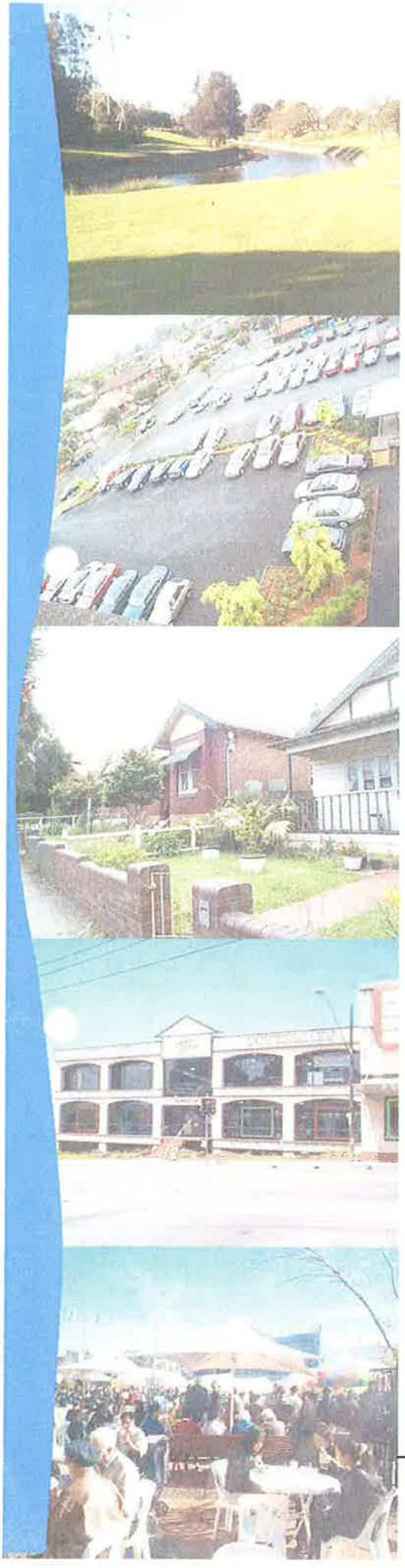


City of Canterbury

City of Cultural Diversity

Development Control Plan No. 47

Small Lot Housing in the Richmond Grove Estate, Earlwood

Adopted by Council: 7 December 2006
Effective from: 26 January 2007

Jim Montague
GENERAL MANAGER

City Planning Division
January 2007

CONTENTS

1. INTRODUCTION

1.1 Adoption Date

This DCP was adopted by Council on 7 December 2006 and came into effect on 26 January 2007.

1.2 Land to Which This DCP Applies

This DCP applies to all "small lots" in the Richmond Grove Estate, Earlwood, bounded by Woolcott, Thompson, Spark and Caroline Streets, and Burlington and Karool Avenues (see Map 1).

For the purposes of this DCP, "small lots" are defined as allotments that have a frontage of **less than 10 metres** (but not including "battle axe" or "hatchet shaped" lots), and are zoned for Residential purposes under the Canterbury Planning Scheme Ordinance.

Map 1
Richmond Grove Estate

1.3 Relationship to Other Instruments, Plans and Policies

This Plan should be read in conjunction with, but not limited to, the Canterbury Planning Scheme Ordinance, Local Environmental Plans, Development Control Plans and other Council codes and policies, and NSW State Environmental Planning Policies and Regional Environmental Plans applying at the time.

In the event of any inconsistency between the provisions of this and any other DCPs, the provisions of this DCP shall prevail to the extent of that inconsistency.

The Canterbury Single Dwelling House DCP does not apply to land to which this DCP applies.

1.4 Aims and Objectives

The purpose of this DCP is to seek quality design outcomes for housing on narrow allotments by devising specific planning controls and guidelines for the development of new dwellings and alterations and additions to existing dwellings that will:

- Support a variety of housing forms that are appropriate for narrow, small sites, which can maintain and improve the streetscape.
- Ensure that all dwellings on narrow allotments achieve an acceptable level of environmental amenity.
- Ensure that future development on narrow allotments allows for adequate off-street parking.

1.5 Structure of This DCP

Development controls set out in this DCP are structured in the following format:

Objectives
Describe the intent of the control.

Rationale
Provides explanation and supporting information for the control.

Controls
Establish mandatory requirements and design guidelines that enable the objectives to be fulfilled.

General
Impose requirements and guidelines that apply to all development scenarios.

Specific
Where necessary, impose specific requirements in response to certain development scenarios.

Three primary building types have been identified for this DCP:

- New detached dwellings
- New semi-detached dwellings
- Alterations and additions to existing dwellings

It is anticipated that these three scenarios will cover the majority, if not all, development proposals for small lots.

2. BUILDING FORM

2.1 Floor Space Ratio (FSR)

Objectives

- To ensure that new development and alterations and additions to existing dwellings result in a density that is suitable for allotments of land with a narrow width.
- To minimise adverse impacts on the amenity of adjacent properties by restricting the maximum density of development.

Rationale

- Council's floor space ratio control aims to achieve an acceptable development intensity, which maintains a satisfactory relationship with adjoining development and the wider streetscape context.

Controls

- General

- The maximum Floor Space Ratio (FSR) for development is:

Floor Space Ratio	Site Area
0.65:1.0	Sites less than or equal to 200m^2
0.55:10	Sites greater than 200m^2

- Notwithstanding the above clause, where a site is between 200m^2 and 237m^2 (inclusive), the maximum floor area is 130m^2.

2.2 Setbacks

2.2.1 Front Setbacks

Objectives

- To maintain and enhance the streetscape by establishing a consistent pattern of front garden areas.
- To create a landscaped transitional area between the street and the private dwelling.
- To provide adequate space for on-site parking in front of a dwelling.

Rationale

- Front gardens provide a landscaped setting for the dwelling and maintain privacy of the living area from vehicles and pedestrian activities on the street. A consistent pattern of front gardens with appropriate landscaping can also contribute to the character of the streetscape.

- This DCP aims to address issues of car ownership, narrow width of the street and multiplicity of driveways experienced in small lot housing areas, by allowing sufficient space in front of dwellings to accommodate on-site parking.

Controls

- General

- A minimum front setback of 5.5 metres shall be provided.

- Specific: Alterations and Additions to Existing Dwellings

- Where the existing setback is less than 5.5 metres, the existing front building line is to be maintained and should not be reduced.

2.2.2 Side Setbacks

Objectives

- To allow adequate solar access, ventilation and privacy for small lot housing.

- To ensure adequate separation between buildings and maintain a reasonable level of amenity for neighbouring dwellings.

Rationale

- Given the narrow allotment widths of small lot housing and the increasing trend of developing two-storey dwellings, it is necessary to ensure that new development achieves an adequate level of environmental amenity and does not reduce solar access, ventilation and privacy of existing houses.

Controls

- Specific: New Detached Dwellings

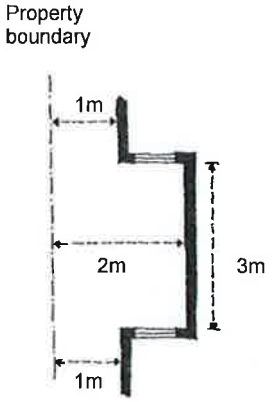
- New development is to provide a minimum side setback of 1 metre.

- Specific: New Semi-Detached Dwellings

- The external wall of each semi-detached dwelling is to be setback a minimum of 1 metre from the side property boundary.

- A light well, with minimum dimensions of 1 metre x 3 metres, shall be created by setting back part of the external side wall a minimum of 2 metres from the side property boundary (see the opposite diagram).

- The roof structure must not extend over the light well.



- Specific: Alterations and Additions to Existing Dwellings

- Where a first floor addition to an existing dwelling is proposed, the external walls of the addition may be built upon the existing ground level wall.

- Where the existing side setback of the dwelling is less than 1 metre, no more than 50% of the length of the building can be built to this setback.

  Note:
  Where the side setback is less than 900 millimetres, the construction of new external walls shall comply with Part 3.7.1 Fire Separation of the Building Code of Australia (BCA).

  FSR restrictions may preclude first floor addition over the full length of the existing building.

2.2.3 Rear Setbacks

Objectives

- To retain an open area to the rear of houses for the purposes of a private garden or courtyard.

- To provide areas of deep soil for substantial planting and on-site stormwater infiltration.

Rationale

- Rear setbacks provide private open space for outdoor living, solar access and ventilation. This is especially important given the narrow allotment widths of small lot housing.

Controls

- General

- A minimum rear setback of 7.5 metres or 25% of the average length of the site, whichever is the greater, shall be provided except for sites 29 metres or less average depth where a minimum 6 metres rear setback is permitted.

- Specific: Alterations and Additions to Existing Dwellings

- Where the existing rear setback is less than the above standard, new alterations and additions are not to reduce the existing setback any further.

2.3 Building Height

Objectives

- To ensure that the height of new development and alterations and additions relate to the width of the site and the street.
- To ensure that the scale of new development and alterations and additions is consistent with the wider streetscape and does not overwhelm houses in the immediate vicinity.
- To minimise overshadowing and overlooking of adjoining properties.
- To allow the use of habitable attic space as a means of reducing building heights.

Rationale

- New development in small lot housing areas is mainly double-storey. Given the narrow allotment width, unrestricted building heights can significantly erode streetscape character by interrupting the scale and residential amenity through overshadowing.

Controls

- General

- The maximum building height is 2 storeys and 7.0 metres. Habitable rooms within the roof will be considered as a storey.
- Habitable attic space, if proposed, is to comply with the ceiling height standards specified in Part 3.8.2 of the Building Code of Australia (BCA).
- The top side of the finished ground floor level is not to protrude more than 1.0 metre above natural ground level at any point.
- Foundation areas with a finished height greater than 1.0 metre above natural or finished ground level at any point will be considered as a storey.
- The maximum height of site fill at any point must not exceed 300 millimetres above existing natural ground level.

Definitions

Building height means the vertical distance measured between ground level (existing) at any point at which the building is sited and the ceiling of the topmost floor of the building above that point.

Ground level (existing) means the existing level of the site at any point.

Ground level (finished) means for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for foundations, footings or the like) for which consent has been granted or which is exempt development.

Storey (building level) means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

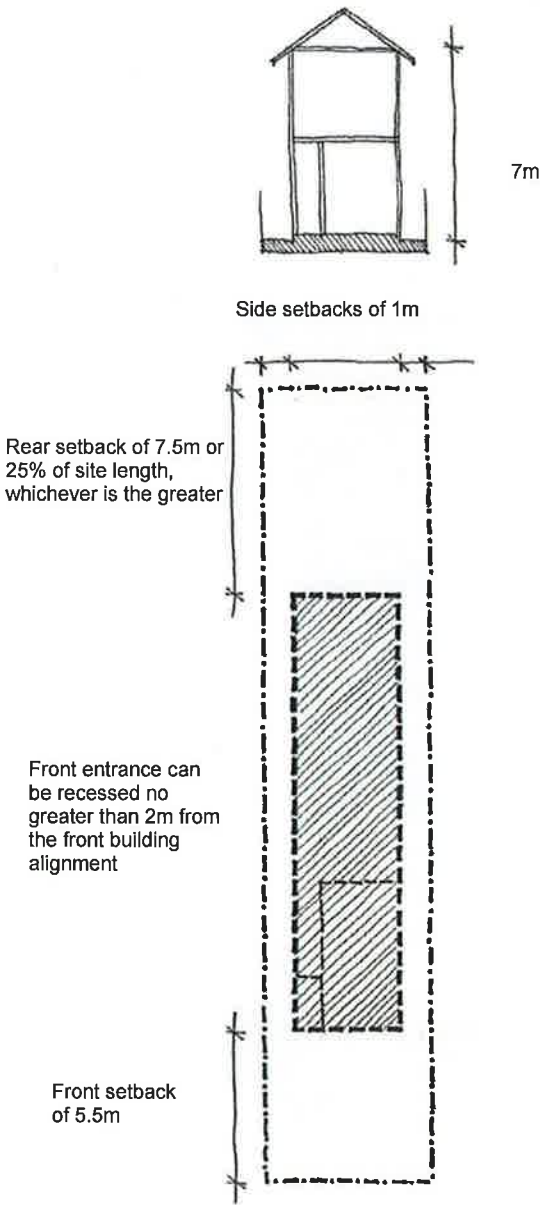


FIGURE 1
Built Form Requirements for Detached Dwellings

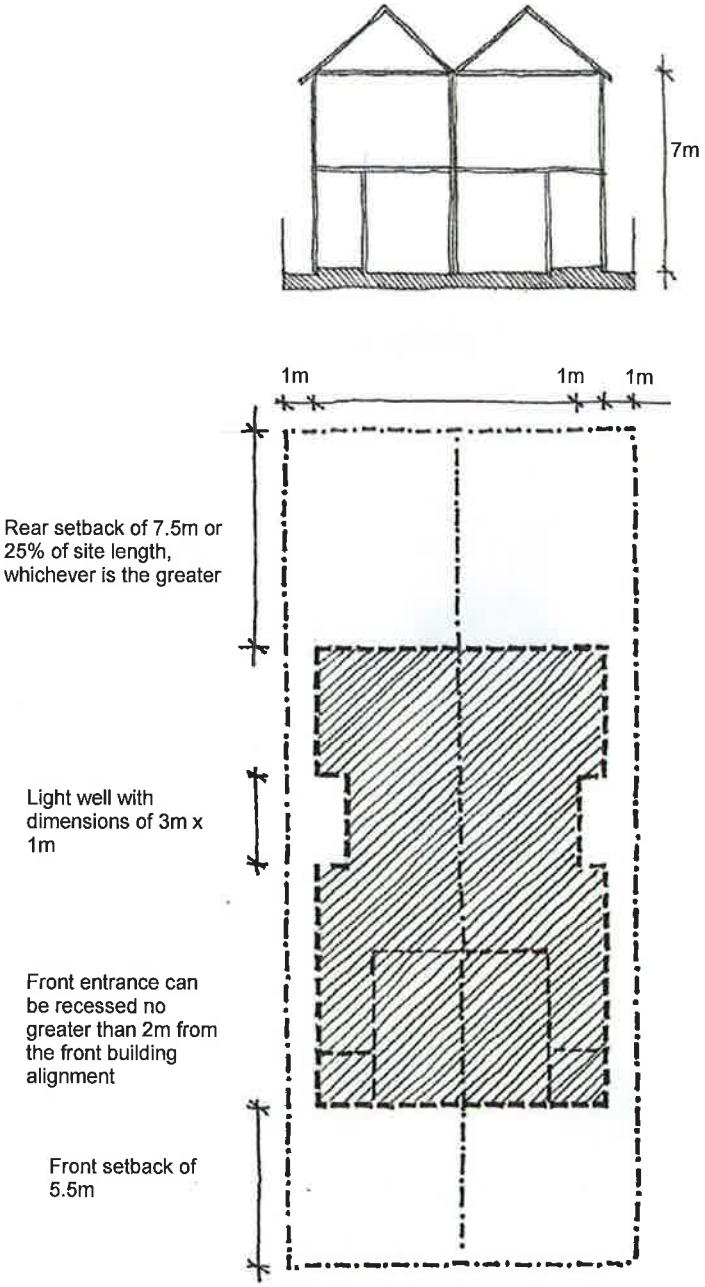


FIGURE 2
Built Form Requirements for Semi-Detached Dwellings

2.4 Facade Design and Building Expression

Objective

- To enhance the streetscape by creating visual interest, encouraging casual surveillance from dwellings and maintaining adequate scale of buildings.

Rationale

- This section aims to encourage innovative architectural designs that enhance the streetscape character, and establishes guidelines in relation to building orientation and façade composition.

Controls

- General

- New development should be oriented towards the principal street frontage.

- On corner sites, development should maintain the existing predominant character and adjoining building scale on each frontage.

- Designs that include protruding garages beyond the front building alignment are not permitted.

- The main entrance to a dwelling is not to be recessed into the front building alignment by more than 2 metres.

- **Dormer windows**, where provided, shall comply with the following:

  - The ridge line of the house shall remain intact.
  - The ridge line of dormer windows shall be below that of the main roof.
  - The width of dormer windows is limited to a maximum of 1.5 metres.
  - Dormers shall be constructed of materials that are compatible with the building.
  - Dormer design shall avoid any overlooking into adjoining dwellings.

- **Skylights**

  - Are not to be installed in the front roof plane of dwellings.
  - Are not to be used as the sole source of lighting and ventilation to any habitable rooms.

- Specific: New Semi-Detached Dwellings

- Consider designing new semi-detached development to have the appearance of a single occupancy dwelling house when viewed from the street or a public place.

FIGURE 3
Example of Semi-Detached Dwelling Design

Note that the design creates the impression of a single occupancy detached dwelling, which has incorporated a variety of façade modulations through the use of balconies, balustrades, pergolas and pediment structure.

2.5 Balconies and Verandahs

Objectives

- To create façade modulations and visually soften any garage structures in the building.
- To provide casual surveillance of the public domain.
- To maintain visual and acoustic privacy of neighbouring properties.

Rationale

- Due to the need for providing on-site parking, more recent small lot development is often characterised by dominating driveways and blank garage structures. In these instances, balconies in the upper level can provide casual surveillance of the street and ameliorate the blankness of the ground level façade.

Controls

- Consider placing balconies or verandahs above garages to soften the appearance of the parking structures and to encourage casual surveillance of the street.

FIGURE 4(A) & (B)
Design Examples

Note that the use of balconies helps to soften the ground level garage structure and improves casual surveillance of the street.

- First floor balconies at the front of the dwellings are permitted to encroach on the front building line to a maximum of 1 metre.

- Any roofs over balconies and verandahs are to be separate from the main roof structure.

- First floor balconies at the rear will only be permitted where no houses adjoin the rear of the property. This is to ensure that privacy of surrounding properties is maintained.

3. PRIVACY

Objective

- To minimise overlooking and noise impacts on adjoining properties by incorporating adequate design measures.

Rationale

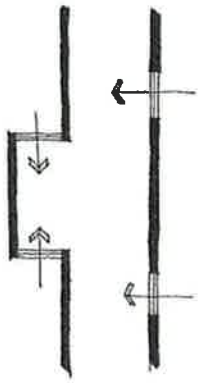
- The narrow allotment widths of small lot housing mean that there is a limited range of building layouts that can maximise privacy of new development and adjoining dwellings. This section provides guidelines on various common design measures that can improve residential amenity.

Controls

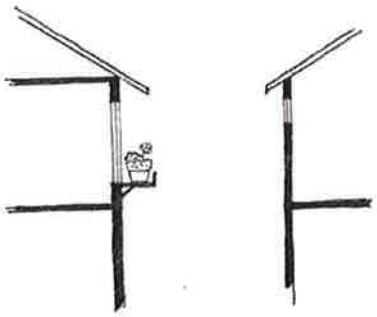
- General

Restrict direct views toward the living areas of adjoining properties by the following measures:

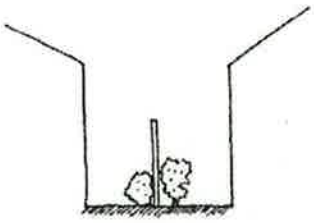
- Orienting windows and balconies away from the main living areas and courtyards of adjacent properties.
- Using privacy screens. Screening devices shall be permanently fixed, made of durable materials and compatible with the architectural design of the house.
- Off-setting and splaying windows to avoid direct overlooking.
- Increasing sill heights to more than 1.8 metres above floor level.
- Using translucent or obscure glazing.
- Using deep soil planting for screening.
- Using planter boxes on balconies, verandahs, decks and terraces.



Orienting windows so that direct overlooking is avoided or minimised



Use of planter boxes and high level windows



Privacy screen in conjunction with landscape planting

Deep soil planting in private open space at the rear of the dwelling

FIGURE 5
Examples of Measures that Improve Privacy

4.
SOLAR ACCESS

Objectives

To maintain solar access to neighbouring properties, in particular:

- Principal area of the ground level private open space
- Windows of living rooms
- Clothes drying area
- Solar hot water or photovoltaic systems

Rationale

- Overshadowing of open space and obstruction of direct sunlight access to habitable rooms present issues of concern for residents adjoining proposed and renovated houses. This section establishes design criteria to ensure an acceptable level of solar access to existing dwellings.

Controls

- General

- Refer to Canterbury DCP No. 37 Energy Smart Homes Policy for detailed controls on solar access to neighbouring properties.
- For other requirements on energy efficiency, refer to DCP No. 37 and the NSW Government Building Sustainability Index (BASIX).

5. LANDSCAPE AND OPEN SPACE

Objectives

- To provide adequate area for the planting of substantial vegetation and for outdoor living.
- To ensure that the siting of private open space does not adversely impact on the amenity of adjoining properties.
- To assist in stormwater control by limiting the amount of hard-paved areas.
- To improve streetscape quality by introducing landscape planting and reducing hard-paved areas in the front setback of dwellings.

Rationale

- This DCP aims to improve the streetscape quality by requiring adequate landscaping in the front setback of developments. Control provisions are included to require functional private open space areas, reduce hard-paved surfaces and encourage deep soil planting.

5.1 Provision of Private Open Space

Controls

- General

Private open space shall be sited and designed having regards to:

- Location of adjacent buildings.
- Maintaining privacy of adjoining dwellings.
- Privacy and security needs of users.

Private open space must:

- Be provided at ground level.
- Not be steeper than 1 in 20 (5% gradient).
- Be directly accessible from a main living area of the dwelling.
- Be located behind the front building line.

5.2 Landscaping

Controls

- General

- A minimum of 50% of the private open space area (excluding the front setback and side setback areas) shall be maintained as soft / pervious landscape, capable of deep soil planting.

- The front setback shall be of a pervious landscape, except the driveway and any pathway linking the footpath to the main entrance of the dwelling.

- Refer to Canterbury DCP No. 45 Landscape for other requirements relating to landscaping.

6. FENCES

Objectives

- To achieve consistent alignment of front fences and garden walls, which contributes to the quality of the streetscape.
- To ensure that materials, finishes and colours of fences complement the architectural design of the house and other garden walls along the street.
- To maintain two-way surveillance between individual houses and the public domain.

Rationale

- Quality streetscapes are achieved through a consistent repetition of elements. A uniformity of fencing heights and materials, accompanied by front gardens with significant landscape planting all contribute to the aesthetic quality of the street.

Controls

- General

- In all situations, the use of aluminium and galvanised sheeting, fibro materials, corrugated iron and metal mesh is prohibited.
- Entry gates shall not encroach upon the public footpath during operation.

6.1 Front Fences

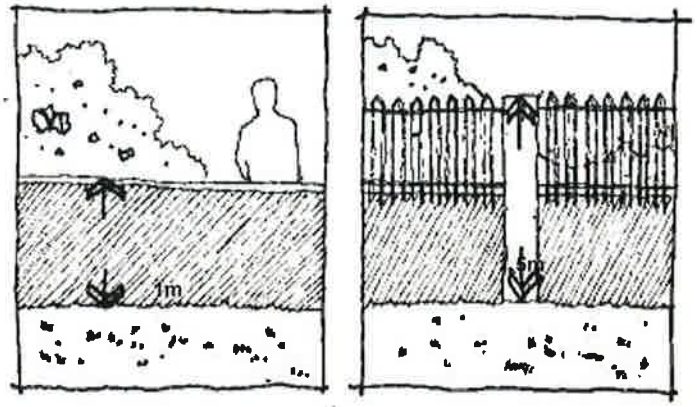
Controls

Front fences:

- General

- Are to be no more than 1 metre in height if constructed of solid materials. This height can be increased to a maximum of 1.5 metres if the fence has openings, which make it not less than 50% in surface area transparent.
- On sloping sites, fences are to be stepped to follow the levels of the land.
- Allow for casual surveillance between the street and the dwelling.
- Shall not obstruct the sightlines of emerging vehicles toward the footpath.
- Preferred materials of construction include darker coloured face

bricks, timber and metal pickets, stone and open palisade metal fencing.



The solid part of the front fencing shall not exceed 1m in height

Front fencing reaching 1.5m in height is permitted if it is at least 50% transparent in surface area

FIGURE 6
Front Fences Design Requirements

6.2 Side Fences

Controls

- General

- Side fences shall not exceed 1.8 metres in height.
- Forward of the front alignment of the building, side fences are to be reduced in height to that of the front garden wall or fence.

6.3 Corner Sites

Controls

- General

On corner sites, fences facing the secondary street are designed to:

- Maintain the streetscape character of the side street.
- Define and provide privacy for the open space areas.
- Be consistent with the established pattern of walls and fences.

7. CAR PARKING AND ACCESS

Objectives

- To provide sufficient, safe and convenient off-street parking facilities.
- To integrate garage and driveway into the overall architectural design of the dwelling.
- To minimise the number of driveway crossings to create more room for on-street kerb side parking.
- To ensure that driveways and parking spaces are integrated with the overall landscape design, and do not produce excessive amount of hard-paved surfaces.

Rationale

Certain small lot housing was developed prior to car ownership becoming common. Subsequent development has demonstrated the following problems:

- Unsympathetic alterations to existing dwellings, often leading to reduction or elimination of front garden areas.
- Due to the narrow widths of individual allotments, the provision of off-street parking and driveways has led to the reduction of kerb side parking.
- More recent development is often characterised by hard-paved driveways and blank garage structures that dominate the streetscape.

7.1 Car Parking Provision

Controls

- General

- New dwellings are to provide a minimum of 2 car spaces. This can be provided as 1 covered car space in the form of a garage or carport, and 1 uncovered car space within the front building setback.
- Refer to Canterbury DCP No. 20 Car Parking for other controls in relation to car parking.

- Specific: Alterations and Additions to Existing Dwellings

- Alterations and additions are to ensure that sufficient space exists to accommodate a minimum of 1 off-street parking space.

7.2 Garage Design

Controls

- General

- Garages are to be located a minimum of 5.5 metres from the front property boundary.
- Garage doors must be recessed a minimum of 300 millimetres into the façade of the building.
- Consider providing balconies or verandahs over garages to soften the appearance of the structure.
- Underground / basement garages or parking spaces are not permitted.

- Sites with Dual Street Frontage

- The location of garages should follow the established development pattern in the locality.

- Additional Design Requirements for Garages in Corner Sites / Sites with Dual Street Frontage

- Where a separate garage structure (not internal to the main dwelling) is proposed, the design shall comply with the following requirements:
  - A maximum height of 3.0 metres to ceiling.
  - The garage is to be set back a minimum of 1 metre from the rear or side property boundary to improve sightlines and safety.
  - Appear as a secondary structure to the main dwelling, in terms of scale and building bulk.
  - Preferred materials include darker coloured face bricks, rendered brickwork, timber and light weight materials, such as corrugated iron, for roofs.
  - Garage with double vehicle entry is not permitted.

7.3 Car Port Design

Controls

- General

Where a parking space is proposed to be provided as a carport, the carport:

- Must be setback a minimum of 5.5 metres from the front property boundary.
- May be built to the side boundary.
- Shall only accommodate 1 car.
- Shall only be of a simple posted design, with no side panel infill.

- Is not permitted to have solid doors.
- Shall only have a flat roof of light-weight construction.

7.4 Design of Driveway and Open Car Space

Controls

- General

- Driveways shall have a maximum width of 3 metres.
- Driveways and open car spaces characterised by large expanses of concrete are not permitted.
- Pavings that allow infiltration of stormwater, such as porous or open block paving, should be used.
- Landscaping is not to obstruct a driver's vision or sight lines of the footpath or road.

- Specific: New Detached Dwellings

- A maximum of 1 vehicle crossing per dwelling.

- Specific: New Semi-Detached Dwellings

- Only 1 driveway crossing shall be used to serve both dwellings.

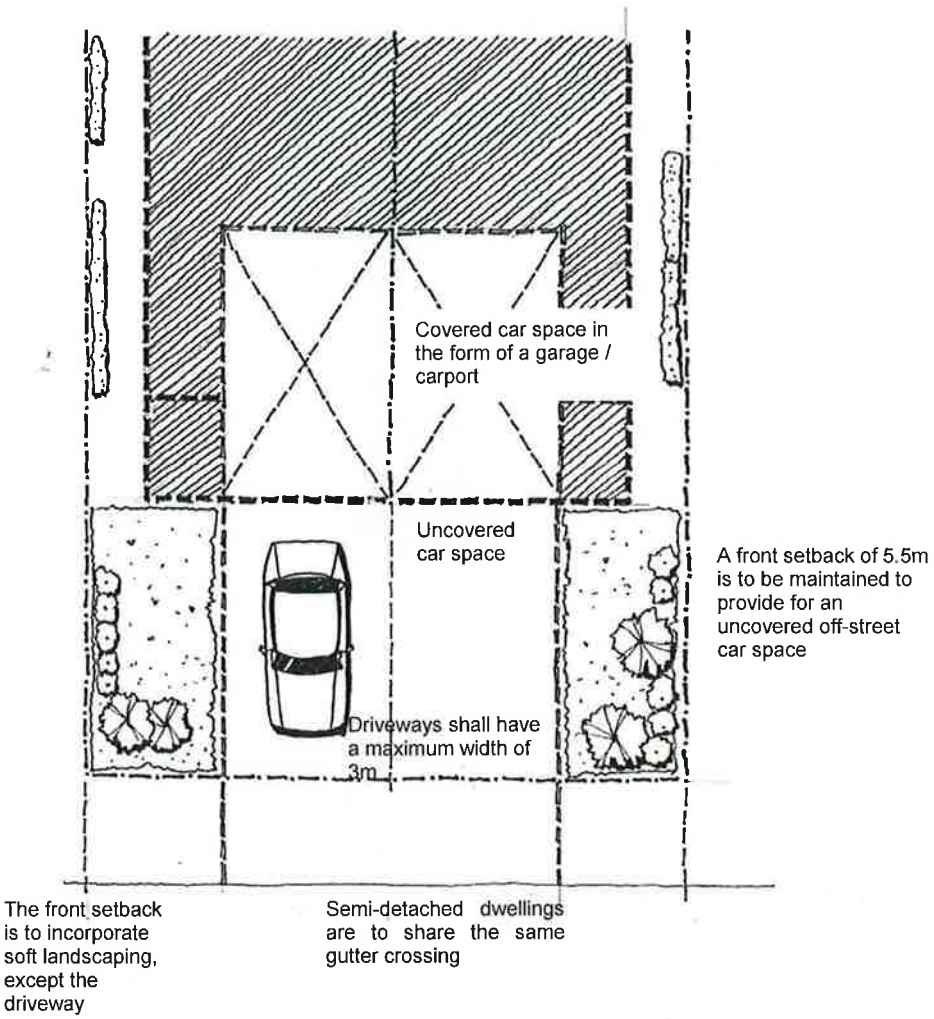


FIGURE 7
Car Parking & Driveway Design Requirements

7.5 Others

Controls

- General

- Consideration should be given to providing internal access from the garage to the dwelling for facilitating movement of furniture and the like.

8. STORMWATER MANAGEMENT

Objectives

- To control stormwater quality and quantity, and reduce their effects on local waterways.
- To protect waterway habitat and its ecology.
- To protect property and the community from damage caused by flooding.

Rationale

- Stormwater management presents a critical issue for highly urbanised areas, including Canterbury City. Control provisions in this DCP address the two main issues that influence water quality in local waterways: pollution of stormwater and the presence of highly urbanised catchments with considerable impervious areas (roofs, pavements, driveways and roads, etc.).

Controls

- General

- The drainage system is to be designed in accordance with provisions stated below and the Canterbury Stormwater Management Manual Specification 9 – A Guide for Stormwater Drainage Design.
- Methods for controlling erosion and siltation during construction must be implemented in accordance with the Soil and Water Management Plan. Refer to the Canterbury DA Guide for details.

- Specific: Development that falls to the street, with an impervious area less than 70% of total site area

- Drain to the kerb and gutter or directly to Council's stormwater system (such as a pit or pipe in the road). All stormwater runoff must be collected and discharged through a silt arrester pit prior to leaving the site.

- Specific: Development that falls to the street, with an impervious area greater than 70% of total site area

- Drain to the kerb and gutter or directly to Council's stormwater system (such as a pit or pipe in the road) through an on-site detention system in accordance with Section 5 of the Stormwater Management Manual Specification 9 – A Guide for Stormwater Drainage Design.

- Specific: Development that falls to the rear

- Applicants are to investigate all possible alternative solutions for drainage of the site by gravity and provide details of those investigations.

- Where an easement over a downstream property is the only possible gravity solution, applicants are to make genuine attempts to negotiate an easement over all possible downstream properties to drain the site. In this regard, a 'genuine' attempt must include an offer of compensation. Evidence of genuine attempts to negotiate and obtain an easement must be submitted with the Development Application.

- In the event that the applicant cannot obtain an easement, and all possible drainage solutions have been exhausted, Council, at its discretion, may approve a pump-out system.

- Refer to Clause 8 of the Stormwater Management Manual Specification 9 – A Guide for Stormwater Drainage Design for specific details.

9.
SECTION 94 CONTRIBUTIONS

Council requires that a contribution be paid to meet the increase in demand for public amenities and services that may arise from new 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.

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

No contribution is payable where the development involves a small dwelling, or one for one replacement of an existing dwelling.

If the contribution is not paid within 12 months from the date of issue of the development consent, the amount of the contribution will be reassessed in accordance with Council's requirements that are applicable at the date of payment.