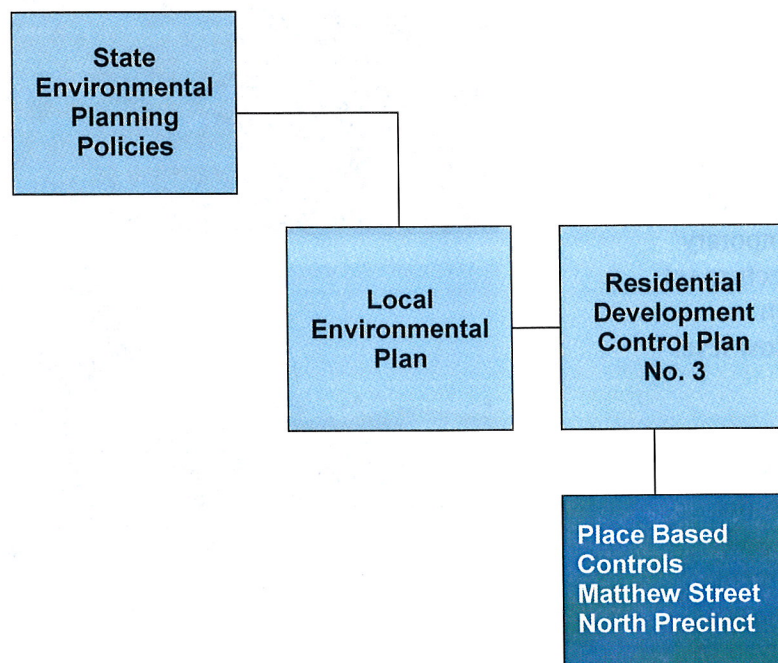


Part 6 – Recommended Design Controls

The following controls relate to the Matthew Street North Precinct and are to be read in conjunction with the other controls outlined in DCP No. 3; the LEP and associated State Environmental Planning Policies. The flow chart below shows the relationship of these place based controls with the environmental planning instruments and DCP No.3

Any departure that is sought from either the density (i.e. minimum lot size and floor space ratio) or the height controls must be accompanied by a formal objection under State Environmental Planning Policy No. 1 - Development Standards.

An “*objective*” and a set of performance “*controls*” for each of the urban design elements discussed above is provided. Some flexibility in the application of the controls is provided where strict compliance is unreasonable or unnecessary having regard to the *objective* and the circumstances of the case; any proposal seeking a departure from the performance *controls* must achieve the stated *objective*.



Desired Future Character

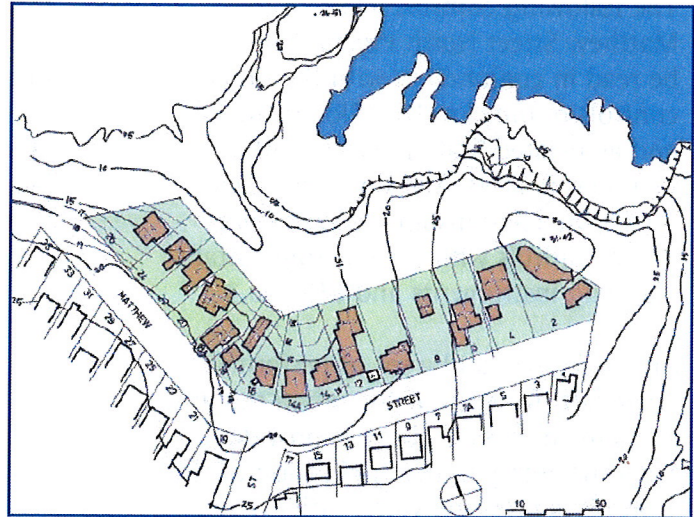
Objective

To enable sustainable development that contributes to the desired future character of the Precinct.

Controls

New development in the Matthew Street North Precinct, including alterations and additions to existing buildings, is to be in accordance with the following desired future character:

- A Precinct with buildings nestled within a landscape of magnificent beauty. A built form that is low key and low density and consists of high quality contemporary coastal architecture set within an open landscape of low level vegetation.
- New infill development is sympathetic to the scenic beauty and existing settlement patterns and respects the views enjoyed by the surrounding area.



Density, Subdivision and Floor Space Ratio

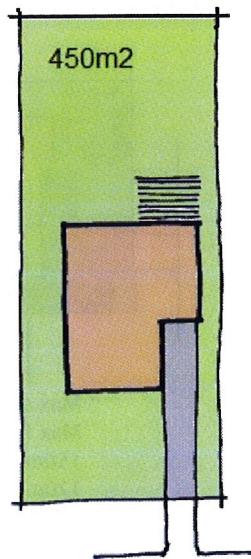
Objective

To maintain the existing low density amenity and characteristics of the Precinct.

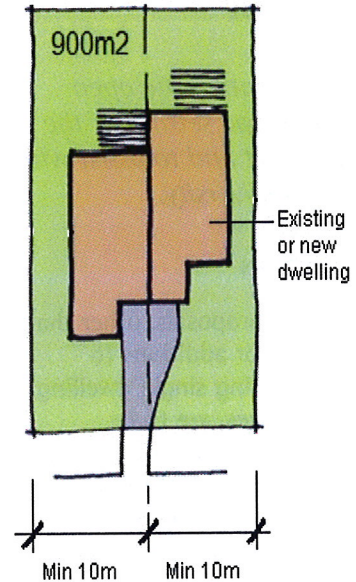
Controls

- Density is not to exceed one dwelling per 450 m².
- The minimum lot size is 450 m² excluding any access way, driveway or roadway; refer Figures
- Subdivision of vacant land is to include building envelopes for any vacant allotments created.
- The building envelopes are to be in compliance with the controls outlined in this DCP and will be subject to a restriction on the title limiting future dwellings and ancillary structures to the envelope.
- The minimum frontage of an allotment is to be 10 m excluding rear battle axe allotments.
- All development is limited to a floor space ratio of 0.4:1. Floor space ratio means the ratio of the 'gross floor area' of any buildings on the site to the site area.

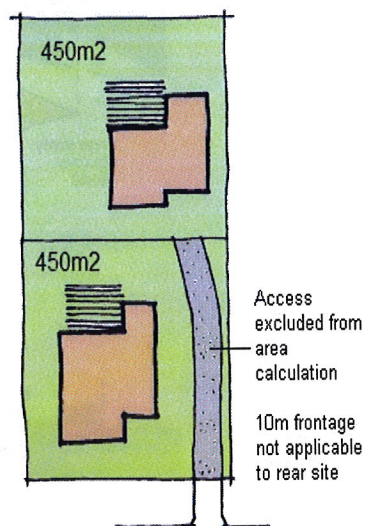
Dwelling House



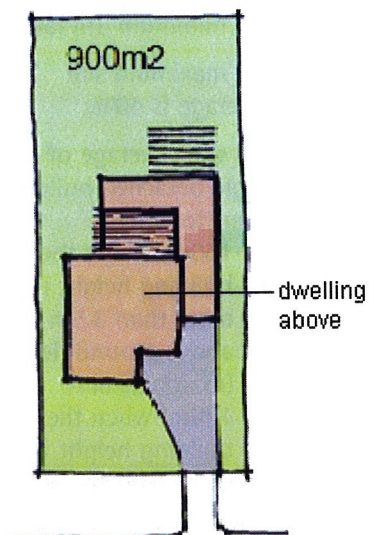
Attached Dual Occupancy (Duplex)



Detached Dual Occupancy



Attached Dual Occupancy (Maisonette)



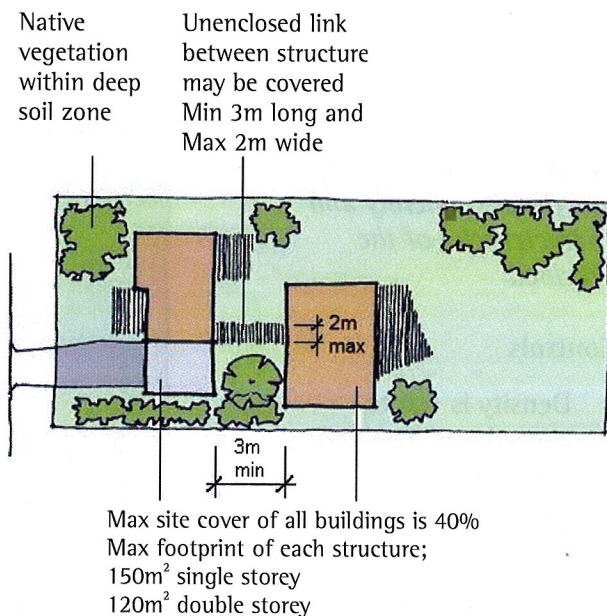
Site Coverage and Landscaping

Objective

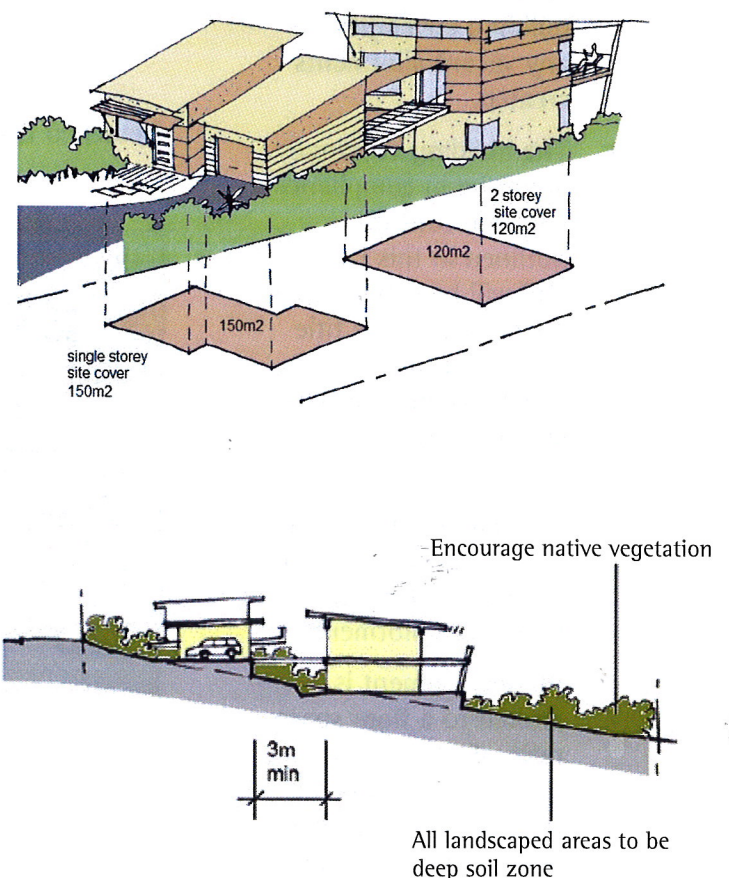
To maintain the open landscape setting of the Precinct and to assist with its biodiversity.

Controls

- All proposals, other than minor additions to existing single dwelling houses, are to be accompanied by a Landscape Plan prepared by a suitably qualified Landscape Architect or Designer. Plant species selected should be from the list in Appendix B.
- A minimum of 40% of the site area is to be set aside for deep soil zones.
- Unenclosed links in modular developments to be maximum 2m wide and minimum 3m long
- The maximum site coverage is 40%;
- The site coverage of any single detached building is not to exceed:
 - 150m² where the building height is not more than 3.5m above ground level (existing); or
 - 120m² when the building height is over 3.5m above ground level (existing).



Example of Modular Development



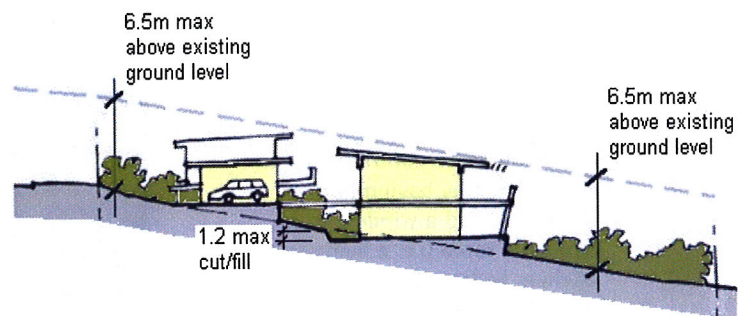
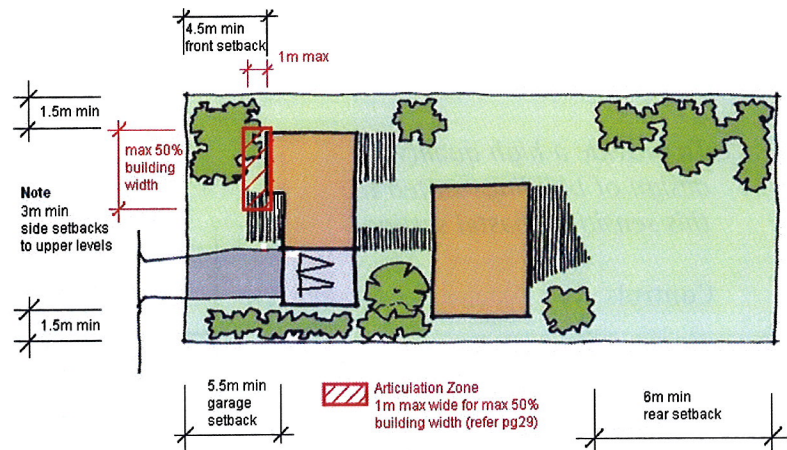
Height and Setbacks

Objective

To maintain a low scale development form, space between buildings, streetscape character, general amenity and important view lines.

Controls

The maximum height of a building must not exceed 6.5 m (i.e. two storeys); height is measured vertically from ground level (existing) to the highest point on the building; refer Figures.



The setbacks are to be in accordance with the table.

Minimum Front (Building Line) Setback	Minimum Side Setback Ground Level (<3.5m)	Minimum Side Setback Upper Level (>3.5m)	Minimum Rear Setback (Rear boundaries parallel to Matthew Street)
4.5m (5.5m to garages)* (3.5m to articulation zone)	1.5m*	3m*	6m

* Eaves, gutters, downpipes and the like are permitted within the side setback area.

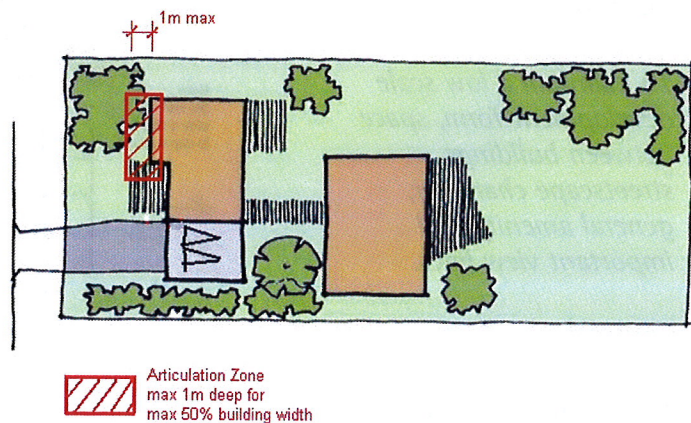
Building Design

Objectives

To provide a high quality design of buildings suited to this sensitive coastal setting.

Controls

- Buildings are to be predominantly externally clad of light weight materials, such as fibre cement, timber or corrugated metal. Heavyweight materials such as concrete and masonry are to be minimised externally but encouraged internally for thermal advantage.
- The colour of materials is to be sympathetic to the natural setting of the locality.
- Buildings are to contribute to an active street by having both a front door and a window to a habitable room (i.e. a living space, kitchen, bedroom, study or laundry) fronting the street.
- Within the front setback of a new dwelling an 'articulation zone' may be incorporated. This zone is a notional area projecting 1 m forward of the 4.5m front building line within which additional building elements such as entry features, porticos, decks, verandahs, and bay windows may be built.
- the articulation zone may comprise up to 50% of the building width
- An awning or other feature over a window and sun shading features are not included in the maximum area of the articulation zone.
- Carports and garages must be setback a minimum of 5.5m from road boundary.



Lightweight materials: neutral colours with bright colours as feature only



Landscape of low scale to fit with building, break up of building form components

Appendix A - Workshop Outcomes

Appendix B - Plant Species List

Shrubs

<i>Acacia longifolia</i>	Sydney Golden Wattle
<i>Acacia longifolia</i> var. <i>sophorae</i>	Coastal Wattle
<i>Acacia podalyriifolia</i>	Queensland Silver Wattle
<i>Backhousia myrtifolia</i>	Grey Myrtle
<i>Banksia robor</i>	Swamp Banksia
<i>Backhousia myrtifolia</i>	Grey Myrtle
<i>Callistemon pachyphyllus</i>	Wallum Bottlebrush
<i>Callistemon salignus</i>	Willow Bottlebrush
<i>Cordyline stricta</i>	Cordyline
<i>Leptospermum laevigatum</i>	Coastal Tea Tree
<i>Leptospermum polygalifolium</i>	Lemon Scented Tea Tree
<i>Metrosideros Collina</i>	NZ Christmas Bush
<i>Omalanthus populifolius</i>	Bleeding Heart
<i>Syzygium australe</i>	Brush Cherry
<i>Syzygium "Aussie Southern"</i>	Lilly Pilly cultivar
<i>Syzygium "Cascade"</i>	Lilly Pilly cultivar
<i>Westringia fruticosa</i>	Coastal Rosemary

Groundcovers and vines

<i>Austromyrtus dulcis</i>	Midyim
<i>Dianella caerulea</i>	Flax Lily
<i>Hardenbergia violacea</i>	False Sarsaparilla
<i>Hibbertia dentata</i>	Twining Guinea Flower
<i>Hibbertia scandens</i>	Snake Vine
<i>Lomandra longifolia</i>	Mat Rush
<i>Melaleuca thymifolia</i>	Giant Mondo
<i>Lomandra hystrix</i> Thyme	Honey Myrtle
<i>Lomandra Tanika</i>	Mat Rush
<i>Scaevola albida</i>	Fan Flower
<i>Themeda australis</i>	Kangaroo Grass
<i>Trachelospermum jasminoides</i>	Star Jasmine