

**Development
Control
Plan No. 13**

**Multiple Unit
Development Code**

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Important Note:

Applications for residential flat/apartment development, may be subject to the requirements of ***State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development.***

You will need to check the requirements of the State Policy to ascertain whether or not they apply to your proposed development and, if they do, your application **must** be prepared and presented in accordance with those requirements.

In addition to the controls contained in this Development Control Plan, your application will also be assessed against the requirements of the ***Residential Flat Design Code***, published by Planning NSW.

From 1 December 2003, the "three stage registered architect" verification process will apply to all applications for residential flat development which are affected by the SEPP. This means that a registered architect must verify their involvement in the design of the proposed development. This is to be done at all stages of the development approval and construction process, namely Development Application, Construction Certificate and Occupancy Certificate.

Further details regarding SEPP 65 and the Residential Flat Design Code can be obtained from the Sustainability Unit of the Department of Planning on 9228 6472 or by accessing the planning.nsw.gov.au website.

1. INTRODUCTION

1.1 Where does the Code apply?

This code applies to all proposals for multiple unit development in residential zones where they are permissible. It also applies to townhouse and villa home development in multiple unit development zones.

Note:

The provisions of this DCP have been superceded by the provisions of DCP 55, insofar as they relate to land to which DCP 55 applies.

1.2 What is the purpose of the Code?

The purpose of this code is to set objectives and standards for multiple unit development and townhouse and villa home development within multiple unit development zones. These standards have been formulated so that:

- the amenity of residential areas is enhanced and protected;
- the streetscape of a locality is preserved;
- developments are of a high standard of design, which ensures privacy, sunlight penetration and air circulation are maximised with adequate provision for off-street parking and private recreation space;
- there exists a greater choice of accommodation for residents.

1.3 Are you a home owner or resident?

When Council receives a development application for a development, letters are sent to all adjoining land owners and residents allowing them to view the proposal, and if so desired, to make a written submission.

You can comment on any aspect of the proposal, but in particular you should comment on how the proposal affects you. Constructive comments on how the development would be improved are always welcome.

1.4 Are you an applicant?

If you propose to build a development and it is permitted by the zoning, then a development application must be submitted and development consent granted before a Construction Certificate can be issued. A separate Construction Certificate application needs to be lodged with Council.

1.5 Can requirements be varied?

This code sets out what Council is aiming to achieve with multiple unit development and townhouse and villa home development within multiple unit zones. The standards set out the ways of achieving these aims.

There may, however, be other ways of achieving the desired result, or there may be circumstances where it is not relevant to comply with a particular provision. If this is the case, then you must make a written submission with your proposal outlining the variation, providing reasons why the variation is necessary and setting out how the objectives of the particular provisions are satisfied by the proposal.



1.6 How to apply

1.6.1 To avoid delays, all applicants/designers are encouraged to:

- Contact, at least by telephone, the officer who is likely to be dealing with the proposal before undertaking preliminary plans to see if there are any specific circumstances of the particular site that may not be apparent from the relevant code and which should be taken into account when designing a proposal.
- Make an appointment with the officer after preliminary plans have been sketched out to obtain an opinion, view or guidance.
- Send a copy of the preliminary sketch to the officer in advance (say a few days) so that a considered opinion can be given on major points of the proposal at the interview.
- Take any advice received into consideration when preparing final plans for submission.
- Establish desirable submission dates if a tight schedule is involved so as not to miss a particular Council meeting date for the sake of a day or so in the submission date.
- Include information including a summary or table of calculations made so as to assist Council officers in their assessment of the application.
- Indicate to Council officers whether you would like to be contacted if any problems arise.

1.6.2 The following details are required to be submitted with a completed Development Application form:

- (a) The fee, determined by Council, must accompany the application which is based on Council's estimate of cost of the building. In addition to this base fee, a fee covering the cost of a newspaper notification of the development must be paid. Council is obliged by law to advertise all proposals. Any amendments to the proposal after consent has been given may require the submission of an amended application with additional fee and re-advertising.
- (b) Four copies of a plan or drawings at a scale of 1:100 and/or 1:200 and fully describing the development are required to be submitted. It is important that the plans be drawn accurately (preferably by a qualified designer) and show the following information:
 - (i) The location, boundary dimensions, site area and north point of the land;
 - (ii) The location of proposed buildings on the land;
 - (iii) The location and uses of buildings on all sites adjoining the land;
 - (iv) The internal layout of the proposed buildings showing the intended use of each room;
 - (v) The floor space of each dwelling (refer to definition of floor space);
 - (vi) Elevations and sections showing proposed external finishes and heights;
 - (vii) Proposed finished and existing ground levels of all surfaces on the site and the levels of each floor of the building. All levels to be Australian Height Datum;
 - (viii) Building perspectives, where necessary, to illustrate the proposed building;



- (ix) Proposed parking arrangements, vehicular entrance and exit movements including the width and gradient of all driveways;
 - (x) Broad intentions of proposed landscaping of the site;
 - (xi) Proposed methods of draining the land;
 - (xii) The location of public utility services, street trees, driveways, etc.
- (c) Council will require shadow diagrams where it is considered necessary to ensure compliance with the objectives of this code.
- (d) A survey plan of the property showing reduced levels to Australian Height Datum certified by a registered surveyor, and showing:
- The area and dimensions of the land;
 - Existing contours of the land at 0.5 metre intervals; and
 - All existing trees having a height in excess of 4.0 metres or a branch spread of more than 3.0 metres (diameter), with the estimated height shown (each tree is to be indicated by a letter or number for reference purposes).
- (e) The submission of a comprehensive statement by the designer of the development on the design concept of the overall proposal setting out how the development would relate to the existing and likely future development in the immediate vicinity, that is, on adjoining lands.
- The statement, would include the principles of design in the location, orientation and individual design of each dwelling and the relationship of each dwelling to other dwellings, particularly with regard to privacy between dwellings and open space areas. The written statement could be supplemented with plans and drawings illustrating graphically the principles employed by the designer.
- (f) Calculations comparing the proposed development with the standards contained in the code. These calculations should be set out on the plan or a separate sheet. The format as shown on page 36 is to be used.
- (g) Developments within flood liable areas are required to comply with the requirements of Council's Development Control Plan No. 28 - Flood Management and Flood Proofing.

Note:

If inadequate or incomplete information is submitted, determination of the application will be delayed and the application will be returned to the applicant for completion.

Council's Development Application Guide largely supercedes this section. The DA Guide provides details on all the things you need to do before submitting an application for development. This Guide should be used in conjunction with the DA checklist. The Checklist will ensure that all the necessary information and plans are provided with your application.

Both the Guide and Checklist are available at our Customer Service Centre or can be downloaded from Council's website:

www.canterbury.nsw.gov.au



2. DEFINITIONS

For the purpose of this code:

"Battle-Axe or Hatchet-Shaped Allotment" means an irregular shaped allotment of land with a narrow access strip of land forming its street frontage.

"Dwelling" means a room or number of rooms occupied or used, or so constructed or adapted so as to be capable of being occupied or used as a separate domicile.

"Floorspace" means the sum of the areas of each floor of a building where the area of each floor includes all wall thicknesses, ducts, vents, staircases (counted once between floor levels), as measured at a height of 1400 millimetres above each floor level, excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external walls;
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air-conditioning ducts;
- (c) carparking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access thereto;
- (d) space for the loading and unloading of goods up to 35 square metres; and
- (e) internal public arcades and thoroughfares, terraces and balconies with outer walls less than 1400 millimetres high.

"Height" in relation to a building, means the vertical distance measured between natural ground level at any point at which the building is sited, and the ceiling of the topmost floor of the building above that point.

"Landscaped Open Space" means that part of the site not occupied by any building or buildings (except for swimming pools or open air recreation facilities) which is predominantly landscaped by way of the planting of gardens, lawns, shrubs or trees and is available for use and enjoyment by the occupants of the building erected on the site area, but does not include that part of the site area as is used for driveways and parking areas.

"Large Dwelling" means a dwelling with floor space more than 90 square metres or a dwelling that contains more than two bedrooms or rooms capable of being used as bedrooms.

"Medium Dwelling" means a dwelling with floorspace between 60 square metres and 90 square metres and containing not more than two bedrooms or rooms capable of being used as bedrooms.



"Multiple Unit Development" means development consisting of three or more dwellings on one allotment of land but does not include townhouse development or villa home development.

"Natural Ground Level" means the existing ground level of the land before any site filling, excavation or building work commences.

"Small Dwelling" means a dwelling with floorspace up to 60 square metres and containing one bedroom or room capable of being used as a bedroom.

"Storey" in relation to a building does not include a floor or level of the building used exclusively for the purposes of carparking, storage or laundry facilities, or any combination of these purposes, where the ceiling is not greater than 500 millimetres above ground level.

"Townhouse" means a dwelling within a two storey building containing more than two dwellings where each dwelling has its own entrance and open space for the exclusive use of the occupants of the dwelling.

"Villa Home" means a dwelling within a one storey building containing more than two dwellings where each dwelling has its own entrance and open space at ground level for the exclusive use of the occupants of the dwelling.



3. SITE REQUIREMENTS

3.1 Minimum Frontage

3.1.1 Objectives

- (i) To ensure sites are of sufficient size to accommodate dwellings and provide adequate access, open space and building orientation;
- (ii) To reduce the number of vehicle access points on major roads; and
- (iii) To avoid the physical and economic isolation of sites.

3.1.2 Standards

- (a) A minimum site frontage of 20 metres is required for multiple unit development in a local street;
- (b) A minimum site frontage of 15 metres is required for townhouse and villa home development in a local street.
- (c) A minimum site frontage of 27 metres is required for any development on a major road.
- (d) The following roads are considered major roads for the purpose of this Code:
 - 1. Bayview Avenue
 - 2. Bexley Road
 - 3. Burlington Avenue
 - 4. Canterbury Road
 - 5. Fore Street
 - 6. Georges River Road
 - 7. Hartill-Law Avenue
 - 8. Homer Street, between William Street and Hartill-Law Avenue and Cooks River
 - 9. King Georges Road
 - 10. Kingsgrove Road
 - 11. Loch Street
 - 12. Moorefields Road
 - 13. New Canterbury Road
 - 14. Orissa Street
 - 15. Permanent Avenue, between Thompson Street and Wardell Road
 - 16. Punchbowl Road
 - 17. Second Avenue
 - 18. Thompson Street, between Burlington Avenue and Permanent Avenue
 - 19. Viking Street
 - 20. Wardell Road, between Permanent Avenue and Riverview Road and Cooks River
 - 21. William Street
- (e) Battleaxe allotments shall have a minimum width of 20 metres for multiple unit development and 15 metres for townhouse and villa home development (excluding the access handle). The access handle will not be included in



calculations for site area.

- (f) Development proposals which propose to create "isolated sites" will not be considered by Council unless the development has the maximum number of storeys limited to two at the street frontage and one at the rear of the site as required in Council's Townhouse and Villa Home Code (DCP 12). Any dwelling of two storey construction must face or address the street.

Isolated sites are defined as those sites with a width of less than 15 metres and which have no development potential under this or other residential codes.



4. DENSITY

4.1 Objectives

To provide density controls which:

- (i) ensure that the development has sufficient site area for space between the buildings (on-site and adjoining), landscaped open space and car access;
- (ii) provide a satisfactory balance of dwellings to site area;
- (iii) encourage building forms which will achieve the desired character of the residential environment;
- (iv) enable Council to determine and plan the level of services required for an area;
- (v) encourage the development of larger sites.

4.1.1 Standards

- (a) The tables below indicate the appropriate density in site area per dwelling for both multiple unit development and villa home and townhouse development in the various zones. Column 1 indicates the size of the dwelling. Column 2 applies to sites which have a frontage of less than 27 metres. Column 3 applies to sites which have a frontage of 27 metres or greater.
- (b) **Density No. 1** applies to:
 - (i) Residential 2(c1) zones under the Canterbury Planning Scheme Ordinance (CPSO).
 - (ii) Residential 2(c) zones under the Precinct Local Environmental Plans (LEPs 138, 148 and 178) which are indicated as Density No.1 on the attached maps.

DENSITY NO. 1		
<u>COLUMN 1</u> <u>Dwelling Size</u> (Floor Area)	<u>COLUMN 2</u> <u>Minimum Site Area</u> <u>per Dwelling</u>	<u>COLUMN 3</u> <u>Minimum Site Area per</u> <u>Dwelling</u>
Small (< 60 sq.m.)	200 sq.m.	150 sq.m.
Medium (60-90 sq.m.)	250 sq.m.	200 sq.m.
Large (> 90 sq.m.)	300 sq.m.	250 sq.m.



- (c) **Density No. 2** applies to:
- (i) Residential 2(c2) zones under the CPSO.
 - (ii) Residential 2(c) zones under the Precinct Local Environmental Plans (LEPs 138, 148 and 178) which are indicated as Density No. 2 on the attached maps.

DENSITY NO. 2		
COLUMN 1 <u>Dwelling Size</u> (Floor Area)	COLUMN 2 <u>Minimum Site Area</u> per Dwelling	COLUMN 3 <u>Minimum Site Area</u> per Dwelling
Small (< 60 sq.m.)	150 sq.m.	125 sq.m.
Medium (60-90 sq.m.)	185 sq.m.	155 sq.m.
Large (> 90 sq.m.)	240 sq.m.	200 sq.m.

- (d) **Density No. 3** applies to:
- (i) Residential 2(c3) zones under the CPSO.
 - (ii) Residential 2(c) zones under the Precinct Local Environmental Plans (LEPs 138, 148 and 178) which are indicated as Density No. 3 on the attached maps.

DENSITY NO. 3		
COLUMN 1 <u>Dwelling Size</u> (Floor Area)	COLUMN 2 <u>Minimum Site Area</u> per Dwelling	COLUMN 3 <u>Minimum Site Area</u> per Dwelling
Small (< 60 sq.m.)	125 s.q.m.	110 sq.m.
Medium (60-90 sq.m.)	155 sq.m.	135 sq.m.
Large (> 90 sq.m.)	200 sq.m.	175 sq.m.



(e) **Density No. 4** applies to:

- (i) Residential 2(c4) zones under the CPSO.
- (ii) Residential 2(c) zones under the Precinct Local Environmental Plans (LEPs 138, 148 and 178) which are indicated as Density No. 4 on the attached maps.

DENSITY NO. 4		
COLUMN 1 <u>Dwelling Size</u> (Floor Area)	COLUMN 2 <u>Minimum Site Area</u> <u>per Dwelling</u>	COLUMN 3 <u>Minimum Site Area</u> <u>per Dwelling</u>
Small (< 60 sq.m.)	110 s.q.m.	95 sq.m.
Medium (60-90 sq.m.)	135 sq.m.	110 sq.m.
Large (> 90 sq.m.)	175 sq.m.	150 sq.m.

4.1.2 Where corner allotments are being considered for multiple unit development the bonus densities only apply where the shorter frontage is 27 metres.

Note:

The storage area referred to in Clause 15.7.1 is not to be counted as floor space for the purposes of calculating dwelling size.

The maximum density provisions as indicated may not be achievable for townhouse and villa home development (see clause 16.2.1 for further details).



5. OPEN SPACE

5.1 Landscaped Open Space

5.1.1 Objectives

- (i) To provide open space for recreation and use by the residents;
- (ii) To enhance the quality of the built environment by providing a satisfactory balance of open space to buildings;
- (iii) To integrate the landscaped area with the surroundings of the building;
- (iv) To reduce the paved area on the site;
- (v) To improve the visual amenity of the City.

5.1.2 Standards

- (a) The tables below indicate the total amount of landscaped open space to be provided on site. Column 1 indicates the size of the dwelling. Column 2 applies to sites which have a frontage of less than 27 metres. Column 3 applies to sites which have a frontage of 27 metres or greater.

Note:

Figures shown in brackets apply to townhouse and villa home development.

- (b)

DENSITY NO. 1		
Small	100 sq.m. (85 sq.m.)	75 sq.m. (64 sq.m.)
Medium	125 sq.m. (106 sq.m.)	100 sq.m. (85 sq.m.)
Large	150 sq.m. (127 sq.m.)	125 sq.m. (106 sq.m.)

- (c)

DENSITY NO. 2		
Small	75 sq.m. (64 sq.m.)	60 sq.m. (51 sq.m.)
Medium	90 sq.m. (76 sq.m.)	75 sq.m. (64 sq.m.)
Large	120 sq.m. (102 sq.m.)	100 sq.m. (85 sq.m.)



(d)

DENSITY NO. 3		
Small	60 sq.m. (51 sq.m.)	55 sq.m. (47 sq.m.)
Medium	75 sq.m. (64 sq.m.)	65 sq.m. (55 sq.m.)
Large	100 sq.m. (85 sq.m.)	85 sq.m. (72 sq.m.)

(e)

DENSITY NO. 4		
Small	55 sq.m. (47 sq.m.)	50 sq.m. (42 sq.m.)
Medium	65 sq.m. (55 sq.m.)	55 sq.m. (47 sq.m.)
Large	85 sq.m. (72 sq.m.)	70 sq.m. (59 sq.m.)

5.2 Private Open Space

5.2.1 Objectives

- (i) To provide outdoor living space as an extension of the dwelling;
- (ii) To ensure that recreation areas are of useable dimensions.

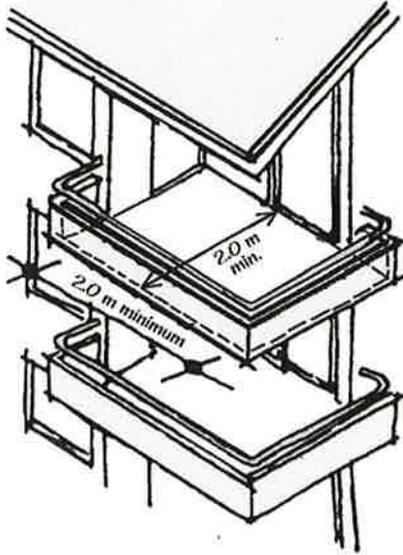
5.2.2 Standards

- (a) A minimum amount of private open space shall be provided for each dwelling in the form of a balcony, verandah or courtyard as per the following table:

Dwelling Size	Private Open Space Dwelling
Small	5 sq.m.
Medium	7 sq.m.
Large	9 sq.m.

- (b) The private open space is to have a minimum dimension of two metres;
- (c) The private open space should, where possible, be directly accessible to the living areas of each dwelling;
- (d) The private open space should be sited, where possible, so as not to be overlooked from adjoining properties.





Private Open Space (Balconies) (Figure 1)



6. SETBACKS

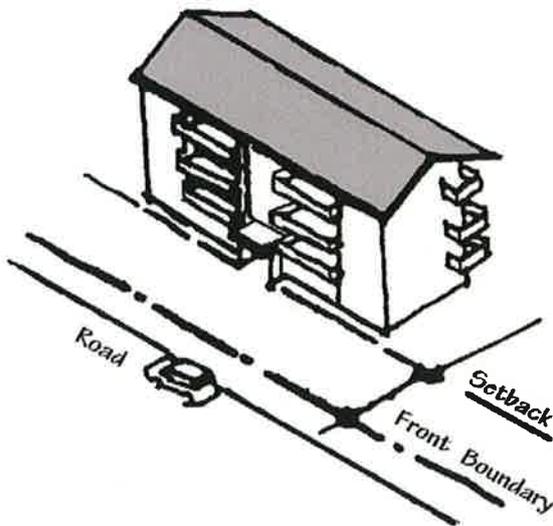
6.1 Front Boundary Setbacks

6.1.1 Objectives

- (i) To retain and enhance the residential streetscape;
- (ii) To reduce the effect of traffic noise;
- (iii) To provide areas for open space/landscaping in front of buildings;
- (iv) To minimise adverse impact on adjacent and adjoining properties;
- (v) To permit flexibility in the siting of buildings.

6.1.2 Standards

- (a) The minimum front boundary setback for multiple unit development shall be:
 - (i) 7.5 metres for up to and including two storeys; and
 - (ii) 8.5 metres for over two storeys.
- (b) A walled/fenced courtyard may be permitted to occupy part of the area in front of a building by up to 50% (excluding driveways).



Front Setback (Figure 2)

6.2 Side and Rear Boundary Setbacks

6.2.1 Objectives

- (i) To provide reasonable privacy and reduce the effect of noise;
- (ii) To allow adequate solar access;
- (iii) To create spatial separation between buildings so as to break up the bulk and scale of buildings;
- (iv) To provide areas for open space;
- (v) To minimise overshadowing of adjoining properties; and
- (vi) To permit flexibility in the siting of buildings.

6.2.2 Standards

- (a) All buildings shall be set back from side and rear boundaries in accordance with the following:
 - (i) Three metres for single storey (where the height of the wall is less than three metres);
 - (ii) If the height of the building exceeds three metres, the setback shall be calculated by the following formula:

$$S = 3 \text{ metres} + \frac{H - 3 \text{ metres}}{4}$$

S = Setback from side or rear boundary
H = Height of the building

Example

7.2 metre high building

$$S = 3 \text{ metres} + \frac{H - 3 \text{ metres}}{4}$$

$$S = 3 \text{ metres} + \frac{7.2 - 3 \text{ metres}}{4}$$

$$S = 3 \text{ metre} + 1.05$$

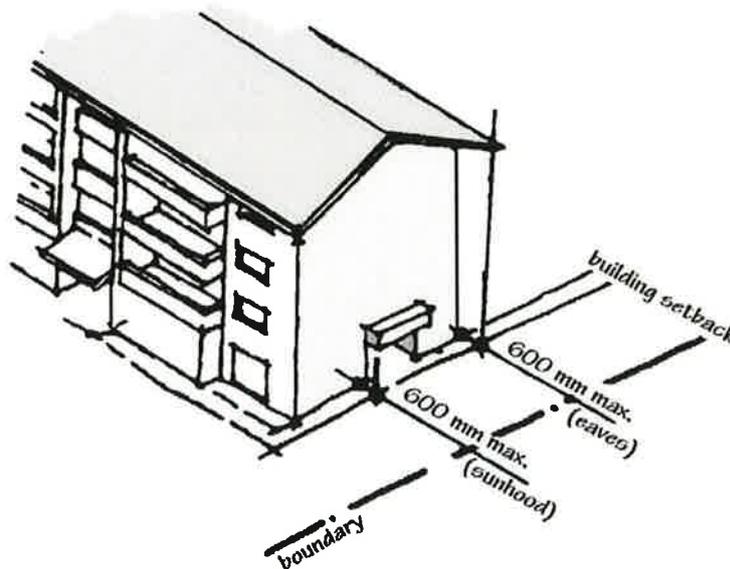
$$S = 4.05 \text{ metre}$$

- (b) Council may consider an encroachment of 25% of the required side and rear setbacks to enable design flexibility, provided that:
 - (i) The average required setback is maintained for the side of the building concerned;
 - (ii) The encroachment is evenly distributed along the boundary;
 - (iii) There is a minimum setback of 2.4 metres;
 - (iv) The encroachment does not have an adverse effect on the adjoining properties.



- (c) The projections permitted into setback areas include roof eaves, sun-hoods, gutters, downpipes, chimney flues, light fittings, electricity or gas meters, and aerials which may project 600 millimetres from the building;
- (d) Balconies may encroach on the required setback distance provided:
 - (i) In the case of side and rear boundary setbacks, a maximum distance of 1.5 metres or 25% of the required setback, whichever is the lesser;
 - (ii) In the case of front boundary setbacks, 1 metre;
 - (iii) The encroaching part of the balcony is generally of open type construction.
- (e) The piecemeal enclosing of balconies will not be permitted. The closing-in of balconies after a building has been completed will not be accepted unless an overall scheme for the whole building is implemented at the same time and subject to the overall design being in compliance with the objectives of the code and to the satisfaction of Council.

Designers are encouraged to consider the likely future need of residents to seek protection from prevailing strong winds and weather in their design, thus eliminating the later, future desire to enclose poorly orientated or inadequately protected balconies which detract from the architectural integrity of the original building.



Projections Permitted into Setback Areas
(Figure 3)

Note:

Specific setback requirements for townhouse and villa home development apply (see clause 16.4 for details).

7. HEIGHT OF BUILDINGS

7.1 Objectives

- (i) To ensure development has minimal impact on neighbouring properties in terms of building dominance, bulk, shadows, privacy and views.
- (ii) To provide development which is compatible to the surrounding residential character.

7.1.1 Standards

- (a) The maximum height of a building at any point measured to the ceiling of the topmost floor above existing natural ground level shall not be greater than the following:
 - single storey (built on the boundary) - 2.6 metres
 - two storey - 7.2 metres
 - three storey - 9 metres



8. LANDSCAPING AND SITE DESIGN

8.1 Objectives

- (i) To enhance the existing streetscape and landscape character;
- (ii) To enhance the setting of buildings to provide for privacy, shade and visual interest.

8.1.1 Standards

- (a) Landscaping shall enhance the natural features of the site and adjoining areas. Existing landscape elements should, where possible, be preserved;
- (b) Landscaping should relate to the streetscape and the landscaping of adjoining development. Where possible, landscaped areas should adjoin the landscaped areas of adjacent allotments;
- (c) Particular attention in terms of landscaping treatment should be given to the front setback area;
- (d) Developments involving ten or more dwellings are to provide a designated children's play area. The intention of such a play area is to cater for pre-school and infant school children. Any play equipment that may be provided shall comply with the relevant Australian Standards;
- (e) The application should be accompanied by a plan showing the broad intentions of the proposed landscaping of the site. The plan would be diagrammatic only and not necessarily indicate specific plant types but rather the height/bulk and position of planting envisaged. The intended use of the various areas within the site should be designated, eg screened children's play area, clothes drying area. The use of planting material to screen unpleasant views, provide privacy between dwellings, reduce the visual bulk of buildings, etc could also be illustrated;
- (f) Council will require a detailed landscape plan prepared by a landscape architect or suitably qualified person, to be submitted for approval at the Construction Certificate stage. Building plans will not be released until the landscape plan has been approved by Council. Applicants should acquaint themselves with Council's Landscape Guidelines;
- (g) Council has in force a Tree Preservation Order which requires Council's consent for the removal or lopping of any tree covered by the Order. The Order applies to a tree over 4 metres in height or 3 metres (diameter) in branch spread except under certain circumstances specified in the Order. Council views any unauthorised removal very seriously and may prosecute to the full extent of the law. Heavy fines may be imposed.



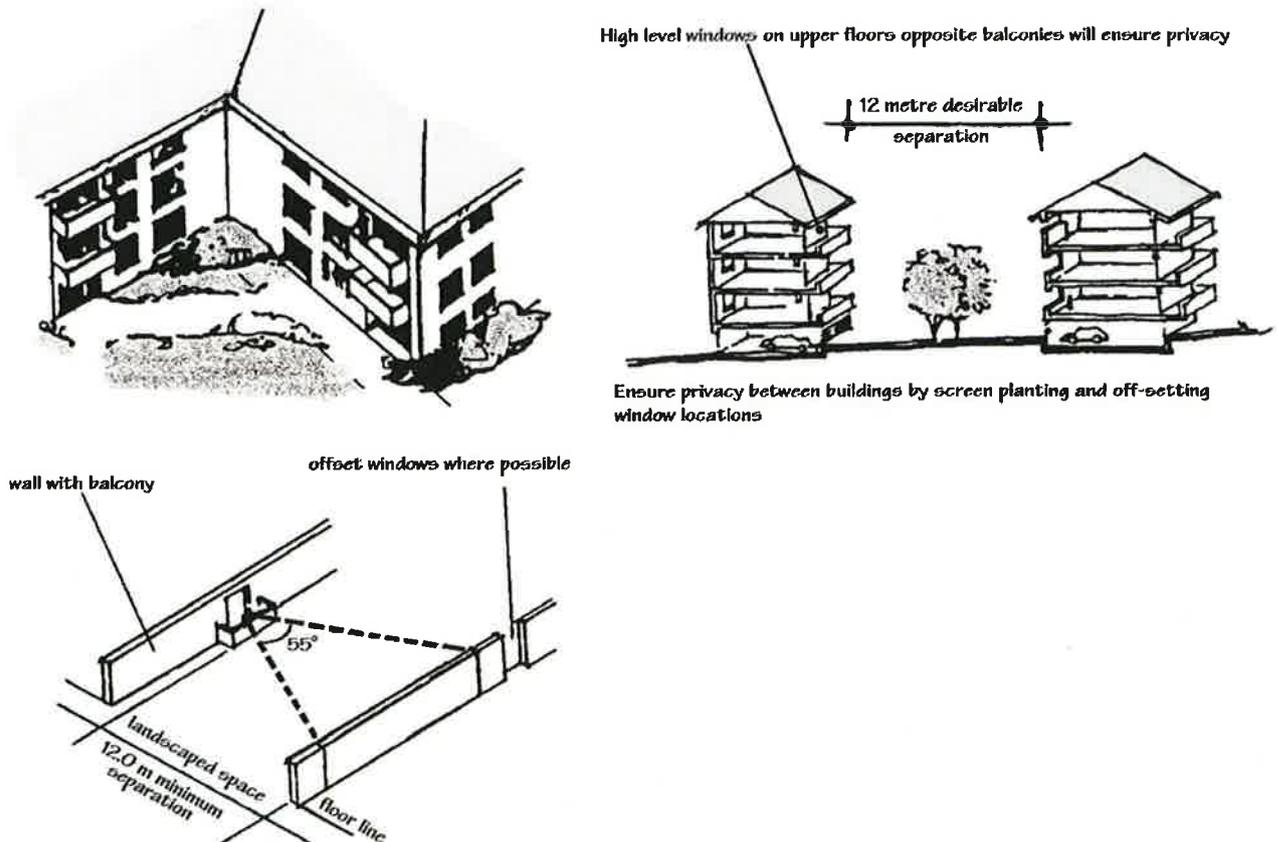
9. PRIVACY

9.1 Objectives

- (i) To ensure privacy between dwellings;
- (ii) To avoid overlooking of living spaces in buildings and open space areas.

9.1.1 Standards

- (a) Visual privacy for adjoining properties and within developments can be achieved by:
 - (i) using windows which are narrow, translucent or obscured, or sill heights of 1.6 metres above floor level;
 - (ii) ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings;
 - (iii) screening opposing windows, balconies and courtyards.
- (b) Where windows on balconies of dwellings are within 12 metres of windows or balconies of other dwellings, some form of screening or reduction in window areas shall be provided to ensure visual privacy.



Privacy Design Approach (Figure 4)

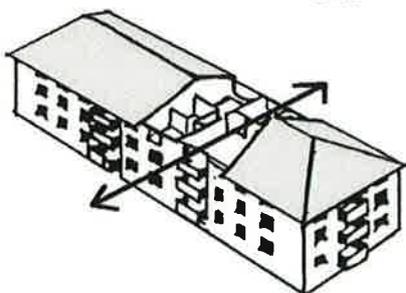
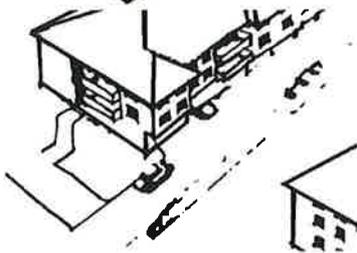
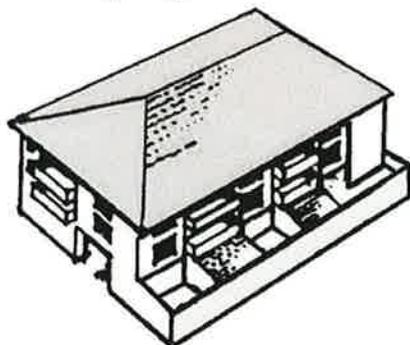


10. BUILDING DESIGN

10.1 Objectives

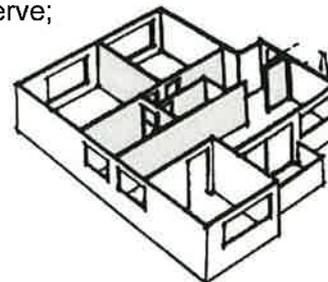
- (i) To ensure that design principles are taken into consideration at the initial design stage;
- (ii) To achieve developments which are of a high standard of design and construction from both an external and internal perspective.

10.1.1 Standards



In assessing development applications, Council will be taking into consideration the following design principles:

- (a) Variety in the building form by stepping walls and roof lines of the development and avoiding long straight walls;
- (b) The enclosure of carparking in a manner that screens the vehicles from the street, particularly where parking is provided at ground level under a building;
- (c) Recessed garages along the facade of the building which adds variety to the appearance of the building rather than long lines of garages flush with the wall of the building;
- (d) Designs which are in harmony in terms of form, mass, colour and structure with the existing and likely development in the street;
- (e) Buildings which are orientated so that each dwelling obtains direct sunlight and avoids having all exterior walls and windows facing south;
- (f) Buildings which contain dwellings with windows on opposite sides of a building rather than adjacent walls in order to allow flow through ventilation;
- (g) Designs which take advantage of any open space or any public reserve;



Building Design Approach
(Figure 5)



- (h) Provision of landscaping treatment to provide privacy for ground level dwellings;
- (i) Living areas which are located in a northerly aspect. Bedrooms located away from walls adjoining lobbies and other common walls. Entrances to dwellings which are designed so as to restrict vision into opposite dwellings and into the dwellings themselves.
- (j) Any structures which project outside the plan of the residential floors of a building should be integrated into the site design to ensure that they are visually acceptable and do not affect the amenity of adjoining properties.



11. CARPARKING AND VEHICULAR ACCESS

11.1 Objectives

- (i) To provide sufficient off-street parking for residents and visitors' cars;
- (ii) To ensure parking is designed to allow for the adequate manoeuvring of vehicles so as to encourage its use.

11.1.1 Standards

- (a) Off-street parking shall be provided as follows:
 - (a) Small dwelling - 1 space
 - (b) Medium dwelling - 1.2 spaces
 - (c) Large dwelling - 2 spaces
(in case of a large dwelling, the spaces may be "stacked" ie in line, one behind the other);
 - (d) One (1) space for visitors for each five (5) dwellings. Or, where a site is situated in a narrow road or cul-de-sac, one (1) space for visitors for each three (3) dwellings. A narrow road is less than eleven (11) metres in width;
 - (e) Council will accept two (2) stacked (ie in line, one behind the other) carspaces for each large and also medium dwellings;
- (b) When the calculations for the number of carparking spaces results in a part or fraction of a carparking space, the actual number required shall be determined in the following manner:
 - (a) Resident parking - to the nearest whole number;
 - (b) Visitor parking - to the nearest whole number (minimum of one visitor space per development).
- (c) The arrangement of parking spaces and driveways on site shall be such that any vehicle entering or leaving the site may do so in a forward direction;
- (d) Visitor parking spaces must be clearly designated, signposted and readily accessible. They should be easily visible when entering the site;
- (e) Visitor parking spaces located behind any security grilles or controlled access doors must make provision for an intercom to allow access;

Note DCP 20 contains specific requirements for the location of visitor parking and the need for it to be readily accessible for intended users. The DCP 20 provisions take precedence over the provisions in this DCP where there is any perceived inconsistency.

- (f) For geometric standards relating to carparking spaces, driveways, crossings, etc. see Council's "Guidelines to Off-Street Parking Requirements";
- (g) Long straight driveways are to be avoided and the use of decorative paving, eg brick, is encouraged;
- (h) In order to reduce the volume of rainwater run-off and increase the area of landscaping, the area paved for vehicular access should be minimised;
- (i) A car washing bay of 7.6 metres x 3 metres shall be provided and suitably equipped with a tap, hose and adequate drainage for all developments having ten or more dwellings.



12. NOISE

12.1 Objective

- (a) To contain noise within dwellings or open space areas without unreasonable transmission to adjoining development;
- (b) To design dwellings so that noise from outside sources when measured within habitable rooms and in open space areas, is kept to acceptable levels.

12.1.1 Standards

- (i) Private open space areas and vehicular driveways should be designed to minimise reflected noise;
- (ii) Operating plant or equipment should be located so that it does not disturb neighbours;
- (iii) The building is to be designed and constructed in accordance with the relevant provisions covering Noise Transmission;
- (iv) Dwellings should be designed to create internal barriers between "quiet areas" and potential noise sources;
- (v) In areas of high traffic noise (ie vehicular and train noise) Council may require a report prepared by a recognised acoustics consultant outlining the sound insulation measures incorporated into the proposal to minimise the noise impact.



13. DRAINAGE

13.1 Objective

To ensure satisfactory site drainage and protection for adjoining properties from run-off.

13.1.1 Standards

- (a) Drainage of all roof and surface waters is to be carried out to all requirements of Council and where stormwater drainage systems are to be connected to Council's street gutters, Council may require that the work be carried out to a specification designed by Council's Director of City Works. The cost of such a stormwater connection is to be borne by the developer over and above any fees charged for a Construction Certificate application;
- (b) The developer will be required to contribute towards the cost of construction and/or amplification of the existing drainage system in the locality. The amount of this contribution will be assessed by Council at a rate per square metre of the development site. Details are available upon enquiry from Council's Division of City Works;
- (c) The developer will be required to provide on-site detention of stormwater for the total area of the site. The design of this facility will be in compliance with Council's requirements. Further information is available upon inquiring from Council's City Planning Division;
- (d) The developer will be required to submit full details of stormwater system design for the site, carried out by a practising Civil Engineer, at the Construction Certificate stage. The building plans will not be released until the drainage plans have been approved. Details as to Council's requirements with respect to stormwater drainage can be obtained from Council's Customer Service Centre;
- (e) The developer should give consideration to the effects of major overland stormwater flows on the proposed development and on adjacent existing developments;
- (f) The developer should give consideration as to the methods to be used to control erosion and siltation during the construction stage of the development;
- (g) The developer may also be required by Council to create any drainage easement. The full cost of providing such an easement shall be borne by the developer.



14. ROAD AND FRONTAGE WORKS

14.1 Objective

To ensure a satisfactory standard of road and footpath construction.

14.1.1 Standards

- (a) All road and frontage works to be carried out by Council at the developer's cost. These works need to be applied for in advance. This is to enable sufficient lead time for the works to be organised;
- (b) A heavy duty vehicular crossing will be required at each vehicular entrance or exit to the development.
- (c) Any redundant vehicular crossings adjacent to the development will be removed and the footpath and kerb and gutter made good;
- (d) The developer should be aware that the boundary level may need to be fixed by Council. Boundary levels can be obtained, by the pre-payment of a fee, from Council's Division of City Works;
- (e) The developer shall contribute towards the cost of constructing or repairing the road shoulder, kerb and gutter or footpath paving adjacent to the development site, where required by Council;
- (f) The developer should be aware that the alteration or removal of any affected Public Utility Services in connection with the development (including frontage works) are the responsibility of the developer. Such alterations, where required, are to be arranged and paid for by the developer;
- (g) The maximum slope of internal driveways shall be in accordance with AS 28901.1 1988 and to the satisfaction of Council's Director of City Works.



15. FACILITIES

15.1 Objectives

- (i) To provide facilities for residents;
- (ii) To minimise the visual impact of facilities;
- (iii) To allow for the efficient operation of these facilities;
- (iv) To provide adequate space for storage.

15.2 Clothes Drying

15.2.1 Standards

- (a) Adequate clothes drying facilities in the form of mechanical dryers and/or external clothes lines are to be provided for each dwelling;
- (b) The drying and airing of clothes is not permitted from balconies and should not be visible from any public place.

15.3 Garbage/Waste Storage

15.3.1 Standards

- (a) Garbage receptacle holders of an approved design shall be constructed of brickwork with a lid constructed of either reinforced concrete or other approved material; such receptacle holder to provide for a minimum space of 660 millimetres in width x 760 millimetres in depth x 1450 millimetres in height, for each garbage receptacle;
- (b) Landscape planting should screen receptacle holders where practicable.
- (c) Council may require in specific cases an alternative method of refuse storage and/or its disposal where considered desirable.

15.4 Utility Services

15.4.1 Standards

- (a) All public utility services with the development site shall be provided underground; and
- (b) Where a sub-station is required to be located within the development site, it is to be suitably screened from public view.

15.5 Letter Boxes

15.5.1 Standard

Letter boxes shall be provided in accordance with the requirements of Australia Post.



15.6 TV Antennas

15.6.1 Standard

A master antenna shall be provided for all developments.

15.7 Domestic Storage

15.7.1 Standard

Storage space of at least 5 m² for each dwelling is to be provided attached to the parking area or in the basement. Consideration will be given to reducing this requirement if an alternative design can be provided that meets objective iv. of Clause 15.1.



16. SPECIAL PROVISIONS RELATING TO TOWNHOUSE AND VILLA HOME DEVELOPMENT

16.1 Objectives

- (i) To encourage the development of townhouses and villa homes which are of good design;
- (ii) To recognise the nature of townhouse and villa home development in multiple unit zones and allow for appropriate concessions on landscaped open space, visitor parking and setback provisions;
- iii) To provide for a mix of dwelling types within Residential 2(c) zones.

16.2 Standards

16.2.1 Density

The maximum density provisions in Clause 4.0 may not be achievable because of other site factors and requirements of this code.

The number of dwellings that can be accommodated on a site will be determined on the individual merits of a proposal taking into account the requirements of this code, in particular, the quality of the design.

It may prove difficult to achieve the number of dwellings allowable particularly under Density No. 2 and No. 3 and provide the standard of design sought by Council through the requirements of this code.

16.3 Landscaped Open Space

A 15% concession on the Landscaped Open Space requirements as outlined in Clause 5.1 will be allowed for townhouse and villa home development, to enable design flexibility. This concession is reflected by the figures shown in brackets in Clause 5.1 Landscaped Open Space.

16.4 Setbacks

16.4.1 Front Setback

The minimum front boundary setback shall be:

- (i) 6 metres for single storey;
- (ii) 7.5 metres for two storey.

16.4.2 Side and Rear Boundary Setbacks

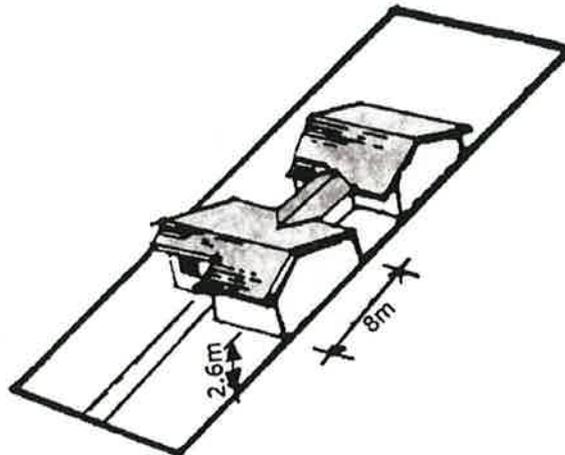
The minimum side and rear boundary setbacks shall be:

- (a) Walls with windows
 - (i) 3 metres for single storey;
 - (ii) 4 metres for two storey.

- (b) Walls without windows



- (i) Zero setback (can be built on boundary) for single storey;
 - (ii) 3 metres for two storey.
- (c) The total length of the wall permitted to be built on the boundary shall not exceed:
- (i) 33% of the length of the boundary;
 - (ii) 8 metres for any section of wall;
 - (iii) 2.6 metres in height.



Side/Rear Setback (Figure 7)

- (d) Council may consider an encroachment of 25% of the required side and rear setbacks to enable design flexibility, provided that:
- (i) The average required setback is maintained;
 - (ii) The encroachment is evenly distributed along the boundary;
 - (iii) The encroachment does not have an adverse effect on the adjoining properties.
- (e) The projections permitted into setback areas include roof eaves, sun-hoods, gutters, downpipes, chimney flues, light fittings, electricity or gas meters, verandahs, balconies and aerials, which may project 600 millimetres from the building.

16.5 Carparking

Council may consider granting a concession on visitor parking subject to:

- (i) The design providing for informal visitor parking in front of the garages of each dwelling without obstructing access to other garages;
- (ii) The availability of on-street parking.
- (iii) The nature of traffic conditions, now and in the future, of the street.



17. CONTROLS FOR SPECIFIC SITES

17.1 Objective

To provide for the application of site specific controls for residential development where site or other circumstances warrant the introduction of specialised controls in addition to the general controls contained within the preceding sections of this DCP.

Notes:

In the event of any inconsistency between the objectives, guidelines and controls contained in this section of the DCP and those in preceding sections, the controls in this section will prevail to the extent of that inconsistency.

Unless otherwise specifically stated, nothing in this Section of the DCP is to be construed as allowing or promoting a residential density greater than that specified for the subject land in Section 4 of this DCP and as shown on the Density Maps.

17.2. 684 CANTERBURY ROAD, BELMORE.

17.2.1 Objectives

- To minimise the potential for adverse impacts from adjoining and nearby industrial land uses on the residential amenity of the subject site.
- To minimise the potential for adverse impacts from Canterbury Road on the residential amenity of the subject site.

17.2.2 Design Criteria and Development Standards

- Dwellings are to be orientated on an axis perpendicular to the alignment of Canterbury Road. This is to maximise solar penetration into dwellings and avoid the main living areas of dwellings facing adjoining industrial land uses. Dwellings are to be designed and sited to provide for cross ventilation.
- All dwellings, in particular dwellings facing Canterbury Road, are to incorporate appropriate noise mitigation measures (for example double glazing, noise insulation) to minimise the intrusion of unwanted noise. Proposed measures are to be demonstrated in the Development Application and justified by supporting documentation prepared by suitably qualified practitioners. Reference should be made to *AS 2107 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors*, *AS 3671 – 1989 Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction*, and *The Environmental Criteria for Road Traffic Noise (May 1999)* by the Environmental Protection Authority.
- Windows, in particular those of main living areas, are to be minimised on the side boundaries facing adjoining industrial land uses.



- Landscaping for the site is to be designed and implemented to perform a screening function along the frontage to Canterbury Road and to the adjoining industrial land uses on each side boundary. This is to be demonstrated in the landscaping concept plan submitted with the Development Application.



18. CONTRIBUTIONS

18.1 Objective

To meet the provision of/increase in demand for public amenities and public services as a result of the development.

18.1.1 Standards

Council requires that contributions be paid to meet the increase in demand for public amenities and services as the result of the development.

The contributions are levied under Section 94 of the Environmental Planning and Assessment Act, 1979, and **must** be paid to Council **prior** to the release of the Construction Certificate.

Please refer to Council's Section 94 Contributions Plan for specific details on the fees payable.

19. PLAN HISTORY



The following table indicates previous plan amendments:

Amendment No	Description	Date of adoption	Date came into force
1	Minimum frontage requirements	23/11/1995	6/12/1995
2	Adoption of interim densities for Belmore/Lakemba precinct	30/1/1997	20/2/1997
3	Includes controls on isolated sites	11/2/1999	5/3/1999
4	Reflects adoption of LEP 178 (T-27-3 PT3)	3/12/1998	1/4/1999
5	New visitor parking requirements	2/12/1999	23/12/1999
6			4/5/2000
7	Replacement of energy efficiency and solar access requirements (see E-31-3)	24/8/2000	4/9/2000
8	Includes 85, 87 and 89 Second Avenue, Campsie within Density Area 3 (see T-29-95)	20/1/2000	10/11/2000
9	Includes 684 Canterbury Road, Belmore within Density Area 4 (see T-29-125)	13/3/2003	28/8/2003
10	Includes 1-2 South Parade, Campsie within Density Area 3 (see T-29-127)	12/6/2003	26/9/2003
11	Includes 54-58 and 60A Sixth Avenue, Campsie within Density Area 4 (see T-29-110)	14/8/2003	24/10/2003
12	Includes areas zoned 2(c) under LEP 205 into density areas (see T-29-131), clarification of applicable LEPs, deletion of Section 94 rates and insertion of this table	8/2/2007	2/3/2007



CALCULATIONS

DENSITY

No. of dwellings by size	x	Site area per dwelling	
Small	x	..... sq.m.	= sq.m.
Medium	x	..... sq.m.	= sq.m.
Large	x	..... sq.m.	= sq.m.
Total site area required			= sq.m.
Actual site area			= sq.m.

SETBACKS (Multiple Unit Development)

Required		Proposed	
Front =	7.5m (up to and including two storey)	Front =	..... m
	= 8.5m (for over two storey)		= m
Side/Rear =	3m (single storey)	Side/Rear =	..... m
	= $S = 3m + \frac{H-3m}{4}$		= m

SETBACKS (Townhouse and Villa Home Development)

Required		Proposed	
Front =	6m (single storey)	Front =	..... m
	= 7.5m (two storey)		= m
Side/Rear =			
- Walls with windows			
	= 3m (single storey)		= m
	= 4m (two storey)		= m
- Walls without windows			
	= Zero (single storey)		= m
	= 3m (two storey)		= m

HEIGHT

Required	Proposed
2.6m to ceiling (single storey built on boundary)	..... m to ceiling
7.2m to ceiling (two storey)	..... m to ceiling
9m to ceiling (three storey)	..... m to ceiling

LANDSCAPED OPEN SPACE

No. of dwellings by size	x	Open space per dwelling	
Small	x	..... sq.m.	= sq.m.
Medium	x	..... sq.m.	= sq.m.
Large	x	..... sq.m.	= sq.m.
Total landscaped open space required			..... sq.m.
Total landscaped open space provided			..... sq.m.

PRIVATE OPEN SPACE PER DWELLING

No. of dwellings by size	x	Open space per dwelling	
Small	x	5 sq.m.	= sq.m.
Medium	x	7 sq.m.	= sq.m.
Large	x	9 sq.m.	= sq.m.
Total private open space required			..... sq.m.
Proposed private open space			..... sq.m.



CARPARKING

No. of dwellings by size

Small	x	1 space	=	spaces
Medium	x	1.2 spaces	=	spaces
Large	x	2 spaces	=	spaces
Visitor	x	..... spaces	=	spaces
Total Required		=		spaces
Total Proposed		=		spaces

DOMESTIC STORAGE

Required				Proposed
No. of dwellings	x	5 sq.m.	=	sq.m.



MAPS SHOWING DENSITIES IN MULTIPLE UNIT ZONES

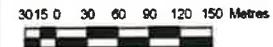


Map No 1

Multiple Unit Zones

Canterbury Precinct

- 1** Density 1
- 2** Density 2
- 4** Density 4





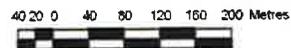


Map No 3

Multiple Unit Zones

Campsie Precinct

- 2 Density 2
- 3 Density 3
- 4 Density 4

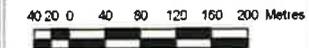


Map No 4

Multiple Unit Zones

Campsie Precinct

-  Density 2
-  Density 3
-  Density 4



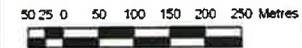


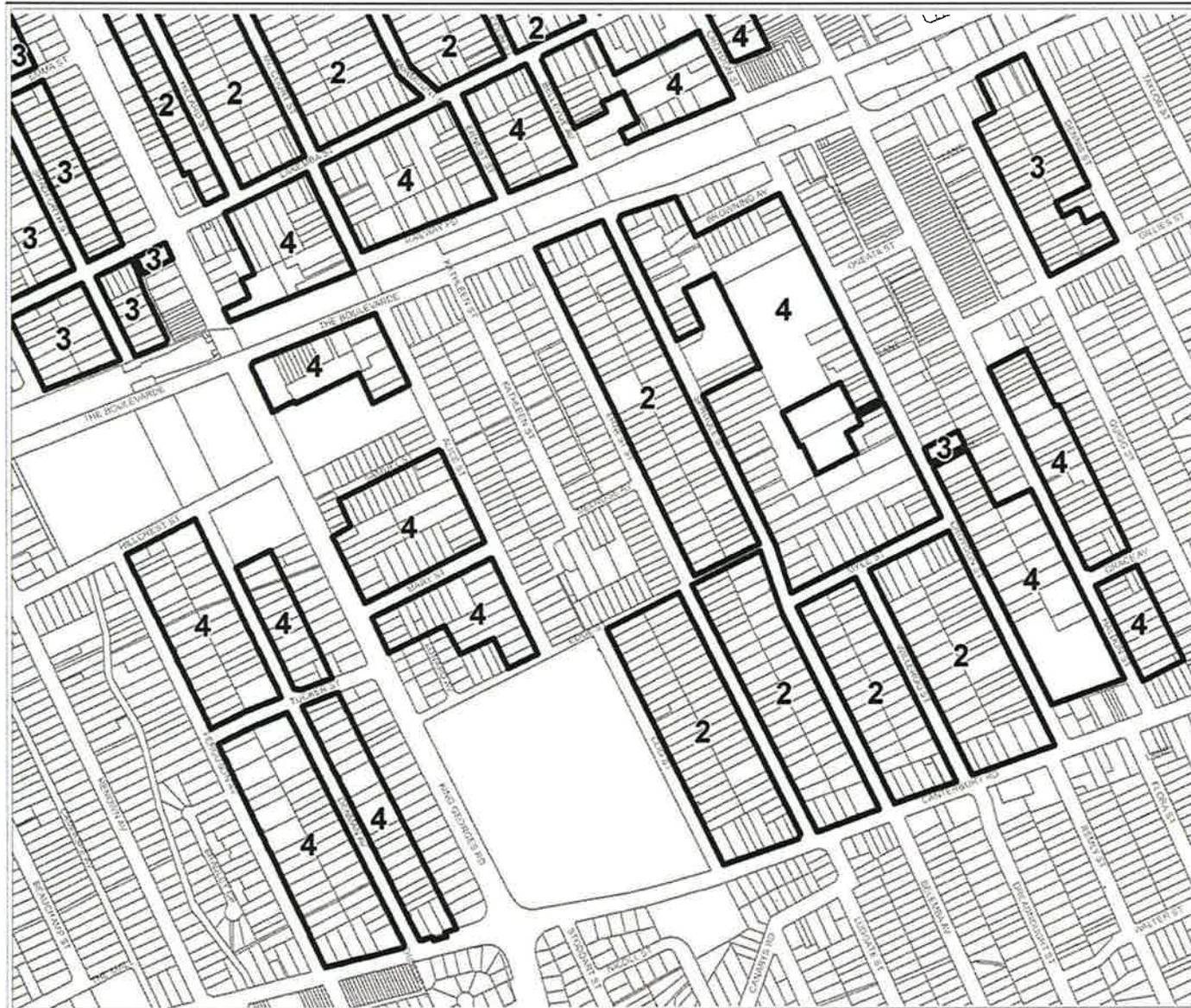
Map No 5

Multiple Unit Zones

Belmore Lakemba Precinct

- 2 Density 2
- 3 Density 3
- 4 Density 4





Map No 6

Multiple Unit Zones

Belmore Lakemba Precinct

- 2** Density 2
- 3** Density 3
- 4** Density 4



