The Planning Studio

Canterbury-Bankstown Development Control Plan 2023

The table below summarises the relevant sections of the Canterbury-Bankstown Development Control Plan 2023. The table omits parts which are not applicable to the subject site or proposed development.

Canterbury-Bankstown DCP 2023: 11 King Street, Ashbury NSW 2193		
Objectives	**Controls**	**Compliance**
Chapter 2 - Site Considerations: 2.3 Tree Management		
O1. To sustainably manage the tree resources to improve the visual, physical and environmental amenity of Canterbury-Bankstown. O2. To promote a healthy urban forest and urban tree canopy. O3. To promote the use of professional standards and best practices in tree management. O4. To list the controls for the pruning, removal and replacement planting of trees. O5. To protect trees that contribute to the heritage significance of places. O6. To protect trees from tree vandalism.	**Works Requiring a Permit** 2.1. A person must not cut down, fell, uproot, kill, poison, ringbark, burn, commit tree vandalism, or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit. 2.2. Development consent is required to remove any tree: (a) located on a site listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; or (b) located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023.	**Complies** The development does not involve any tree removal.

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Objectives	**Controls**	**Compliance**
Chapter 3 - General Requirements: 3.1 Development Engineering Standards		
Section 2 - Civil Engineering Requirements O1 To ensure that development considers the existing public roads and levels. O2 To ensure that development considers the location of existing and proposed vehicular access with regard to avoiding existing drainage structures, traffic control devices, street infrastructure, existing utilities and street trees.	**Vehicular Footway Crossing Design and Construction** 2.1 Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths in accordance with the Table 2a. Maximum size is dependent on providing at least a 6m separation between wings, at the kerb, to adjoining VFCs. Minimum widths will apply in areas with high on street parking demands, and where on street time restrictions are in place. **Table 2a:** Table of VFC Widths Use | Minimum width of VFC @ boundary | Maximum width of VFC @ boundary | Minimum standard of VFC Residential | 2.75m * | 5.5m | Light duty **Internal driveway requirements** 2.3 The on-site driveway layout must be designed so that a car may be able to access and exit all required car spaces in one motion. In addition, a required car parking space must be located so as to be outside and clear of any vehicular manoeuvring area or right of carriage way. Austroads standard turning path templates are to be used to determine acceptability.	**Complies** The development retains the existing vehicular crossing and driveway accessed from King Street.

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Objectives	**Controls**	**Compliance**
Section 3 Stormwater Drainage Systems O1 To establish a high standard of stormwater drainage infrastructure within the site. O2 To ensure that the proposed and constructed stormwater drainage system do not adversely impact on Council's stormwater drainage system, the development itself and adjoining sites. O3 To ensure that buildings are not affected by inundation from stormwater runoff resulting from the 100-year ARI storm event. O4 To ensure that any proposed stormwater drainage works are designed to minimise any nuisance caused by stormwater drainage flows from local catchment flooding or mainstream flooding from rivers. O5 To manage stormwater runoff and prevent damage to buildings and property and reduce hazardous flows.	**Disposal of stormwater runoff** 3.2 Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections may be permitted subject to compliance with requirements outlined below. A separate approval to connect to Council's stormwater drainage system must be obtained from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit. **Roof Gutter Design** 3.4 Roof, eave and/or box gutters and downpipes must be sized using the formulas and tables provided in accordance with the Australian Standard AS/NZS 3500 and Table 4b. In the case of OSD design, where overflow of the roof system cannot be directed to the OSD system, the roof stormwater drainage system must be designed for the 100-year ARI storm. **Stormwater System ARI Design Criteria** **3**.5 The following design ARIs should be applied to the relevant components of the stormwater drainage system:	**Complies** Engineering Studio have prepared stormwater management plan and sediment and erosion control plan, which are provided in **Appendix 6: Stormwater Management Plan and Sediment Control Plan**. Stormwater is discussed in detail in Section 5.4 of this report.

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Objectives	Controls	Compliance
O6 To avoid the location of stormwater drainage infrastructure within tree driplines and deep soil zones. O7 To give special consideration to development requiring the submission of BASIX Certificate where the use of rainwater storage tanks fitted into stormwater drainage systems may supplement the domestic water supply.	Table 3b Stormwater design element / Design average recurrence interval (years) Site Piped Drainage (Residential) 10 Eave Gutters and Downpipes (Residential) 10 Site Piped Drainage (Commercial & Industrial) 20 Eave Gutters and Downpipes (Commercial & Industrial) 20 Box Gutters and Downpipes 100 Common Drainage Line (Residential) * 10 Common Drainage Line (Com & Ind)* 20 Inter-allotment Drainage no OLFP 100 Outlet to Natural Watercourse ** 5 **Requirements for Rainwater Tank Storage and Infiltration/Transpiration System Overflow** 3.13 Council will allow the implementation of a combination of rainwater storage; OSD and/or infiltration to dispose of overflow rainwater from the development.	
Section 4 - On-Site Detention Systems O1 To reduce the potential for local flooding and damage to existing properties by limiting runoff from development, to pre-developed levels.	**Single dwellings and dual occupancies** 4.1 Single dwellings and dual occupancies will not require OSD where: • It is proven to Council's satisfaction that the lack of OSD will not have an adverse effect on downstream drainage systems. A full local catchment analysis may be required. Applicants are advised to contact Council to find out specific OSD requirements for each catchment.	**Complies** Engineering Studio have prepared stormwater management plan and sediment and erosion control plan, which are provided in **Appendix 6: Stormwater Management Plan and Sediment Control Plan**. The development has Impervious area not

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Objectives	**Controls**	**Compliance**
	• Single dwellings and outbuildings have a combined impervious area of no more than 75% of the site area. • Development is proposed which does not significantly increase the post development stormwater runoff from the site.	greater than 75% and as such OSD system Is not required. Stormwater is discussed in detail in Section 5.4 of this report.
Chapter 3 - General Requirements: 3.2 Parking		
Section 2 - Off-Street Parking Rates O1 To ensure development meets the car, bicycle and service vehicle parking demands generated by various land uses. O2 To minimise on-street car parking to ensure road safety and visual aesthetics.	**Off-Street Parking Rates** 2.1 Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site. Dwelling houses | 2 car spaces	**Complies** The proposed development retains the existing hardstand car space to the front of the site accessed from King Street. The provision of any additional car parking will compromise the heritage setting of the existing dwelling occupying the site.
Section 3 - Design and Layout O1 To ensure the location and layout of parking areas function efficiently and safely.	**Parking Location** 3.3 Where above ground parking is the only solution possible, locate to the rear of buildings.	**Complies** The proposed development retains the existing hardstand car space to the front of the site accessed from King Street. The development has no ability to locate carparking to the rear of the

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Objectives	**Controls**	**Compliance**
O2 To provide efficiency in vehicular circulation and connection with the external traffic network. O3 To achieve a balance between parking requirements, visual aesthetics and pedestrian safety. O4 To encourage the electrification of vehicles. O5 To ensure development provides for the current and future electric vehicle charging needs of residents and occupants.	**Access Driveway Width and Design** 3.8 The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road. 3.9 The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility. 3.10 Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.	site without compromising the heritage setting of the site. **Complies** The development retains the existing vehicular crossing and driveway from King Street.
Chapter 3 - General Requirements: 3.3 Waste Management		
Section 2 - Standard Service Specifications for Residential Development O1 To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.	2.1 The weekly generation rates per dwelling are: General waste: 140L; Recycling: 120L; Garden organics: 120L* 2.2 The bin sizes for residential development are:	**Complies** A Waste Management Plan, prepared by Carter Williamson is provided in **Appendix 8: Waste Management Plan**. The Plan outlines the treatment of the construction, demolition and on-going waste and has been prepared in accordance with Council's

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Objectives	Controls	Compliance
O2 To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants. O3 To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas and waste collection vehicles. O4 To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services. O5 To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including pedestrians, maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment). O6 To integrate bin storage and collection areas with the building form and landscape	<table><tr><th rowspan="2">Residential development</th><th colspan="3">Waste stream</th></tr><tr><th>General waste</th><th>Recycling</th><th>Garden organics</th></tr><tr><td>Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings</td><td>140L</td><td>240L</td><td>240L</td></tr></table> 2.4 The standard service frequencies for residential development are: <table><tr><th rowspan="2">Residential development</th><th colspan="4">Service frequency</th></tr><tr><th>General waste</th><th>Recycling</th><th>Garden organics</th><th>Bulky waste (per calendar year)</th></tr><tr><td>Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings</td><td>One collection per week</td><td>One collection per fortnight</td><td>One collection per fortnight**</td><td>Two collections</td></tr></table>	requirements. Waste is discussed further in Section 5.5 of this report.

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Objectives	**Controls**	**Compliance**
to avoid adverse visual impacts on the streetscape and neighbourhood. O7 To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.		
Section 3 - Residential Development	**All Residential Development Types** 3.1 Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993. 3.2 Each dwelling is to have: (a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials. (b) A suitable space in the kitchen for a caddy to collect food waste. 3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins. 3.4 The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings. 3.5 The location of the bin storage area should ensure this area: (a) is screened or cannot be viewed from the public domain; and	**Complies** A Waste Management Plan, prepared by Carter Williamson is provided in **Appendix 8: Waste Management Plan**. A suitable waste storage area will be provided within the front setback area along the southern side boundary in accordance with Council's requirements. Waste is discussed further in Section 5.5 of this report.

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Objectives	**Controls**	**Compliance**
	(b) is away from windows of habitable rooms to reduce adverse amenity impact associated with noise, odour and traffic. 3.6 The location of the bin storage area is to be convenient to use for the dwelling occupants, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes. 3.7 Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m^2 per dwelling.	
Chapter 3 - General Requirements: 3.7 Landscape		
Section 2 - Landscape Design O1 To integrate the landscape design with the overall design of the development. O2 To promote the retention and planting of large and medium size trees, and the healthy growth of trees in urban areas.	**Existing Vegetation and Natural Features** 2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. 2.2 Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	**Complies** The development proposes a total landscaped area of 134.22m^2 consisting of turfed area, and shrub plantings. The site currently does not have any significant trees on site. The alterations and additions have been designed to minimise excavation.

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Objectives	**Controls**	**Compliance**
O3 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth. O4 To contribute to the quality and amenity of communal open space, podiums and courtyards.	**Design and location of landscape** 2.3 The landscape design is to contribute to and take advantage of the site characteristics. 2.4 The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) providing appropriate shade from trees or structures; (b) defining accessible and attractive routes through the communal open space and between buildings; (c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; (d) improving the microclimate of communal open spaces and hard paved areas; (e) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter. 2.5 The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of groundcovers, shrubs and trees;	**Complies** The development proposes a total landscaped area of 134.22m^2 (amounting to 31.8% of the site area) consisting of turfed area, and shrub plantings. The development maintains the existing landscaped areas to the front of the site. The proposal results in a minor decrease in landscaped area to the rear of the site amounting to 17.48m^2 which is acceptable as the reduction is minor.

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Objectives	**Controls**	**Compliance**
	(c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.	
	Trees 2.6 Development must consider the retention of existing trees, including street trees, in the building design. 2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils. 2.8 Development must provide street trees that will contribute to the canopy where possible.	**Complies** The site currently does not have any significant trees that require removal.
Section 3 - Biodiversity	**Biodiversity**	**Complies**

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Objectives	**Controls**	**Compliance**
O1 To protect biodiversity and ecological processes.	3.1 Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design. 3.4 The landscape design may consider using features to encourage native wildlife.	The proposed alterations and additions are modest and will not impact on the biodiversity of the area.

Chapter 4 - Heritage: 4.3 Heritage Conservation Areas

A Heritage Impact Statement (HIS) prepared by Architectural Projects is provided in **Appendix 4: Heritage Impact Statement**. The HIS provides a detailed assessment of the proposal against the heritage controls contained in Chapter 4 of the DCP. Heritage is discussed further in Section 5.1 of this report.

Chapter 5 - Residential Accommodation: 5.2 Former Canterbury LGA - Section 2 Dwelling Houses and Outbuildings

2.2 Site Coverage

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.

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 1: Maximum building footprint, floor area of outbuildings and site coverage

Complies

The site has an area of 422.7m^2, as such the development is required to have a maximum site coverage of 60%. The development amounts to a site coverage of 39.84% with a maximum building footprint of 168.4m^2.

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Objectives	Controls	Compliance
2.3 Landscaping 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.	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 2:** Minimum deep soil areas	**Complies** The site has an area of 422.7m^2, as such the development is required to have a minimum deep soil area of 15%. The development amounts to a deep soil area of 25.94%.
2.4 Layout and orientation 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.	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.	**Complies** The proposed rear alterations and additions have been designed and sited to maximise solar access, casual surveillance, natural lighting and ventilation whilst minimising impacts on the adjoining properties.

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Objectives	**Controls**	**Compliance**
2.5 Height 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.	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.	**Complies** The development proposes a two storey form with a maximum wall height of 6.5m.
2.6 Setbacks 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.	C2 Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:	**Complies** The site has a frontage of 10.365m. The alterations and additions maintain the existing front setback of between 6.445m and 6.65m. The proposed addition will have a rear setback of between 18.92m and 19.297m. The alterations and additions propose the following side setbacks:

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Objectives	Controls	Compliance
O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.	<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td>• 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.</td></tr><tr><td>Side Setbacks</td><td>• Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls.</td></tr><tr><td>Rear Setbacks</td><td>• Minimum setback of 6m from the rear boundary.</td></tr></table> **Table 3:** Dwelling houses with frontage of 12.5m or less 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).	• Northern side boundary: Min. 1.08m (rear addition) and zero setback (dwelling entrance area) • Southern side boundary: Min 9.85mm setback The development generally complies with the setback requirements apart from the dwelling entrance area along the northern side boundary. The proposed zero side setback is considered reasonable as it is a modest single storey form that will not result in any overshadowing or overlooking impacts of the adjoining property to the north. In addition, Control C12 of the DCP allows for such encroachments.
2.7 Building Separation O1 To promote improved levels of residential amenity for new and existing	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.	**Complies** The proposed alterations and additions have been designed in accordance with

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Objectives	**Controls**	**Compliance**
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.	(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.	the building separation requirements of the DCP.
2.8 General Design 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.	**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).	**Complies** The proposal retains the appearance of the existing single storey dwelling house along the King Street frontage and proposes a two storey contemporary form to the rear. The two storey form will not be visible from the streetscape as the addition is designed to have a substantial front setback and is to sit below the existing ridge level of the dwelling house. The two storey additions incorporates both contemporary and traditional materials and finishes to respect the heritage significance of the site.

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Objectives	**Controls**	**Compliance**
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 facade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.	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.	

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Objectives	**Controls**	**Compliance**
O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.	**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.	**Complies** The proposal has been designed to maintain the dwelling entry along the northern side boundary behind the front building alignment. It is clearly identifiable and provides weather protection.

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Objectives	**Controls**	**Compliance**
	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 dimension of 3.5m. C13 Secondary bedrooms must have a minimum dimension of 3m. C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	**Complies** The proposed alterations and additions improve the amenity of the internal dwelling layout as it locates living areas in an open plan layout, directly off the rear private open space and designed to ample natural light.

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Objectives	Controls	Compliance
	Facade treatment 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: **Table 6:** Width of articulating panels C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings. C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.	**Complies** The proposal retains the appearance of the existing single storey dwelling house along the King Street frontage and proposes a two storey contemporary form to the rear. The two storey additions incorporates both contemporary and traditional materials and finishes to respect the heritage significance of the site.

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

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Objectives	**Controls**	**Compliance**
	C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.	

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Objectives	**Controls**	**Compliance**
	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.	**Complies** The rear two storey addition has been designed in accordance with the requirements of CBDCP.

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Objectives	**Controls**	**Compliance**
	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 multipanel 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.	**Complies** The windows in the proposed alteration and additions have been designed in accordance with the requirements of CBDCP.

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Objectives	**Controls**	**Compliance**
	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.	**Complies** The rear two storey addition has been designed to provide adequate ventilation in accordance with the requirements of CBDCP.

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Objectives	**Controls**	**Compliance**
2.9 Roof Design and Features 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.	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.	**Complies** The rear two storey addition has been designed with a flat roof form to limit any visibility from the heritage streetscape. The development retains the existing pitched roof form of the front portion of the dwelling in accordance with the requirements of CBDCP.
2.10 Solar Access and Overshadowing O1 To ensure habitable rooms have reasonable daylight access. O2 To minimise overshadowing of primary living areas , private open space and solar roof top systems.	**Solar access to proposed development** C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. C2 Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open	**Complies** The application is accompanied by a detailed shadow diagrams for 21 June (mid-winter), 21 September (equinox) and 21 December (summer solstice) at hourly intervals between 8am-4pm. Solar access has been discussed in Section 5.2 of the report.

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Objectives	**Controls**	**Compliance**
O3 To enable occupants to adjust the quantity of daylight to suit their needs.	space surface area. 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 C3 Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. C4 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. C5 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 8.00am and 4.00pm on 21 June. (b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight. C6 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	**Complies** The application is accompanied by a detailed shadow diagrams for 21 June (mid-winter), 21 September (equinox) and 21 December (summer solstice) at hourly intervals between 8am-4pm. Solar access has been discussed in Section 5.2 of the report.
	Shading devices C7 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	**Complies** The development incorporates shading devices in accordance with CBDCP.

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Objectives	**Controls**	**Compliance**
	C8 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. C9 Provide horizontal shading to north-facing windows and vertical shading to east or west windows. C10 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. C11 Avoid reducing internal natural daylight or interrupting views with shading devices. C12 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection. C13 Use high performance glass with a reflectivity below 20%. C14 Minimise external glare by avoiding reflective films and use of tint glass. C15 Use of draft insulation around windows and doors.	
2.11 Visual Privacy O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a	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:	**Complies** The development is considered to maintain the visual privacy of the internal occupants and surrounding

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Objectives	**Controls**	**Compliance**
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.	(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.	properties by incorporating the following in the design: • Compliance of the rear addition with the side and rear setback requirements of CBDCP. • Ground floor habitable area windows are generally located within rear façade. • First floor bedroom windows are generally located within the rear façade. • The bedroom, kitchen, study and en-suite windows located on the side elevations will be off-set to avoid direct view of windows on adjacent properties. • The existing boundary fencing will restrict any visual privacy impacts. • The first floor circular window along the northern side boundary serves a void area.

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Objectives	**Controls**	**Compliance**
2.12 Acoustic Privacy 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.	C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.	**Complies** The development has been designed to maintain the acoustic privacy of the internal occupants and surrounding properties in accordance with CBDCP requirements.