Square, circle and semi-circle windows are acceptable in moderation.
- C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
- C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:
 - (a) Individual dormers are no wider than 1.5m in width;
 - (b) Provide a minimum 2.5m separation between dormers; and
 - (c) Dormers do not extend encroach above the ridgeline of the building.

C4.3.3.2 Roof Design and Features

Objectives

- O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
- O2 To promote roof design that assists in regulating climate within the building.
- O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

Building three storeys or less

- C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
- C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.

- C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
- C4 Parapet roofs that increase the height of exterior walls are to be minimised.
- C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
- C6 Mansard roofs (or similar) are not permitted.
- C7 Pitched roofs should not exceed a pitch of 30 degrees.
- C8 Relate roof design to the desired built form and context.
- C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
- C10 Relate roof design to the desired built form and context.

Building four storeys or greater

- C11 Roofs must not exceed a pitch of 10 degrees.
- C12 Emphasise building articulation with the shape and alignment of the roof.
- C13 Emphasise corner apartments or prominent balcony structures with raised roof elements.
- C14 Relate roof design to the size and scale of the building, the building elevations and three dimensional building forms – including the design of any parapet or terminating elements, and the selection of roof materials.
- C15 Respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access.
- C16 Integrate service elements into the design of the roof - including lift over-runs, service plant, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes and signage.

C4.3.3.3 Dwelling Layout & Mix

Objectives

- O1 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.
- O2 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

Controls

- C1 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.
- C2 The primary living area and principal bedroom must have a minimum width of 3.5m.
- C3 Secondary bedrooms must have a minimum width of 3m.

- C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.
- C5 The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.
- C6 Stairwells should be designed to receive natural daylight and ventilation.
- C7 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs.

C4.3.4 Amenity

C4.3.4.1 Solar Access and Overshadowing

Objectives

- O1 To ensure habitable rooms have reasonable daylight access.
- O2 To minimise overshadowing of primary living areas, ~~and~~ private open space and solar roof top systems.
- O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

- C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 32 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C2 Principle areas of private open space must receive a minimum of 32 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.
- C3 Dwellings in or adjoining industrial zones must comply with the following:
 - (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
 - (b) Receives a minimum of 32 hours sunlight between 9:00 am and 3:00 pm on 21 June.
 - (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.
- C4 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

Solar Access to Neighbouring Development

- C5 Proposed development must retain a minimum of 23 hours of

sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

- C6 If a neighbouring dwelling currently receives less than ~~32~~ hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
- C7 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
 - ~~(a)~~(d) Systems must receive at least ~~32~~ hours of direct between 9.00am and 3.00pm on 21 June.
 - ~~(b)~~(e) If a system currently receives less than ~~32~~ hours then proposed development must not reduce the existing level of sunlight.
- C8 Clothes drying areas on adjoining residential properties must receive a minimum of ~~32~~ hours of sunlight on 21 June.

Shading Devices

- C9 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C10 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
- C11 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
- C12 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
- C13 Avoid reducing internal natural daylight or interrupting views with shading devices.
- C14 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
- C15 Use high performance glass with a reflectivity below 20%.
- C16 Minimise external glare by avoiding reflective films and use of tint glass.

C4.3.4.2 Visual Privacy

Objectives

- O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
- O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.

- O3 To promote passive surveillance of public and semi-public areas.

Controls

- C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.
- C2 Minimise direct overlooking of rooms and private open space through the following:
- (a) Provide adequate building separation, and rear and side setbacks; and
 - (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
- C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
- (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
 - (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.
- C4 Screening of bedroom windows is optional and dimensions are not restricted.

C4.3.4.3 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.
- C3 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
- C5 Address all requirements in 'Development Near Rail Corridors and

Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C4.3.5 Fences and Ancillary Development

C4.3.5.1 Fences

Objectives

- O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
- O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
- O3 To facilitate positive interaction between private and public domain.

Controls

- C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.
- C2 Front fences within the front boundary setback are to be no higher than 1.2m.
- C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
- C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
- C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C4.3.5.2 Building Services

Objectives

- O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.
- C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
- C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

C5—The location and design of substations must be shown on the plans. Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view. Substations must not be located forward of the front building line.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

- (a) Screen air conditioning units behind balcony balustrades;
- (b) Provide screened recesses for water heaters rather than surface- mounting them on exterior walls; and
- (c) Locate meters in service cabinets.

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.

C9 Location and design of service areas should include:

- (a) Screening of clothes drying areas from public and semi-public places; and
- (b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:

- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
- (b) Using a colour that is consistent with the colour of roof materials;
- (c) Designing solar panels, where possible, as part of the roof;
- (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
- (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C4.3.6 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for residential flat buildings to which SEPP 65 does not apply.

Control		Numerical Amount
Frontage	3 storey residential flat buildings:	
	• Minimum street frontage along major roads	• 27m
	• Minimum street frontage along local roads	• 20m
	4 storey residential flat buildings	30m
Private Space	Open Balcony and/or terrace:	
	• One bedroom dwellings	• 9m ²

Control		Numerical Amount
	<ul style="list-style-type: none"> Two bedroom dwellings Dwellings with three or more bedrooms 	<ul style="list-style-type: none"> 12m² 16m²
	Private open space to include an area for outdoor dining facilities	2.5m x 2.5m
Communal Open Space	Minimum communal open space	15% of site
	Minimum length of any communal open space	6m
Height	Where the height of buildings under the LEP is 8.5m	Maximum of two storeys and 7m maximum external wall height
	Where the height of buildings under the LEP is 11.5m	Maximum three storeys and 10m maximum external wall height
Height of Retaining Walls	Refer to section C4.3.2.2 of this DCP for requirements	
Cut and Fill	Refer to section C4.3.2.2 of this DCP for requirements	
Setbacks	R4 Zone: <ul style="list-style-type: none"> Minimum front and rear setback Minimum side setback Minimum deep soil setback along front and rear boundaries Deep soil widths along the side boundaries 	<ul style="list-style-type: none"> 6m 4m 5m 2m
	Refer to section C4.3.2.3 of this DCP for setback controls for upper storey elements	
Building Depth	Maximum building depth	25m
Building Separation	Minimum separation between buildings on one site	6m
	Minimum separation between buildings on separate sites - less than five storeys	At least 12m between windows and/or balconies so as to provide a 6m setback from the boundary to the adjoining building
	Minimum separation between buildings on separate sites - five or six storeys	At least 18m between windows and/or balconies
Articulating Façade Panels	Refer to section C4.3.3.1 of this DCP for requirements	
Roof Pitch	Maximum roof pitch 3 storeys or less	30 degrees
	Maximum roof pitch 4 storeys or more	10 degrees
Dwelling Layout and Mix	Minimum number of accessible or adaptable units	10% for development with 30 or more dwellings
	Minimum dimension of primary living area and principal bedroom	3.5m
	Minimum dimension of secondary bedrooms	3m
Storage	The minimum amount of storage required is 6m ³ for one bedroom dwellings 8m ³ for two bedroom dwellings, or 10m ³ for dwellings with three or more bedrooms.	
Solar Access and Overshadowing	Refer to section C4.3.4.1 of this DCP	

Control		Numerical Amount
Fencing	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Parking Rates	Refer to Chapter B1 of this DCP	

Table C4.5: Summary of Main Numerical Development Controls for Non SEPP 65 Developments

Chapter C5

Shop Top Housing

Table of Contents

C5.1	GENERAL OBJECTIVES.....	1
C5.2	SEPP 65 APPLICATIONS	
	THREE STOREYS OR GREATER WITH FOUR OR MORE DWELLINGS	3
C5.2.1	SITE PLANNING	3
C5.2.3	BUILDING DESIGN.....	6
C5.2.4	AMENITY	998
C5.2.5	PARKING AND ACCESS.....	10
C5.2.6	SUMMARY OF NUMERICAL DEVELOPMENT CONTROLS	10
C5.3	Non SEPP 65 APPLICATIONS	13
C5.3.1	SITE PLANNING	13
C5.3.2	BUILDING ENVELOPE	16
C5.3.3	BUILDING DESIGN.....	19
C5.3.4	AMENITY	222221
C5.3.5	SUMMARY OF MAIN NUMERICAL DEVELOPMENT CONTROLS	24

C5 Shop Top Housing

This chapter applies to shop-top housing development in the Canterbury LGA and comprises objectives and controls for new development and alterations and additions to existing development relating to that use. Shop top housing is defined under LEP.

This chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls and Part D – Business Centres and Part G – Glossary. In addition, shop-top housing development that is three (3) storeys or greater and contains four (4) or more dwellings must be designed in accordance with the requirements of the Apartment Design Guide (ADG) under the provisions of *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development*.

The controls are separated into the following sections:

- C5.1 General Objectives
- C5.2 SEPP 65 Applications - Three Storeys or Greater with Four or More Dwellings
- C5.3 Non SEPP 65 Applications

C5.1 General Objectives

- O1 To encourage lively business centres capable of accommodating a mix of retail, commercial and community activities, that caters to the community, relative to their size and intended function.
- O2 To ensure long-term social and economic viability of business centres is maintained and they remain significant to the community for their individual character, ease of access, and urbane appeal.
- O3 To maintain commercial activity at ground level to promote pedestrian activity and contribute to lively streets in centres.
- O4 To maintain facades in business centres where they contribute to the character of the streetscape.
- O5 To ensure frontages are appropriate for the location and will maximise activity at the public/private interface, and provides weather protection for pedestrians.
- O6 To minimise impacts of commercial activities on adjacent residential properties.

C5.2 SEPP 65 Applications

Three Storeys or Greater with Four or More Dwellings

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) applies. SEPP 65 applies to shop top housing three storeys or greater with four or more Dwellings.

Note: The controls in C5.3 of this chapter apply to applications to which SEPP 65 does not apply.

C5.2.1 Site Planning

C5.2.1.1 Isolated Sites

Refer to Chapter D1.2.2 – Isolated Sites of this DCP for objectives and controls relating to isolated sites.

C5.2.1.2 Landscaping

Refer to Chapter ~~B3-B2~~ – Landscaping and ~~B3 -Biodiversity-Tree Preservation~~ of this DCP for objectives and controls relating to landscaping and tree preservation.

C5.2.1.3 Balconies and Communal Open Space

Objectives

- O1 To ensure dwellings provide appropriate sized balconies to enhance residential amenity.
- O2 To ensure primary balconies are appropriately located to enhance liveability for residents.
- O3 To ensure balcony design is integrated into and contributes to the overall architectural form and detail of the building.
- O4 To ensure private balconies and communal open space are designed to maximise safety.
- O5 To ensure an adequate area of communal open space is provide to enhance residential amenity and to provide opportunities for landscaping.
- O6 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
- O7 To ensure open space is designed to maximise safety.

Controls

Balconies

~~Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to balconies and developments to which the SEPP relates.~~ The ADG ~~therefore~~ sets the objectives and controls for balconies in the LGA for shop

top housing to which SEPP 65 relates. Refer to the objectives, design criteria and design guidance outlined in 4E Private Open Space and Balconies of the ADG.

Communal Open Space

- C1 Provide a minimum of 15% of the site area for the purposes of communal open space on redevelopment sites larger than 500m.
- C2 Communal open space may be provided on podiums-terraces, or in any deep-soil setback or separation between buildings. Roof top terraces will only be permitted in circumstances where there will be no adverse impacts to adjoining properties in terms of visual and acoustic privacy.
- C3 Each area of communal open space must have a minimum dimension of 6m and larger developments should consider greater dimensions.
- C4 Provide consolidated areas of communal open space with reasonable area, facilities and landscape for the uses it will accommodate and design to generate a variety of visible pedestrian activity.
- C5 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.
- C6 Provide windows that overlook communal open space and the approaches to the main building lobby to generate a variety of visible pedestrian activity.
- C7 Screen walls surrounding any communal area are to be no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.
- C8 Provision of child play areas within communal open space is encouraged.
- C9 Indoor recreation areas such as gyms are encouraged and will count towards communal open space requirements.

Note: In addition to the above controls, developments must demonstrate how the design criteria and design guidance of the ADG in relation to communal open space is being met.

C5.2.1.4 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.

- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of active street frontage or casual surveillance of the street, communal space and parking areas, through the required orientation.

C5.2.2 Building Envelope

C5.2.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur.

FSR is expressed as a ratio of the gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C5.2.2.2 Floor to Ceiling Height

Refer to 4C Ceiling Heights of the ADG made under SEPP 65 for objectives, design criteria and design guidance in relation to minimum ceiling heights.

C5.2.2.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To minimise building size and bulk by setting back upper storeys.
- O3 To minimise amenity impacts on adjoining properties.

Controls

- C1 A minimum side boundary setback of 4.5m is required ~~for the residential component~~ in the B1, B2 and B5 zone. SEPP 65 separation requirements will apply for buildings with height of 4 storeys and above.

Note: Refer to Part D1 – Commercial Development for all objectives and controls relating to setbacks for shop top housing development.

C5.2.2.4 Building Depth

~~Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the~~

~~ADG made under that SEPP in relation to natural ventilation (building depth) and developments to which the SEPP relates.~~ The ADG ~~therefore~~ sets the objectives and controls for building depth in the LGA for shop top housing to which SEPP 65 relates. Refer to 4B Natural Ventilation of the ADG for objectives, design criteria and design guidance.

C5.2.2.5 Building Separation and Visual Privacy

~~Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to visual privacy (building separation) to which the SEPP relates.~~ The ADG ~~therefore~~ sets the objectives and controls for building separation in the LGA for shop top housing to which SEPP 65 relates. Refer to 3F Visual Privacy of the ADG for objectives, design criteria and design guidance.

C5.2.3 Building Design

C5.2.3.1 Built Form

Objectives

- O1 To protect features of existing buildings that influence streetscape and local character.
- O2 To ensure alterations and additions complement the architectural character of the existing building.
- O3 To facilitate positive interaction between the private and public domain.
- O4 To encourage passive surveillance of streets and other publicly accessible places, and promotion of safety and security.
- O5 To encourage articulated building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O6 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building.
- O7 To achieve an appealing streetscape appearance.

Controls

Building Entries

- C1 Provide accessible entries for all potential use such as the transporting of furniture.
- C2 Face habitable rooms towards the street, private open space, communal space, internal driveway or pedestrian ways in order to promote positive social interaction and community safety.

Façade Treatment

- C3 Refer to Part D1 – Commercial Development of this DCP for objectives and controls relating to façade treatment for shop top housing development.

C5.2.3.2 Roof Design and Features

Objectives

- O1 To ensure roof design and features are compatible with the building style and use.

Controls

Roof-Top Terraces

- C1 Roof terraces are permitted with consent in all business zones except the B1 Zone.
- C2 A management strategy is required, and must be approved by Council as part of the development application, for any proposed roof terrace.
- C3 Supplement open space on roof terraces by providing space and appropriate building systems to support the desired landscape design, incorporating shade structures and windscreens to encourage use of roof top open space.
- C4 Demonstrate that roof terrace has been designed so as to protect the privacy, solar access and amenity of adjoining buildings. Measures to minimise overlooking of adjoining properties include screening or planting between properties, and preventing rooftop users from standing at the edge of roof terraces that look into adjoining properties through planting and screens.
- C5 Allow for views and passive surveillance of streets and public open space from roof terraces.

C5.2.3.3 Dwelling Layout & Mix

~~Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to apartment size and layout (dwelling layout) and development to which the SEPP relates.~~ The ADG ~~therefore~~ sets the objectives and controls for dwelling layout in the LGA for residential flat buildings to which SEPP 65 applies. Refer to 4D Apartment Size and Layout of the ADG for objectives, design criteria and design guidance. An additional objective and control in relation to the mix of dwellings are provided below.

Objective

- O1 To ensure a variety of dwelling types are provided, capable of accommodating diverse housing needs.

Control

- C1 10% of dwellings in any development ~~with 30 or more dwellings~~ must be accessible or adaptable to suit current or future residents with special needs.

C5.2.3.4 Building Services

Objective

- O1 To reduce the impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.

- C2 Design and provide discretely located mailboxes at the front of the property.
- ~~C3~~ Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- ~~C3~~ The location and design of substations must be shown on the plans. Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view. Substations must not be located forward of the front building line.
- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
- C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
- C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
- (a) Screen air conditioning units behind balcony balustrades;
 - (b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
 - (c) Locate meters in service cabinets.
- C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
- C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.
- C9 Location and design of service areas should include:
- (a) Screening of clothes drying areas from public and semi-public places; and
 - (b) Space for storage that is screened or integrated with the building design.
- C10 Minimise visual impact of solar hot water systems by:
- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
 - (b) Using a colour that is consistent with the colour of roof materials;
 - (c) Designing solar panels, where possible, as part of the roof;
 - (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
 - (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C5.2.4 Amenity

This section of the DCP contains amenity provisions for solar access and overshadowing, acoustic privacy. Visual privacy and ventilation objectives and controls are provided in section C5.2.2.5 Building Separation and Visual Privacy of this chapter of the DCP.

C5.2.4.1 Solar Access and Overshadowing

~~Section 6A of SEPP 65 states that a DCP cannot be inconsistent with the provisions of the ADG made under that SEPP in relation to solar and daylight access (solar access and overshadowing in this DCP) and development to which the SEPP relates. The ADG therefore~~ sets the objectives and controls for solar access and overshadowing in the LGA for shop top housing to which SEPP 65 relates. Refer to 4A Solar and Daylight Access of the ADG for objectives, design criteria and design guidance.

Refer to an additional control below regarding common circulation areas including lift wells.

Objectives

- O1 To ensure habitable areas have reasonable daylight access.

Controls

- C1 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

C5.2.4.2 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for building occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Locate sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.
- C3 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
- C5 On land adjoining railway or busy roads, address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline' which has been published by the NSW Department of Planning and Environment.

- C6 Design the layout of lower levels facing the road or rail to:
- The position of windows facing the noise source and ensure that total unprotected window area is minimal so as to limit the amount of airborne noise entering the built fabric;
 - Ensure that the detailing of the window types addressing the corridors are designed and constructed to attenuate excessive noise - (double and triple glazing and insulated to manufacturers standards); and
 - Ensure that balcony parapet walls are constructed of solid masonry or materials of similar sound attenuating qualities.
- C7 When designing the public spaces fronting busy roads and the rail corridor at ground level, consider the use of elements such as moving water and screens to achieve sound attenuation.

C5.2.5 Parking and Access

A development must have regard to the objectives, design criteria and design guidance of the Apartment Design Guide (ADG) under *State Environmental Planning Policy No. 65 – Quality of Residential Apartment Development* (SEPP). Under clause 30 of the SEPP, a development application cannot be refused based on car parking if the development complies with the minimum amount of car parking specified in Part 3J of the ADG.

Under Part 3J of the ADG:

- The minimum amount of car parking for residents and visitors for the shop top housing component of a development on sites that are within 800 metres of a railway station, is set out in the Roads and Maritime's Guide to Traffic Generating Developments, or the car parking requirement prescribed in Section B1.3 of this DCP, whichever is the lesser.
- The minimum amount of car parking for residents and visitors for shop top housing component of a development on sites located further than 800m from a railway station is as per Section B1.3 of this DCP.

The minimum amount of car parking required under Part 3J is reiterated above as it was included in the ADG at the time that this DCP came into effect. Applicants are requested to review the ADG on the Department of Planning and Environment's website to confirm the minimum amount of car parking required in the ADG. Applicants are also requested to refer to the Guide for Traffic Generating Developments as provided on the Roads and Maritime's website.

Refer to the controls in this section of the DCP for engineering and technical requirements in relation to transport and parking.

C5.2.6 Summary of Numerical Development Controls

The following is a summary of the main numerical controls for shop top housing.

Control	Numerical Amount	
Open Space and balconies	Refer to section C4.2.1.3 of this DCP for open space and balcony requirements	
	Minimum communal open space	15% of site
	Minimum length of any communal open space	6m

Control		Numerical Amount
	Screen walls surrounding communal open space	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Height	Refer to Part D of this DCP	
Setbacks	A minimum side boundary setback in the <u>B1, B2 and B5</u> Zone	4.5m
	Refer to Part D of this DCP for all requirements	
Floor to Ceiling Height	Refer to section C4.2.2.2 of this DCP for requirements	
Building Depth	Refer to section C5.2.2.4 of this DCP for requirements	
Building Separation	Refer to section C5.2.2.5 of this DCP for requirements	
Dwelling Layout and Mix	Refer to section C5.2.3.3 of this DCP for requirements	
	Minimum number of accessible or adaptable units	10% <u>of dwellings</u> where development exceeds 30 dwellings
Solar Access and Overshadowing	Refer to section C5.2.4.1 of this DCP for requirements	
Parking Rates	Refer to section C5.2.5 of this DCP	

Table C5.1: Summary of Main Numerical Development Controls for SEPP 65 Shop Top Housing Developments

C5.3 Non SEPP 65 Applications

This section of the DCP provides controls for applications to which *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) does not apply.

Note: SEPP 65 applies to residential flat buildings three storeys or greater with four or more Dwellings. The controls in C5.2 of this chapter apply to SEPP 65 applications for shop top housing.

C5.3.1 Site Planning

C5.3.1.1 Isolated Sites

Refer to Chapter D1.2.2 – Isolated Sites of this DCP for objectives and controls relating to isolated sites.

C5.3.1.2 Landscaping

Refer to Chapter ~~B3–B2~~ – Landscaping and B3 – Tree Preservation and Biodiversity of this DCP for objectives and controls relating to landscaping and tree preservation.

C5.3.1.3 Balconies and Communal Open Space

Objectives

- O1 All residents have access to private and functional open space on their land, such as private yards, courtyards and balconies or roof top terraces.
- O2 All residents in multiple dwelling buildings have access to consolidated, semi-private and functional communal open space on their land.
- O3 Private and communal open space is:
 - (a) Tailored to the type of dwelling or dwellings, or tailored to the use if not residential, and provides residents and other users with active and passive recreation opportunities;
 - (b) Designed to take advantage of environmental circumstances such as solar access, views and prevailing breezes;
 - (c) Designed to promote the enjoyment of outdoor living;
 - (d) Located and landscaped to provide a pleasant outlook and contribute to the pleasant appearance of a property; and
 - (e) Located so that there is passive surveillance from residences and other premises.

- O4 Public and semi-public outdoor space is provided in the centres and other non-residential zones.

Controls

Balconies and private courtyards

- C1 Provide primary and secondary balcony/private open space, with a combined area of at least 10% of the dwelling floor space, for apartments with two or more bedrooms.
- C2 Provide minimum area of 8m² for a primary balcony for one-bedroom apartment.
- C3 Provide minimum area of 12m² for primary balcony for apartments with two or more bedrooms.
- C4 Provide minimum depth of 2m for primary balcony.

Private open space design

- C5 In shop top housing, open space may include a balcony or garden terrace on a podium level.
- C6 Provide privacy to the principal area of private open space – locate or screen to prevent direct overlooking from a public or communal place, or from neighbouring buildings.
- C7 Locate the principal open space adjacent to the main living areas, such as living room, dining room or kitchen, to extend the living space of the dwelling, and provide:
- (a) Direct access from a living room, dining room or a family room;
 - (b) One area at least 2.5m by 2.5m which is suitable for outdoor dining and can accommodate a dining table and two to four chairs; and
 - (c) One additional area that is suitable for outdoor clothes drying, and is concealed by shutters, screens, fences or tall opaque balustrades.
- C8 Design open space to accommodate a variety of activities.
- C9 For dwellings with a single open space, irregular “L” or “U” shapes are preferred in order to separate recreation and service activities,
- C10 If more than one open space is provided for any dwelling, each space should be designed for specific recreation and service activities.
- C11 Design the principal area of open space for each dwelling as an ‘outdoor room’ that has:
- (a) A combination of privacy-screens, sun-shading and green backdrops that are provided by pergolas or shrubs and trees,
 - (b) Orientation that provides maximum exposure to midwinter sunlight as well as optimising privacy,

- (c) Location immediately next to principal indoor living areas.

Balconies design

- C12 Provide additional amenity and choice with a secondary balcony (such as Juliet balcony) or operable wall with balustrades, adjacent to bedrooms.
- C13 Design and detail the balcony to take advantage of local climate and context. This may be achieved by:
- Facing predominantly north, east or west to optimise solar access,
 - Facing towards views of local neighbourhoods, prominent open spaces and district city skylines,
 - Using sun screens, pergolas, shutters and operable walls to control sunlight and wind,
 - Using operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balcony,
 - Using cantilevered, partially cantilevered or recessed balcony in response to requirements for daylight access, wind protection, acoustic and visual privacy; and
 - Limiting the depth of a balcony so that it does not prevent sunlight entering the apartment below.
- C14 Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:
- Using a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development; and
 - Providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units.

Communal Open Space

- C15 Provide a minimum of 15% of the site area for the purposes of communal open space on redevelopment sites larger than 500m.
- C16 Communal open space may be provided on podiums terraces, or in any deep-soil setback or separation between buildings. Roof top terraces will only be permitted in circumstances where there will be no adverse impacts to adjoining properties in terms of visual and acoustic privacy.
- C17 Each area of communal open space must have a minimum dimension of 6m and larger developments should consider greater dimensions.
- C18 Provide consolidated areas of communal open space with reasonable area, facilities and landscape for the uses it will accommodate and design to generate a variety of visible pedestrian activity.
- C19 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.

- C20 Provide windows that overlook communal open space and the approaches to the main building lobby to generate a variety of visible pedestrian activity.
- C21 Screen walls surrounding any communal area are to be no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.
- C22 Provision of child play areas within communal open space is encouraged.
- C23 Indoor recreation areas such as gyms are encouraged and will count towards communal open space requirements.
- C24 Note: In addition to the above controls, developments must demonstrate how the design criteria and design guidance of the ADG in relation to communal open space is being met.

C5.3.1.4 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of active street frontage or casual surveillance of the street, communal space and parking areas, through the required orientation.

C5.3.2 Building Envelope

C5.3.2.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur.

FSR is expressed as a ratio of the gross floor area to the site area, as defined under LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C5.3.2.2 Floor to Ceiling Height

Objectives

- O1 New buildings have a scale that is visually compatible with adjacent buildings and heritage buildings, where this may require height of new development to lower than the permitted height.
- O2 Transition in scale and bulk from highest in the middle of centres to lower at the interface with residential zones and residential buildings.
- O3 Greater guidance as to the required built form through the provision of maximum storeys controls.
- O4 Floor to ceiling height is adequate for the operation of the intended and potential use.
- O5 Good residential amenity within buildings and externally, including natural light access for dwellings.

Controls

- C1 Floor to Ceiling heights must:
 - (a) Provide a minimum 3.3m floor to ceiling height for the ground floor.
 - (b) Provide a minimum 2.7m floor to ceiling height for residential floors.
- C2 A floor to ceiling height of 3m per storey is required in the B6 Zone Enterprise Corridor.
- C3 The floor to ceiling height may need to be increased to meet the requirements of the intended use, however, the maximum building height will still need to be complied with.

C5.3.2.3 Setbacks

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To minimise building size and bulk by setting back upper storeys.
- O3 To minimise amenity impacts on adjoining properties.

Controls

- C1 A minimum side boundary setback of 4.5m is required ~~for the residential component~~ in the B1, B2 and B5 zone. SEPP 65 separation requirements will apply for buildings with height of 4 storeys and above.

Note: Refer to Part D1 – ~~Commercial Development~~Business Centres for all objectives and controls relating to setbacks for shop top housing development.

C5.3.2.4 Building Depth

Objectives

- O1 Natural daylight is available in all parts of the building so that artificial light is not necessary during daylight hours.
- O2 Narrow cross-section buildings on upper levels are appropriate width to allow for dual aspect apartments, natural ventilation and daylight access.

Controls

- C1 Maximum 18m depth from glass line to glass line.
- C2 Light source is not to include a light well when calculating the 18m depth.
- C3 Upper levels are setback to limit the depth of residential floors above deeper commercial or retail floors.

C5.3.2.5 Building Separation

Objective

- O1 Separation between buildings promotes improved levels of residential amenity in new development, and preserves reasonable sunlight, privacy and general amenity for residents of existing dwellings.

Controls

- C1 As a minimum provide the separation, specified in the following table, between buildings on adjoining sites, or on the same site.

Storey	Habitable room to /balcony habitable room/balcony	Habitable room to non- /balcony to non-habitable room	Between non-habitable rooms
Up to 3	6	4	3
Fourth	12	9	6
Fifth to eighth	18	13	9
Ninth +	24	18	12

Table C5.2: Building Separation for non SEPP 65 developments

- C2 Provide an unobstructed separation and ensure that the two ends are open – do not use walls at the end of the separation, do not cover the building separation with any roof or structures, do not use internal light wells as the separation.
- C3 If the building separation is above a podium, it may accommodate residential terraces and courtyards (whether private or communal).

- C4 Residential windows may face into a building separation, but only if the separation is completely open.
- C5 When the building set back creates a terrace, the building separation distance for the floor below applies across the terrace.
- C6 Zero building separation can be used in appropriate contexts, such as in a main street, to maintain a street wall building type with party walls.

C5.3.3 Building Design

C5.3.3.1 Built Form

Objectives

- O1 To protect features of existing buildings that influence streetscape and local character.
- O2 To ensure alterations and additions complement the architectural character of the existing building.
- O3 To facilitate positive interaction between the private and public domain.
- O4 To encourage passive surveillance of streets and other publicly accessible places, and promotion of safety and security.
- O5 To encourage articulated building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- O6 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building.
- O7 To achieve an appealing streetscape appearance.

Controls

Building Entries

- C1 Provide accessible entries for all potential use such as the transporting of furniture.
- C2 Face habitable rooms towards the street, private open space, communal space, internal driveway or pedestrian ways in order to promote positive social interaction and community safety.

Façade Treatment

- C3 Refer to Part D1 – ~~Commercial Development~~Business Centres of this DCP for objectives and controls relating to façade treatment for shop top housing development.

C5.3.3.2 Roof Design and Features

Objectives

- O1 To ensure roof design and features are compatible with the building style and use.

Controls**Roof-Top Terraces**

- C1 Roof terraces are permitted with consent in all business zones except the B1 Zone.
- C2 A management strategy is required, and must be approved by Council as part of the development application, for any proposed roof terrace.
- C3 Supplement open space on roof terraces by providing space and appropriate building systems to support the desired landscape design, incorporating shade structures and windscreens to encourage use of roof top open space.
- C4 Demonstrate that roof terrace has been designed so as to protect the privacy, solar access and amenity of adjoining buildings. Measures to minimise overlooking of adjoining properties include screening or planting between properties, and preventing rooftop users from standing at the edge of roof terraces that look into adjoining properties through planting and screens.
- C5 Allow for views and passive surveillance of streets and public open space from roof terraces.

C5.3.3.3 Dwelling Layout**Objectives**

- O1 Adequate room sizes and storage areas are provided for new dwellings.

Controls

- C1 Dimension and design interiors to accommodate the range of furniture that is typical for the purpose of each room.
- C2 Each living area and principal bedroom has a minimum width of 3.5m.
- C3 Secondary bedroom has a minimum width of 3m.
- C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards is provided in each dwelling and/or as lockable spaces within parking areas.
- C5 The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.
- C6 These volumes may be accommodated by simple measures such as deep cupboards or increasing the depth of required parking spaces.
- C7 10% of dwellings in any development with 30 or more dwellings must be accessible or adaptable to suit current or future residents with special needs.

C5.3.3.4 Building Services

Objective

- O1 To reduce the impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.
- ~~C3~~ Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- ~~C3~~ The location and design of substations must be shown on the plans. Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view. Substations must not be located forward of the front building line.
- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
- C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
- C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
- (a) Screen air conditioning units behind balcony balustrades;
 - (b) Provide screened recesses for water heaters rather than surface-mounting them on exterior walls; and
 - (c) Locate meters in service cabinets.
- C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
- C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.
- C9 Location and design of service areas should include:
- (a) Screening of clothes drying areas from public and semi-public places; and
 - (b) Space for storage that is screened or integrated with the building design.
- C10 Minimise visual impact of solar hot water systems by:
- (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
 - (b) Using a colour that is consistent with the colour of roof materials;
 - (c) Designing solar panels, where possible, as part of the roof;

- (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
- (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C5.3.4 Amenity

This section of the DCP contains amenity provisions for solar access and overshadowing, ~~and~~ acoustic privacy. Visual privacy and ventilation objectives and controls are provided in section C5.3.2.5 Building Separation ~~and Visual Privacy~~ of this chapter of the DCP.

C5.3.4.1 Solar Access and Overshadowing

Objectives

- O1 To ensure habitable rooms have reasonable daylight access.
- O2 To minimise overshadowing of primary living areas ~~and~~ private open space and solar roof top systems.
- O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

- C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C2 Principle areas of private open space must receive a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.
- C3 Dwellings in or adjoining industrial zones must comply with the following:
 - (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
 - (b) Receives a minimum of 2-3 hours sunlight between 9:00 am and 3:00 pm on 21 June.
 - (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.
- C4 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

Solar Access to Neighbouring Development

- C5 Proposed development must retain a minimum of 2-3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

- C6 If a neighbouring dwelling currently receives less than 2-3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
- C7 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
 - (a) Systems must receive at least 2-3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
 - (b) If a system currently receives less than 2-3 hours sunlight, then proposed development must not reduce the existing level of sunlight.
- C8 Clothes drying areas on adjoining residential properties must receive a minimum of 2-3 hours of sunlight on 21 June.

Shading Devices

- C9 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C10 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
- C11 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
- C12 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
- C13 Avoid reducing internal natural daylight or interrupting views with shading devices.
- C14 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
- C15 Use high performance glass with a reflectivity below 20%.
- C16 Minimise external glare by avoiding reflective films and use of tint glass.

C5.3.4.2 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for building occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Locate sensitive rooms, such as bedrooms, from likely sources of noise

such as major roads and neighbouring' living areas.

- C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.
- C3 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.
- C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
- C5 On land adjoining railway or busy roads, address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline' which has been published by the NSW Department of Planning and Environment.
- C6 Design the layout of lower levels facing the road or rail to:
- The position of windows facing the noise source and ensure that total unprotected window area is minimal so as to limit the amount of airborne noise entering the built fabric;
 - Ensure that the detailing of the window types addressing the corridors are designed and constructed to attenuate excessive noise - (double and triple glazing and insulated to manufacturers standards); and
 - Ensure that balcony parapet walls are constructed of solid masonry or materials of similar sound attenuating qualities.
- C7 When designing the public spaces fronting busy roads and the rail corridor at ground level, consider the use of elements such as moving water and screens to achieve sound attenuation.

C5.3.5 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for non SEPP 65 shop top housing.

Control			Numerical Amount
Private Space	Open	Primary and secondary balcony/private open space for apartments with two or more dwellings	10%
		Minimum area for a balcony:	
		• One bedroom dwellings	• 8m ²
		• Two bedroom dwellings	• 12m ²
		Minimum depth of balconies	2m
		Private open space to include an area for outdoor dining facilities	2.5m x 2.5m
Communal Space	Open	Minimum communal open space	15% of site
		Minimum length of any communal open space	6m
		Screen walls surrounding communal open space	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Height		Refer to Part D of this DCP	
Floor to Ceiling Height		Refer to section C5.3.2.2 of this DCP	
Setbacks		A minimum side boundary setback in the B1, B2 and B5 Zone	4.5m
		Refer to Part D of this DCP for all requirements	

Control		Numerical Amount
Building Depth	Maximum building depth	18m glass line to glass line
Building Separation	Refer to C5.3.2.5 of this DCP	
Dwelling Layout and Mix	Minimum number of accessible or adaptable units	10% where development has 30 or more dwellings
	Minimum dimension of primary living area and principal bedroom	3.5m
	Minimum dimension of secondary bedrooms	3m
Storage	The minimum amount of storage required is 6m ³ for one bedroom dwellings 8m ³ for two bedroom dwellings, or 10m ³ for dwellings with three or more bedrooms.	
Solar Access and Overshadowing	Refer to Section C5.3.4.1 of this DCP	
Fencing	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Parking Rates	Refer to Chapter B1 of this DCP	

Table C5.3: Summary of Main Numerical Development Controls for Non SEPP 65 for Shop Top Housing

Chapter C6

Secondary Dwellings

C6 Secondary Dwellings

Secondary dwelling is defined under LEP. Secondary dwellings can be carried out under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (~~Affordability SEPP~~) and the LEP. Where a development application is required, an assessment of the relevant provisions of the Affordability SEPP and LEP will be undertaken.

C6.1 Minimum Frontage

Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

- O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Control

- C1 Where a development application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).
- C2 All development applications for secondary dwellings will be assessed against schedule 1 of the ARH SEPP 2009.

Chapter C7

Boarding Houses

C7 Boarding Houses

Boarding house is defined under LEP. Boarding houses can be carried out under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (~~Affordability SEPP~~) and the LEP. Where a development application is required, an assessment of the relevant provisions of the Affordability SEPP and LEP will be undertaken.

