

## APPENDIX A AMENDMENT

### Development Controls for Small Lots (R3) - Integrated Housing

Element	Control
Lot Width	≥6m for rear accessed dwellings
Allotment Size	≥225m <sup>2</sup> and <300m <sup>2</sup>
Front Setback (min)	4.5m to building façade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space
Side Setback	Zero Lot, Attached or Abutting Boundary (benefited lot): <ul style="list-style-type: none"> <li>Ground Floor: 0m</li> <li>Upper Floor: 0m</li> </ul>
	Detached Boundary 0.9m.
	If lot burdened by zero lot boundary, side setback must be outside easement: <ul style="list-style-type: none"> <li>0.9m (single storey zero lot wall)</li> <li>1.2m (double storey zero lot wall)</li> </ul>
Maximum Length of Zero Lot Line on Boundary	15m (excludes rear loaded garages)
Corner Lots Secondary Street Setback (min)	1.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Upper limit no more than 70% of lot area.
Soft Landscaped Area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.
Principal Private Open Space (PPOS)	Min 16m <sup>2</sup> with minimum dimension of 3m. 10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m. Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements.
Solar Access	At least the 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties that form part of the proposed development. Should the orientation of a lot not meet the requirements, then the front yard can be used to contribute to the solar access.
Garages and Car Parking	Rear loaded garage space or car space only for lots of this type. Carport and garage minimum internal dimensions: 2.4m x 5.5m. Maximum garage door width 3.0m (single) and 6.0m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

Figure 1: Lot Size – leave as is

DRAFT

Element	Control
Lot Width	≥7m for front accessed dwellings
Allotment Size	≥225m <sup>2</sup> and <300m <sup>2</sup>
Front Setback (min)	4.5m to building façade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line and minimum 1m behind the building line
Side Setback	Zero Lot, Attached or Abutting Boundary: <ul style="list-style-type: none"> <li>Ground Floor: 0m</li> <li>Upper Floor: 0m</li> </ul>
	Detached Boundary: min. 0.9m.
	If lot burdened by zero lot boundary, side setback must be outside easement: <ul style="list-style-type: none"> <li>0.9m (single storey zero lot wall)</li> <li>1.2m (double storey zero lot wall)</li> </ul>
Maximum Length of Zero Lot Line on Boundary	15m
Rear Setback (min)	4m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	1.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Upper limit no more than 70% of lot area.
Soft Landscaped Area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.
Principal Private Open Space (PPOS)	Min 16m <sup>2</sup> with minimum dimension of 3m. 10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m. Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements.
Solar Access	At least the 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.
Garages and Car Parking	Lots <12.5m Single width garage or car space only. Carport and garage minimum internal dimensions: 2.4m x 5.5m. Maximum garage door width 3.0m (single). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces. For single garages second car space can be provided in the garage setback.
	Lots ≥12.5m and ≤15m: Double garages are permitted. Triple garages are not permitted.
Layout	Driveway locations must be paired to preserve on-street parking spaces in front of lots.

	Total lot frontage of this lot type not to exceed 50% of the block length due to garage dominance and on-street parking impacts.
--	--

Figure 2: Second Car Space (refer to Approved Box Hill North Masterplan Controls)

DRAFT

## Development Controls for Small Lots (R3) - Regular

Element	Control
Lot Width	≥8m and ≤15m for front accessed dwellings
Allotment Size	≥300m <sup>2</sup> and <450m <sup>2</sup>
Front Setback (min)	4.5m to building façade line 3.5m to building façade fronting open space 3.0m to articulation zone 2.0m to articulation zone fronting open space 5.5m to garage line and minimum 1m behind the building line
Side Setback	Zero Lot, Attached or Abutting Boundary: <ul style="list-style-type: none"> <li>Ground Floor: 0m</li> <li>Upper Floor: 0m</li> </ul> Detached Boundary: min. 0.9m. Lots with zero lot boundary to one side: <ul style="list-style-type: none"> <li>Ground Floor: 0m (side A), 0.9m (side B)</li> <li>Upper Floor: 1.5m (side A), 0.9m (side B)</li> </ul>
Length of Zero Lot Line on Boundary (max)	11m
Rear Setback (min)	4m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	2.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Single storey dwellings / Ground level: max. 65% Lot ≤375sqm, upper level no more than 40% of lot area. Lot >375sqm, upper level no more than 35% of lot area.
Soft Landscaped Area	Minimum 25% of allotment area.
Principal Private Open Space	Min 20m <sup>2</sup> with minimum dimension of 4.0m. 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June). Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements.
Garages and Car Parking	<p>Lots ≥9m and &lt;10m: Where front accessed, single width garages only. Garage minimum internal dimensions: 2.4m x 5.5m. Rear lane or side street accessed double garages permitted. Max. carport and garage door width not to exceed 3m (single) or 6m (double).</p> <p>Lots ≥10m and &lt;12.5m: Front accessed, double width garages are permitted where the dwelling has a minimum of 3 of the following design features adopted:</p> <ol style="list-style-type: none"> <li>1. Upper floor or roof element projected forward of the garage to cast a shadow and take prominence.</li> <li>2. Colours and textures to ensure garage door subservience.</li> <li>3. Verandah or pergola provided across the face of the garage.</li> </ol>

	4. Utilisation of vertical elements to mitigate the horizontal emphasis of the garage.
	Lots $\geq 12.5\text{m}$ and $\leq 15\text{m}$ : Double garages are permitted. Triple garages are not permitted.
	1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces. For lots $\geq 9\text{m}$ and $\leq 15\text{m}$ , for single garages, second car space can be provided within garage setback.

Figure 3: Example BEPs



### Development Controls for Standard Residential Lots (R3) - Detached Dwellings

Element	Control
Lot Width	$\geq 8\text{m}$ for front accessed dwellings
Minimum Allotment Size	$450\text{m}^2$
Front Setback (min)	4.5m to building façade line 3.5m to building façade fronting open space or drainage land 3.0m to articulation zone 2.0m to articulation zone fronting open space or drainage 5.5m to garage line and minimum 1m behind the building line
Side Setback (min)	0.9m
Rear Setback (min)	4m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	2.0m
Building Height, Massing and Siting	2 storeys maximum.

	3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Single storey dwellings: max. 60%
Soft Landscaped Area	Minimum 30% of the allotment area.
Principal Private Open Space	Min 24m <sup>2</sup> with minimum dimension of 4.0m. 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).
Garages and Car Parking	Front or rear loaded double and tandem garages permitted. Carport and garage minimum internal dimensions: 2.4m x 5.5m. Maximum garage door width 3m (single) and 6m (double). Triple garages are not permitted. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces. For single garages , second car space can be provided within garage setback.

Figure 4: Principle private open space and soft landscaped area (refer to Approved Box Hill North Masterplan Controls)

Figure 5: Minimum front setback distances (refer to Approved Box Hill North Masterplan Controls)

Figure 6: Minimum front setbacks for dwellings fronting open space or drainage land (refer to Approved Box Hill North Masterplan Controls)

Figure 7: Minimum setbacks for corner lot dwellings (refer to Approved Box Hill North Masterplan Controls)

#### Development Controls for Large Lots (R2) - Detached Dwellings

Element	Control
Lot Width	≥15m
Minimum Allotment Size	700m <sup>2</sup>
Front Setback (min)	6m to building façade line. 4.5m to articulation zone Garage line to be 1m behind the building line.
Side Setback	2m
Rear Setback (min)	5m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	4.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Single storey dwellings: max.50%
Soft Landscaped Area	Minimum 35% of the allotment area.
Principal Private Open Space	Min 40m <sup>2</sup> with minimum dimension of 5.0m. 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).
Garages and Car Parking	Min. 2 car spaces. Carport and garage minimum internal dimensions: 2.4m x 5.5m. Maximum garage door width 3m (single) and 6m (double).

	<p>Maximum driveway crossover width: 6m</p> <p>Architectural style, construction, materials, quality and finish to be consistent with that of the Principal dwelling.</p>
Outbuildings	<p>Architectural style, construction, materials, quality and finish to be consistent with that of the Principal dwelling.</p> <p>Max. 1 storey.</p> <p>Setback from Principal dwelling: 3m.</p> <p>Side and rear setbacks as per Principal dwelling.</p> <p>Fencing: if separated from principal dwelling, fencing to be complementary to quality of Principal dwelling.</p>

DRAFT



## Development Controls for Extra Large Lots (R2) - Detached Dwellings

Element	Control
Minimum Allotment Size	2000m <sup>2</sup>
Front Setback (min)	10m to building façade line. 6m to building façade line when opposite standard dwellings on <2000m <sup>2</sup> lots. Garage line to be 1m behind the building line.
Side Setback	3m
Rear Setback (min)	5m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	4.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Garages and Car Parking	Double and triple garages permitted. Maximum driveway crossover width: 6m Architectural style, construction, materials, quality and finish to be consistent with that of the Principal dwelling.
Outbuildings	Architectural style, construction, materials, quality and finish to be consistent with that of the Principal dwelling. Minimum 1 storey. Setback from Principal dwelling: 5m. Side and rear setbacks as per Principal dwelling. Fencing: if separated from principal dwelling, fencing to be complementary to quality of Principal dwelling.

Figure 8: Large detached dwelling with outbuilding and triple garage (refer to Approved Box Hill North Masterplan Controls)

## Development Controls for Secondary Dwellings

Element	Control
On-site Car Parking	No additional car parking space.
Principal Private Open Space (PPOS)	No separate private open space required.
Subdivision	Subdivision from principal dwelling not permitted.
Access	Separate direct access to a street, laneway or shared driveway not required.
Services and Facilities	No separate services or facilities required.
1.	The maximum site coverage control for upper floors may be exceeded by the combined upper floor coverage of the secondary dwelling and principal dwelling, providing that: <ul style="list-style-type: none"> <li>a. The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and</li> <li>b. Solar access to the principal private open space of neighbouring lots is not significantly reduced.</li> </ul>
2.	The finishes, materials and colours of the secondary dwelling are to complement the principal dwelling in its construction features.
3.	For secondary dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings. Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a minimum sill height of 1.5m above floor level.
4.	Secondary dwellings and associated garages may have a zero lot setback to one side boundary and may be attached to another garage/secondary dwelling on an adjoining lot, particularly where the second dwelling is associated with a attached or semi-detached dwelling.
5.	Where the secondary dwelling is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.
6.	Rear garages with secondary dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary. Where 2m deep, overhanging balconies are located along a lane, the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.
7.	Where a secondary dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the secondary dwelling.

## Development Controls for Multi-Dwelling Housing

Where a typology is not covered in Masterplan Controls, refer back to The Hills DCP.

DRAFT