

# Multi Dwelling Housing

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## **I.0 Introduction**

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### **I.1 Development to which this Part applies**

This Part applies to multi dwelling housing development on land zoned R3 Medium Density and R4 High Density Residential as permitted under the *Auburn LEP 2010*.

This Part does not apply to land within the Former Lidcombe Hospital site, Newington and Former RAAF Stores Depot site which are addressed in separate parts of this DCP.

### **I.2 Purpose of this Part**

The purpose of this Part is to ensure multi dwelling housing:

- is pleasant to live in and that creates enjoyable urban places;
- maintains a high level of amenity;
- contributes to the overall street locality and streetscape;
- minimise the impact on the environment;
- optimises use of the land; and
- responds appropriately to allotment size, location, opportunities and constraints.

### **I.3 Structure of this Part**

The Part is structured as follows:

- Section 2.0 addresses the built form;
- Section 3.0 contains controls on open space and landscaping;
- Section 4.0 addresses access and car parking;
- Section 5.0 addresses privacy and security;
- Section 6.0 addresses solar amenity and stormwater reuse;
- Section 7.0 addresses ancillary site facilities;
- Section 8.0 addresses subdivision;
- Section 9.0 contains controls for adaptable housing; and
- Section 10.0 contains development control diagrams which assist in the interpretation of the controls in Sections 2.0 and 3.0.

## **2.0 Built form**

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### **Objectives**

- a. To ensure that development contributes to the improvement of the character of the locality.
- b. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.
- c. To ensure that the appearance of development is of high visual quality and enhances and addresses the street.

- d. To ensure that the proposed development protects the amenity of adjoining and adjacent properties and the locality.
- e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and locality.
- f. To ensure that development relates well to surrounding developments.
- g. To ensure that development maximises sustainable living.

## 2.1 Site area

### Performance criteria

- P1** The site area of a proposed development is of sufficient size to accommodate multi dwelling housing.

### Development controls

- D1** A multi dwelling housing development shall have a minimum frontage width of 18m.
- D2** Sites with a width frontage less than 18m shall be amalgamated with two (2) or more sites to provide sufficient width for good building design.
- D3** Development proposals shall not result in one adjacent allotment of less than 18m in width being left over.
- D4** Where sites are isolated on corners, a site specific building envelope shall be developed.

## 2.2 Site coverage

### Performance criteria

- P1** Adequate area for landscaping, open space and spatial separation is provided between buildings.
- P2** In designated flood prone areas, (consult the Flood Planning Map in *Auburn LEP 2010*) consultation with Council is undertaken to produce a site specific development control diagram that responds appropriately.

**Note:** Applicants are encouraged to initiate a pre-lodgement application process with Council prior to lodging a development application for multi dwelling housing.

### Development controls

- D1** Multi dwelling housing developments shall conform to the building envelopes and individual dwelling widths/depths controls as shown in the development control diagrams where possible.

Multi dwelling housing developments shall:

- build around the corner on corner sites so that development addresses both street frontages;
- align with the street and/or new streets; and

- be located across the site with a wing at the rear so as to form an L shape development.

**D2** Where a development control diagram does not apply to a site which meets the minimum site width of 18m, applicants shall prepare and submit a suitable site specific building envelope diagram that is consistent with the provisions of this Part.

## 2.3 Setbacks

### Performance criteria

**P1** The impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity in building pattern.

**P2** A consolidated area for outdoor living incorporates pervious space for landscaping.

**P3** The distance between dwellings within the site and in relationship to neighbouring sites is optimised.

### Development controls

#### 2.3.1 Front setback

**D1** All street frontages shall have a minimum front setback of 4m.

**D2** Balconies/porticos/entrances shall not intrude more than 600mm into any setback, and ground floor terraces and entrance structures shall not protrude more than 1.2m into the front setback.

#### 2.3.2 Side setbacks

**D1** The minimum side setback shall be 1.2m.

**D2** Where pedestrian entry is required at the side boundary, the side setbacks shall be a minimum of 3.7m. This includes a 1.2m pedestrian footpath and at either side of the footpath, a 1m and 1.5m landscaped area.

#### 2.3.3 Rear setbacks

**D1** The minimum rear building setback shall be 4m.

**D2** Setbacks from a side party wall of one dwelling within the site and the rear of a dwelling facing the street shall be 7m.

**D3** The rear aspect of a development shall not face any street, lane and/or public space.

**D4** Where dwellings are in parallel rows, the minimum distance between the two rows of dwellings shall be 12m.

**D5** Where dwellings are in parallel rows, and have a frontage of 45m or more, the minimum distance between the two rows of dwellings shall be 14m.

**Note:** Refer to development control diagrams in section 10.0 which illustrate the setback controls in section 2.3.

### 2.3.4 Haslam's creek setback

- DI** A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.

## 2.4 Number of storeys

### Performance criteria

- PI** The number of storeys is consistent with the maximum building height in *Auburn LEP 2010*.

### Development controls

- DI** Multi dwelling housing shall be a maximum two (2) storeys above ground level (existing), except where basement car parking allows for natural ventilation up to less than 1m above ground level.

## 2.5 Floor to ceiling heights

### Performance criteria

- PI** Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.

### Development controls

- DI** The minimum floor to ceiling height shall be 2.7m.
- D2** The maximum floor to ceiling height shall be 3m on ground floor and 2.7m for upper levels.

## 2.6 Head height of windows

### Performance criteria

- PI** Window heights allow for light penetration into rooms and well proportioned elevations.

### Development controls

- DI** The head height and proportion of primary windows to main rooms and windows that face the street shall relate to floor to ceiling heights of the dwelling as follows:

	<b>Floor to ceiling height (minimum)</b>	<b>Window head height (minimum)</b>
Ground Floor	2.7m	2.4m
	3.0m	2.7m
First Floor	2.7m	2.4m

## 2.7 Dwelling/block widths, depths and distances

### Development controls

- DI** Refer to the development control diagrams in section 10.0 for:

- individual dwelling width of blocks;
- individual dwelling depth of blocks; and
- distances between blocks.

## 2.8 Basement

### Development controls

- D1** Below ground structures shall comply with a side setback of 1.2m to provide for deep soil planting and an adequate area for construction. Where possible, basement walls shall be located under building walls.
- D2** The maximum basement height shall be less than 1m above existing ground level.
- D3** Basement walls which are visible above the ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.

## 2.9 Heritage

### Performance criteria

- P1** Development does not adversely affect the heritage significance of heritage items, heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.

### Development controls

- D1** All developments adjacent to and/or adjoining a heritage items shall be:
- responsive in terms of the curtilage and design;
  - accompanied by a Heritage Impact Statement; and
  - respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.

## 2.10 Building design

### Performance criteria

- P1** Facades of multi dwelling housing development are well articulated.
- P2** Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.
- P3** Building materials provide a consistency within the locality.

**Note:** The use of contrasting building materials such as concrete, masonry, glass facades is encouraged. Attention shall be given to the selection of the full range of materials in a development from the wall finishes, paving, roofing to door and window frames.

Preference is given to building materials that are sustainable. The use of different building materials in a multi dwelling housing development should articulate building elements such as base, body, parapets, bays and architectural elements. Change in materials should be integrated with the building façade and structure.

- P4** A clear spatial relationship is achieved with adjacent development that responds to the existing and the desired roof streetscape patterns of the street.

## **Development controls**

### **2.10.1 Building articulation**

- D1** All elevations shall be well proportioned and articulated by using balconies, terraces, verandahs, entrance porticos and blade walls.
- D2** Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.
- D3** Bay windows shall be permitted on the front elevations but not on the rear elevations of the building.
- D4** Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.
- D5** The facades of the front dwellings shall be orientated to the street, and where relevant, public spaces, to provide visual interest and to reinforce the importance of the street as a spatial system.

### **2.10.2 Materials**

- D1** All development shall be constructed from durable, high quality materials, such as face brick.
- D2** Materials shall be selected to provide consistency in each locality. The use of cement rendering shall be minimised.
- D3** The use of building materials and colours causing excessive glare and heat absorption shall be avoided.

### **2.10.3 Balustrades and balconies**

- D1** Balustrades and balconies shall be designed to maximise views of the street.
- D2** Opaque glazing and/or masonry for balustrading and balconies is encouraged.
- D3** Clear glazing for balustrading and balconies is prohibited.
- D3** Balustrades and balconies shall be designed to suit the function of the balcony and articulate the building.
- D4** Juliette and French balconies shall have light open balustrades and are not permitted at the rear.
- D5** All front and side balconies shall face a street or public open space.
- D6** Service balconies shall be screened.

#### 2.10.4 Roof form

- D1** A range of roof types shall be permitted. Hipped roofs shall be discouraged, other than on corner sites.

#### 2.11 Dwelling size

##### Performance criteria

- P1** Internal dwelling sizes are suitable for a range of household types.
- P2** All rooms are adequate in dimension and accommodate their intended use.

##### Development controls

- D1** The size of the dwelling shall determine the maximum number of bedrooms permitted.

Maximum number of bedrooms	Minimum dwelling size
1 bedroom	65m <sup>2</sup>
2 bedrooms	85m <sup>2</sup>
3 bedrooms	115m <sup>2</sup>
4 bedrooms	130m <sup>2</sup>

- D2** At least one living area shall be spacious and connect to private outdoor areas.
- D3** New development shall include a mix of dwelling sizes.

##### 2.11.1 Bedroom size

- D1** New dwellings shall contain a minimum of one (1) master/double bedroom. The minimum size for master/double bedroom shall be 12m<sup>2</sup> excluding built-in wardrobes.
- D2** The minimum size for a single bedroom shall be 10m<sup>2</sup> excluding built-in wardrobes.

**Note:** Rooms capable of being used as a bedroom shall be counted as such for the purposes of determining dwelling size, Development Contributions (Section 94) and car parking requirements.

### 3.0 Open space and landscaping

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#### Objectives

- a. To provide sufficient and accessible open space for the reasonable recreational needs of the likely residents of the proposed dwelling.
- b. To provide private open areas that relate well to the living areas of dwellings.
- c. To enhance the appearance and amenity of multiple dwellings and to reduce the impact of the built form, through integrated landscape design.



- d. To ensure an area of the site, as indicated by the building envelope, is allocated as a deep soil zone.
- e. To facilitate water management including on site detention and the infiltration of stormwater.

### 3.1 Development application requirements

**Note:** The landscape design specifies landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood, and contributes to energy efficiency and water management.

A landscape plan and a landscape maintenance strategy shall be submitted with the development application prepared by a professionally qualified landscape architect or designer showing the:

- proposed site contours and reduced levels at embankments, retaining walls and disturbed locations;
- existing vegetation including trees on the site and adjacent sites;
- proposed planting and landscaping (including proposed species);
- general arrangement of any hard landscaping elements on and adjoining the site;
- location of communal facilities;
- proposed lighting arrangements;
- proposed maintenance and irrigation systems; and
- type of soil to be used in landscaped areas and the origin.

Paving may be used to:

- ensure access for people with limited mobility;
- add visual interest and variety;
- differentiate the access driveway from the public street; and
- encourage shared use of access driveways between pedestrians, cyclists and vehicles.

### 3.2 Landscape area

#### Performance criteria

- P1** Landscaped open space is of sufficient dimension and contributes to the amenity of the site and area, enable planting and permitting stormwater infiltration.
- P2** Landscaped areas to create a buffer zone for privacy, views, security and noise for each multi dwelling housing and from adjacent/adjoining developments.

#### Development controls

- DI** A minimum of 30% of the site shall be landscaped open space.

### 3.3 Landscape setting

#### Development controls

- D1** Development on steeply sloping sites shall be stepped to minimise cut and fill.
- D2** Development shall not impact adversely upon any adjoining public reserve or bushland.
- D3** Buildings shall address and align with any public reserve and/or bushland on their boundary.
- D4** Multi dwelling housing developments shall not make an impact on trees on adjoining sites.

### 3.4 Protection of existing trees

#### Performance criteria

- P1** Existing trees are retained where practical, through appropriate siting of buildings, access driveways and parking areas and landscaping.

#### Development controls

- D1** Development shall not disturb existing ground levels within the drip line of existing significant trees. This applies whether the tree is on the development site or an adjacent site.
- D2** Where there is a conflict between the building envelope and existing trees, a site specific building envelope shall be prepared by the applicant.

**Note:** For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.

### 3.5 Private open space

#### Performance criteria

- P1** Private open space is clearly defined and screened for private use.
- P2** Design of private open space areas:
  - suits the anticipated requirements of the dwelling occupants;
  - accommodates some outdoor recreational needs; and
  - provides space for service functions.
- P3** Part of the private open space is:
  - capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play, etc; and
  - directly accessible from a living area of the dwelling.

#### Development controls

- D1** A private rear courtyard shall be located at ground level and/or level with the ground floor of the dwelling.

The courtyard shall have:

- a minimum area of 35m<sup>2</sup> per dwelling;
- a minimum dimension of 5m; and
- direct access from a living area of the dwelling.

- D2** Additional private open space, located above ground in the form of a balcony shall be permitted providing it overlooks the street.
- D3** Open space around dwellings such as front and side gardens shall be allocated to individual multi dwelling housing units as far as practicable to facilitate management and minimise communal maintenance costs and optimise the use of the land.

### 3.6 Communal open space

#### Performance criteria

- PI** The site layout provides open spaces which:
- contribute to the character of the development;
  - provide for a range of uses and activities;
  - allow cost-effective maintenance; and
  - contribute to stormwater management wherever possible.

#### Development controls

- DI** Where communal open space forms part of the development it shall:
- contain and provide more deep soil planting;
  - be addressed by the dwellings; and
  - take into consideration the needs of children, the elderly and the disabled where necessary.

### 3.7 Biodiversity

#### Performance criteria

- PI** Existing and native flora at canopy and understorey levels is protected.
- P2** Plantings that mix native and exotic waterwise plant species.

#### Development controls

- DI** A combination of native and exotic waterwise plant species shall be used in landscape plantings. Installation details, including botanical and common names of proposed planting species and pot sizes shall be included in the landscape plan.
- D2** Planting of suitable trees in front and rear gardens shall be encouraged.

### 3.8 Street trees

#### Performance criteria

- PI** The existing landscaping is maintained and where possible enhanced.

## **Development controls**

**D1** Driveways and services shall be located to preserve existing significant trees.

**D2** Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.

**Note:** Where site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.

### **3.9 Deep soil zones**

#### **Performance criteria**

**PI** Adequate water infiltration is provided for tall trees to grow and spread.

#### **Development controls**

**D1** Impervious (paved) surfaces shall be minimised.

**D2** Gardens shall have deep soil planting covering a minimum of 10% of the site.

## **4.0 Access and car parking**

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**Note:** Applicants shall consult the Parking and Loading Part of this DCP. However, note that the access driveway width is illustrated in the development control diagrams held in section 10.0.

## **5.0 Privacy and security**

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### **Objectives**

- a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.
- b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.

### **5.1 Privacy**

#### **Performance criteria**

**PI** Private open spaces and living areas of adjacent dwellings are protected from overlooking.

#### **Development controls**

#### **5.1.1 Design for privacy**

**D1** Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.

- D2** Views onto adjoining private open space shall be screened with privacy screens whenever applicable with dense vegetation or new planting.

### 5.1.2 Courtyard walls

- D1** All courtyard walls shall be well designed in masonry or masonry and timber to a height of 1.8m.

## 5.2 Noise

### Performance criteria

- P1** The transmission of noise between adjoining properties is minimised.
- P2** New multi dwelling housing units are protected from existing and likely future noise sources emanating from adjoining residential properties and other high noise sources (such as busy roads, railway lines and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.

### Development controls

- D1** For acoustic privacy, buildings shall:
- be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources;
  - minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and
  - all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.

**Note:** For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning's *Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008*.

## 5.3 Security

### Performance criteria

- P1** Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.

**Note:** Consideration shall also be given to Council's Policy on Crime Prevention Through Environmental Design (CPTED).

### Development controls

- D1** For dwellings that face the street, entries shall present clearly to the street and where possible, shall have individual entrances to the street.
- D2** Buildings adjacent to streets or public spaces and/or communal walkways shall be designed to allow casual surveillance and shall have habitable room windows facing that area.

- D3** Where dwellings face a park or public open space, dwellings shall be treated as a front entrance/garden for the length of the park.

## 5.4 Fences

### Performance criteria

- PI** Front fences and walls should maintain the streetscape character and be consistent with the scale of the development.

### Development controls

- D1** The front and side dividing fences, where located within the front area, shall not exceed a height of 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences, where located within the front area, shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.
- D2** All fences forward of the front building alignment shall be visually transparent above 600mm.
- D3** Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8 metres.
- D4** Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.
- D5** Pre-coated solid metal side fences may be permitted with Council's discretion for the side and rear perimeter boundary fences of the multi dwelling housing developments that are not located on corner sites.

## 6.0 Solar amenity and stormwater reuse

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### Objectives

- a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.
- b. To create comfortable living environments.
- c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.

### 6.1 Solar amenity

#### Performance criteria

- PI** Multi dwelling housing are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.
- P2** Buildings and private open space allow the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.

## Development controls

- D1** Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.

Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.

Where adjoining properties do not have any solar collectors, a minimum of 3m<sup>2</sup> of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.

**Note:** Where the proposed development is located on an adjacent northern boundary this may not be possible.

- D2** Buildings shall be designed to allow sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.

If the principal area of ground level private open space of adjoining properties does not currently receive this amount of sunlight, then the new building shall not further reduce solar access.

- D3** North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.

- D4** At least one internal living area and a minimum of 50% of the principal area of ground level private open space shall have access to a minimum of 3 hours of direct sunlight between the hours of 9:00am and 3:00pm on June 21.

- D5** Where the proposed development is located on an adjacent northern boundary or located within an area undergoing transition compliance with D1, D2, D3 and D4 may not be possible.

- D6** The western walls of the multi dwelling housing development shall be suitably shaded. Where the proposed developments are south-facing, this shall not be possible.

## 6.2 Ventilation

### Performance criteria

- P1** The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.

### Development controls

- D1** Multi dwelling housing shall be designed to ensure good cross ventilation.
- D2** Where possible multi dwelling housing units shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.
- D3** Natural ventilation shall be incorporated in basement car parks where practical.

## 6.3 Rainwater tanks

### Performance criteria

**PI** Stormwater runoff is reduced.

### Development controls

**D1** Rainwater tanks shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding developments.

**D2** The suitability of any type of rainwater tanks erected within the setback areas of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback.

**D3** Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards.

**D4** The overflow from domestic rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.

**D5** Any rainwater tank shall comply with the relevant Australian Standards.

## 6.4 Stormwater drainage

Applicants shall refer to the Stormwater Drainage Part of this DCP for detail requirements relating to stormwater drainage.

## 7.0 Ancillary site facilities

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### Objectives

- a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.
- b. To ensure site facilities are adequate, accessible to all residents and easy to maintain.
- c. To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.

## 7.1 Clothes washing and drying

### Performance criteria

**PI** Adequate open air clothes drying facilities are provided which are screened and easily accessible to all residents.

### Development controls

**DI** Each dwelling shall be provided with laundry facilities.



- D2** Open air clothes drying facilities shall be provided per multi dwelling housing unit in a private open space in addition to the provision of the minimum 35m<sup>2</sup> requirement of private open space.

## **7.2 Storage**

### **Performance criteria**

- PI** Dwellings are provided with adequate storage areas.

### **Development controls**

- DI** Storage space of 8m<sup>3</sup> of space per dwelling shall be provided. This space may form part of a carport, garage or be a lockable unit at the side of the garage.

## **7.3 Waste disposal**

Applicants shall refer to the requirements held in the Waste Part of this DCP.

## **7.4 Other site facilities**

### **Performance criteria**

- PI** Dwellings are supported with other necessary utilities and services.

### **Development controls**

- DI** A single TV/antenna for each building shall be provided.
- D2** A mail box structure shall be centrally located close to the major street entry to the site and all boxes shall be lockable.
- D3** Individual mail boxes shall be provided where ground floor units have separate entrances.
- D4** Where an air conditioning unit is to be installed, the motor unit shall be located at the rear of the dwelling and shall be appropriately noise attenuated.

## **7.5 Undergrounding of services**

### **Development controls**

- DI** Where possible, services shall be underground.

## **8.0 Subdivision**

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### **Objectives**

- a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.
- b. To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.

## Development controls

- D1** The community title or strata title subdivision of a multiple dwelling development shall be in accordance with the approved development application plans, particularly in regard to the allocation of private and communal open space and car parking spaces.
- D2** Where Council requires consolidation of development sites involving more than one lot. Plans of Consolidation shall be submitted to, and registered with, the NSW Land Property Management Authority.

## 9.0 Adaptable housing

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### Objectives

- a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.
- b. To encourage flexibility in design to allow people to stay in their home, if their needs change due to age or disability.

### 9.1 Design

#### Performance criteria

- PI** Multi dwelling housing developments allow for dwelling adaptation that meets the changing needs of people.

**Note:** In the design of multi dwelling housing developments, consideration shall be given to the Access and Mobility Part of this DCP for access and mobility related requirements.

#### Development controls

- D1** Developments shall include adaptive housing features into the design. External and internal considerations shall include:
- access from an adjoining road and footpath for people who use a wheel chair;
  - doorways wide enough to provide unhindered access to a wheelchair;
  - adequate circulation space in corridors and approaches to internal doorways;
  - wheelchair access to bathroom and toilet;
  - electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;
  - avoiding physical barriers and obstacles;
  - avoiding steps and steep end gradients;
  - visual and tactile warning techniques;
  - level or ramped, well lit, uncluttered approaches from pavement and parking areas;
  - providing scope for ramp to AS 1428.1 at later stage, if necessary;
  - providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;

- internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and
- providing a disabled car space for each dwelling designated as adaptable.

**D2** All development proposals with five or more residential units (Class C) shall be capable of being adapted under Australian Standards AS 4299. The minimum number of adaptable units shall be as follows:

Total number of dwellings in development	Minimum number of adaptable units
5 -10	1
11-20	2
21-30	3
31-40	4
41-50	5
Over 50	6

(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)

**D3 Physical barriers**

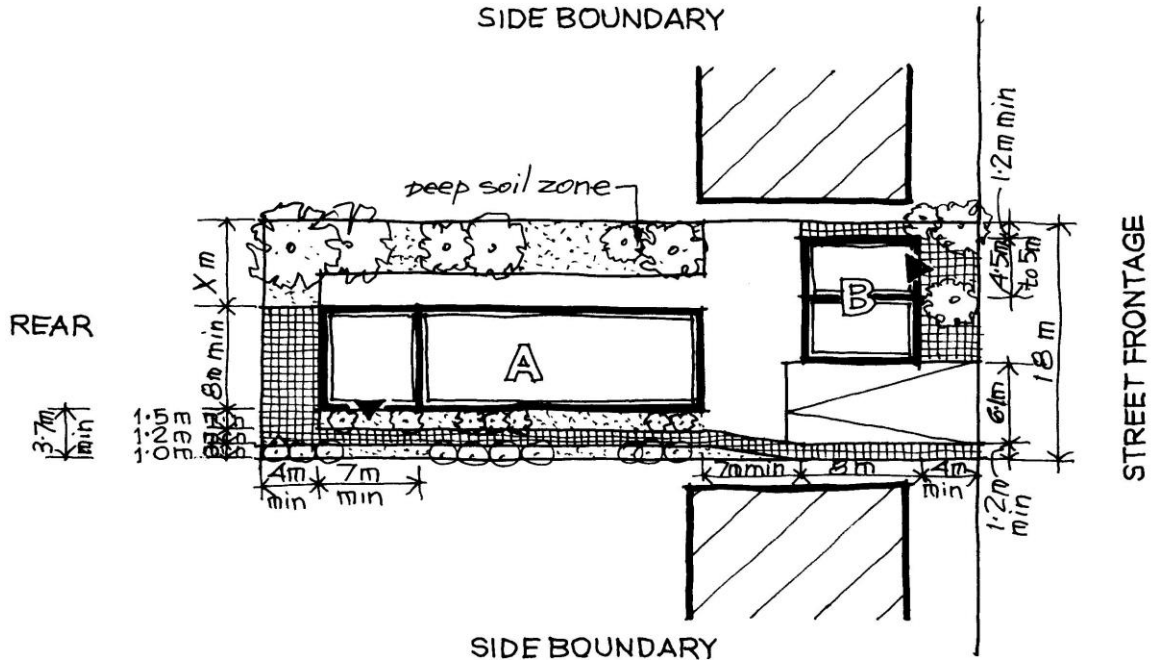
Physical barriers, obstacles, steps and steep gradients shall be avoided.

## 10.0 Development control diagrams

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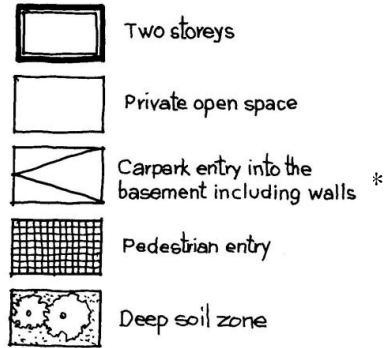
Figures 1 to 7 comprise development control diagrams which illustrate the controls for setbacks, dwelling width and depth, access driveways (held in the Parking and Loading Part of this DCP) and deep soil zones for seven lot-width scenarios. The following lot width scenario figures are provided:

- **Figure 1.** 18m wide site
- **Figure 2.** 19m wide site
- **Figure 3.** 20m wide site
- **Figure 4.** 24m wide site
- **Figure 5.** 30m wide site
- **Figure 6.** 36m wide site
- **Figure 7.** 45m wide site



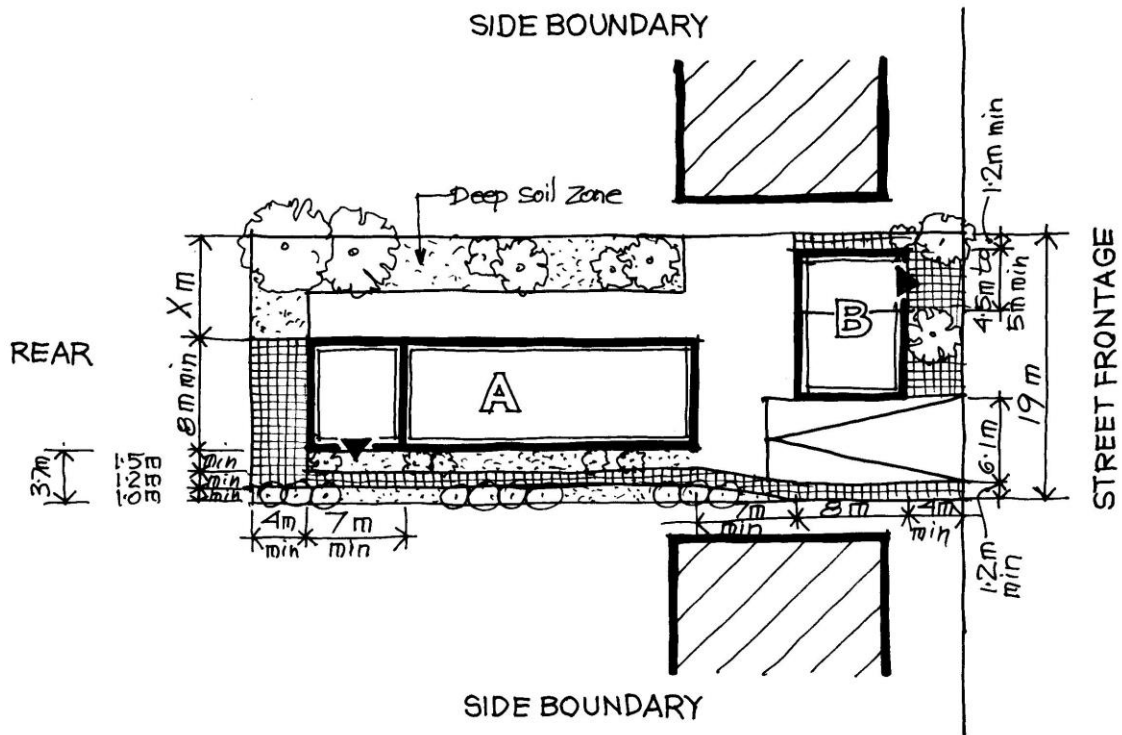
**18m wide site:**

- Block A rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Block B side setback = 1.2m minimum.
- (Pedestrian entry at Block A requires 3.7m minimum with landscaping).
- Distance X from side boundary to block A = 6m minimum.
- Distance between blocks A & B = 7m minimum.
- Individual dwelling width (Block B) = 4.5m to 5m range.
- Individual dwelling width (Block A) = 7m minimum.
- Individual dwelling depth = 8m minimum.



\* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

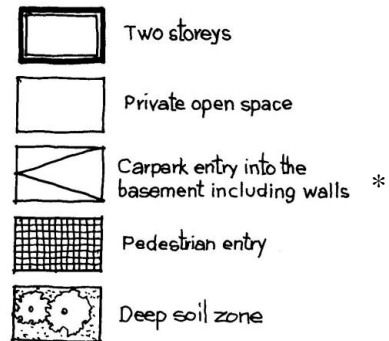
**Figure I** – 18 m wide site.



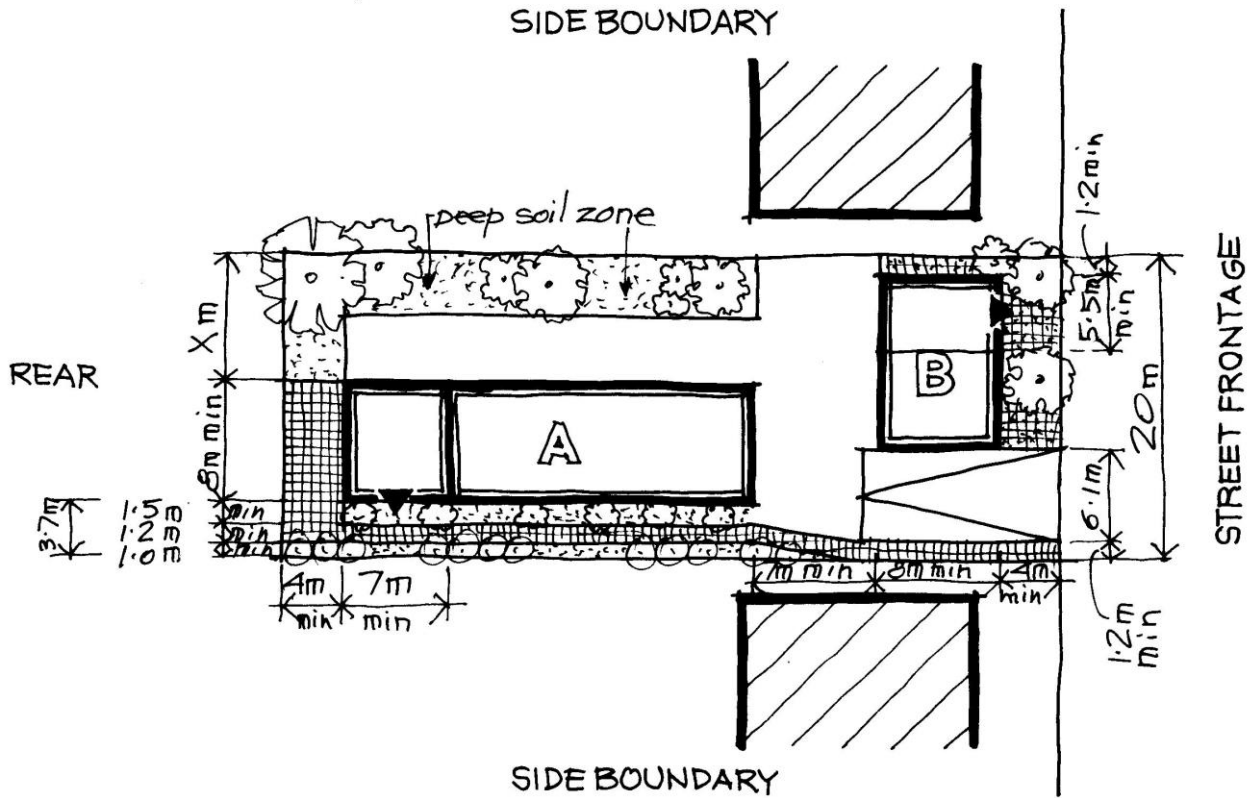
**19m wide site:**

- Block A rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
- Distance X from side boundary to block A = 7m minimum.
- Distance between blocks A & B = 7m minimum.
- Individual dwelling width (Block B) = 4.5m to 5m range.
- Individual dwelling width (Block A) = 7m minimum.
- Individual dwelling depth = 8m minimum.

\* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.



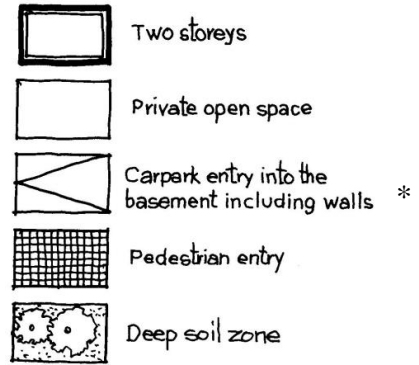
**Figure 2 - 19m wide site.**



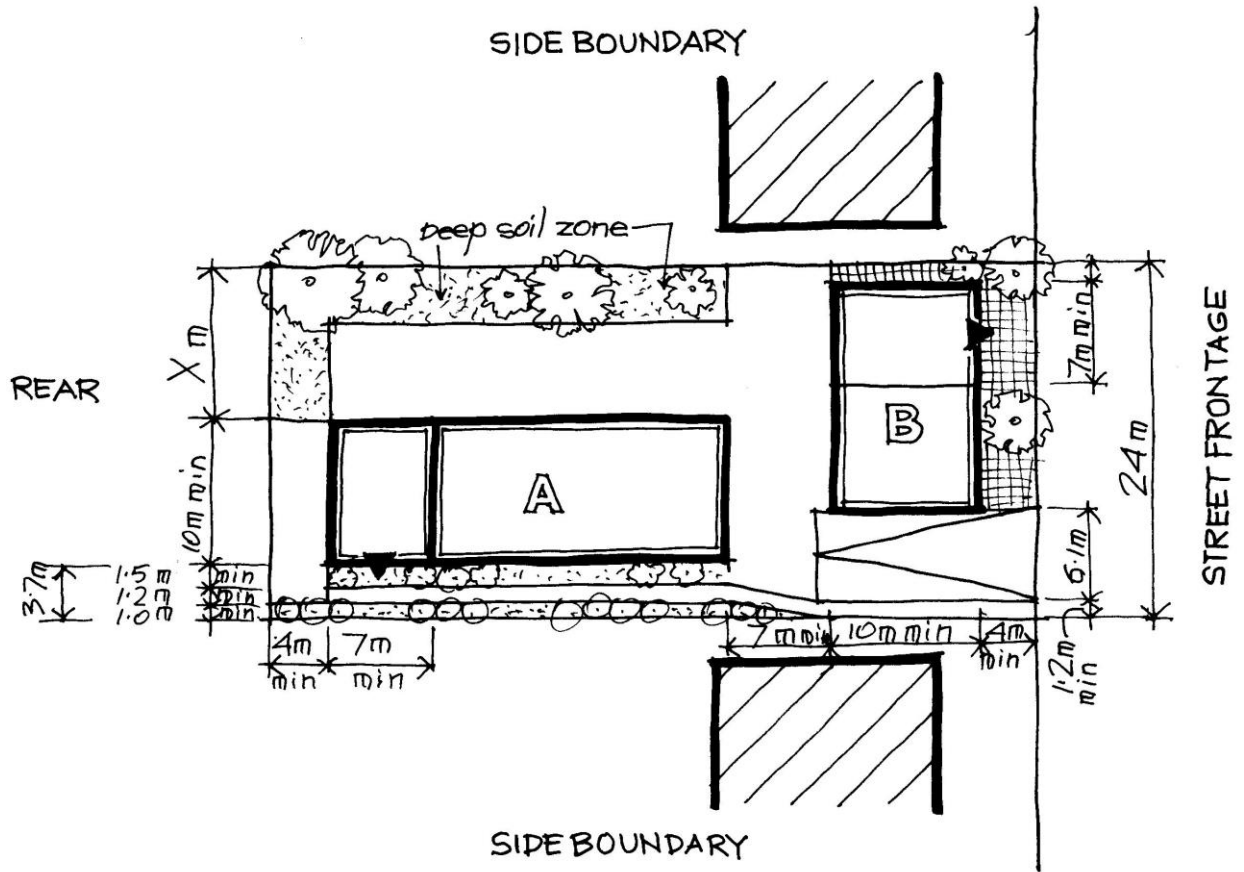
**20m wide site:**

- Block A rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
- Distance X from side boundary to block A = 8m minimum.
- Distance between blocks A & B = 7m minimum.
- Individual dwelling width (Block B) = 5.5m minimum.
- Individual dwelling width (Block A) = 7m minimum.
- Individual dwelling depth = 8m minimum.

**\* Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.



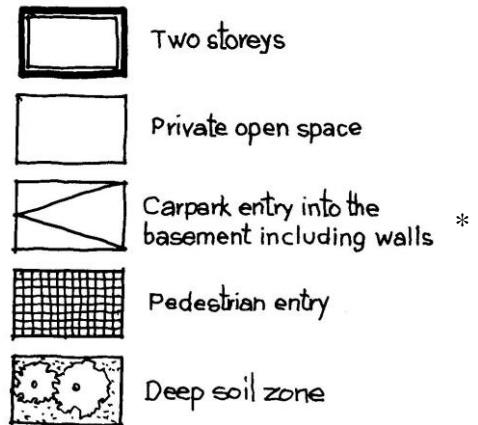
**Figure 3 - 20m wide site.**



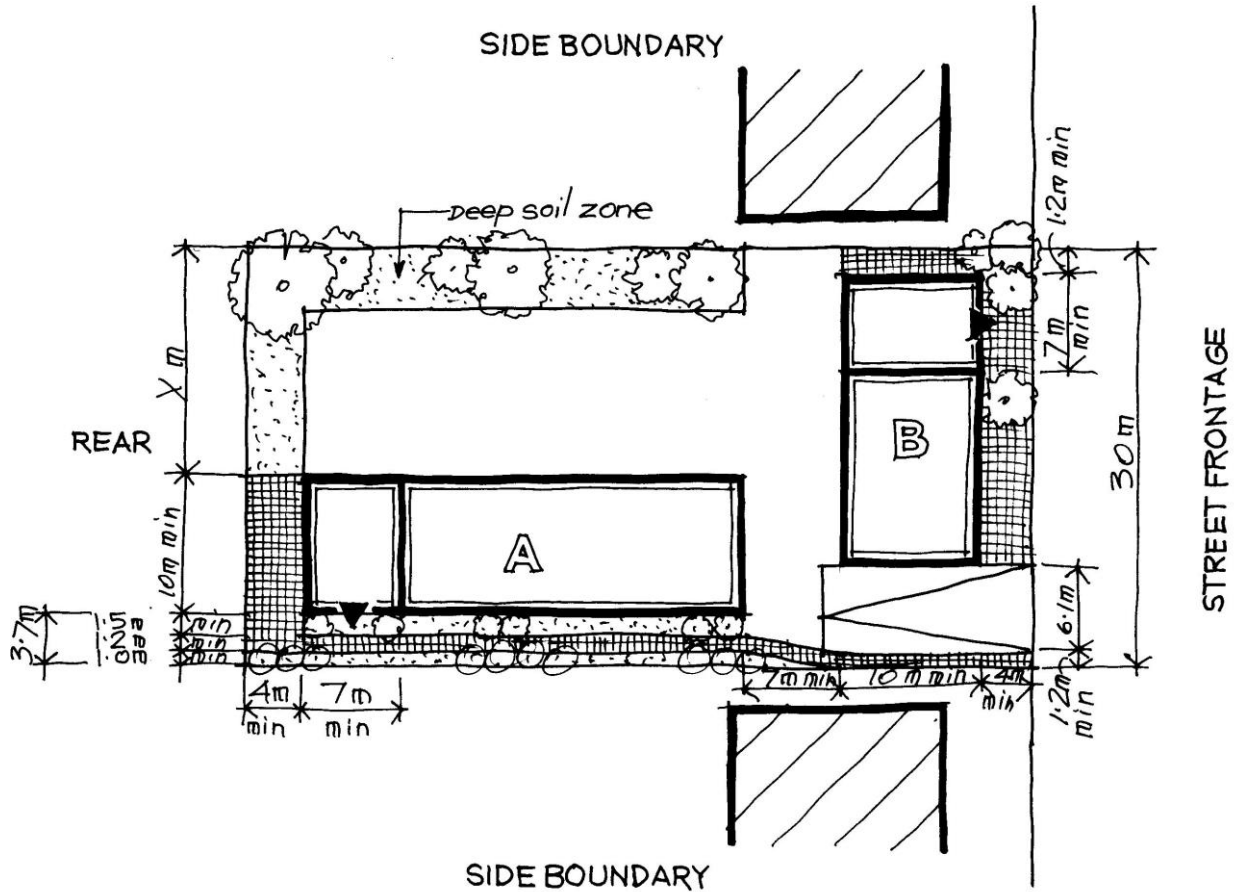
**24m wide site:**

- Block A rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
- Distance X from side boundary to block A = 8.5m minimum.
- Distance between blocks A & B = 7m minimum.
- Individual dwelling width (Blocks A and B) = 7m minimum.
- Individual dwelling depth (Blocks A and B) = 10m minimum.

\* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.



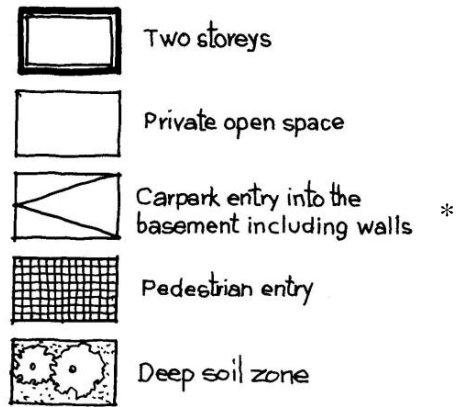
**Figure 4 - 24m wide site.**



**30m wide site:**

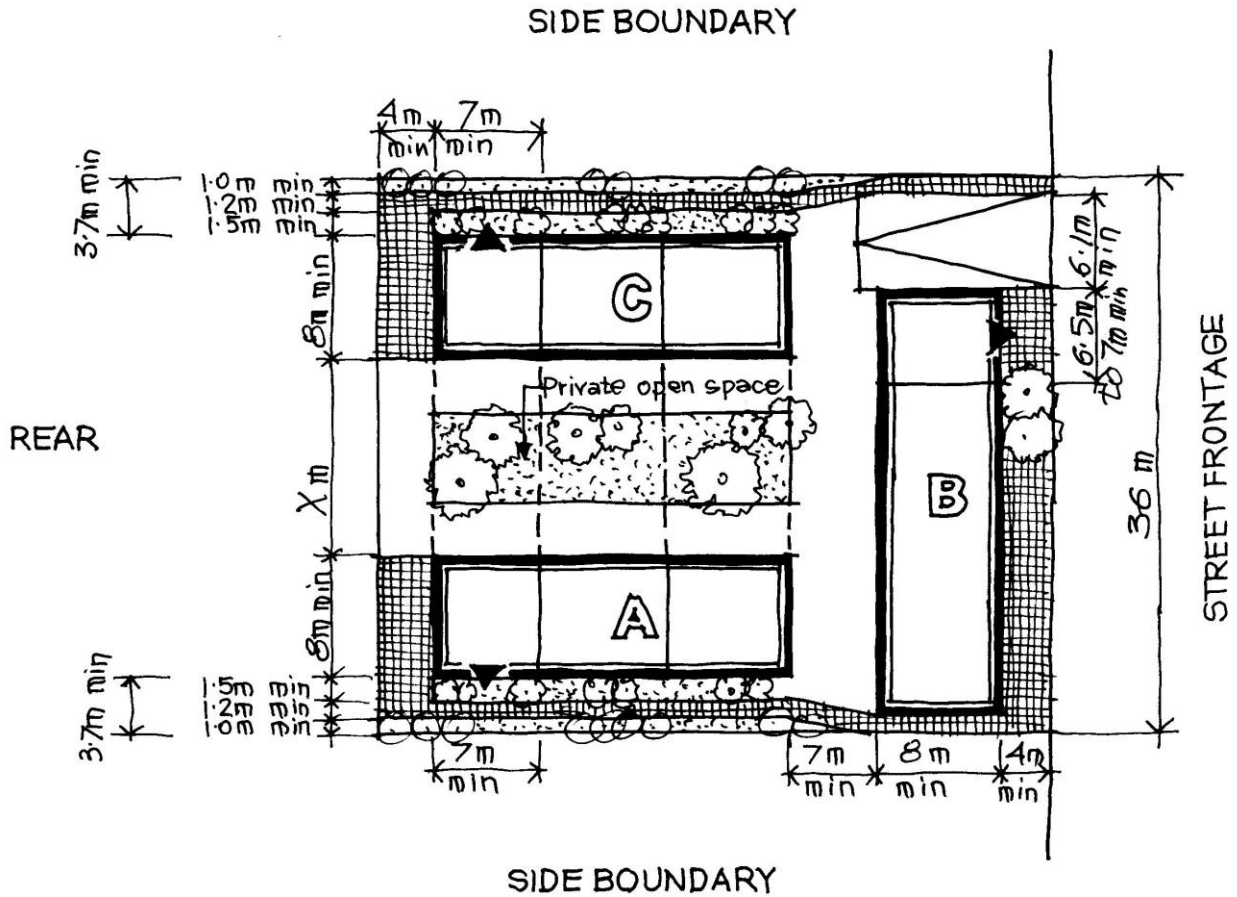
- Block A rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
- Distance X from side boundary to block A = 14m minimum.
- Distance between blocks A & B = 7m minimum.
- Individual dwelling width (Blocks A and B) = 7m minimum.
- Individual dwelling depth (Blocks A and B) = 10m minimum.

\* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.



**Figure 5** - 30m wide site.

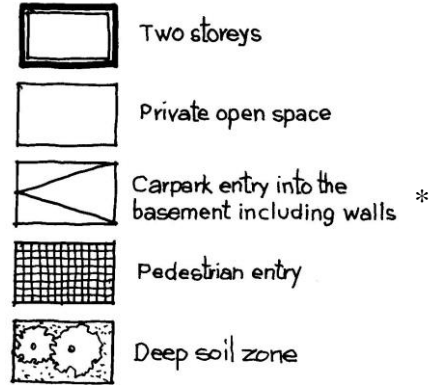




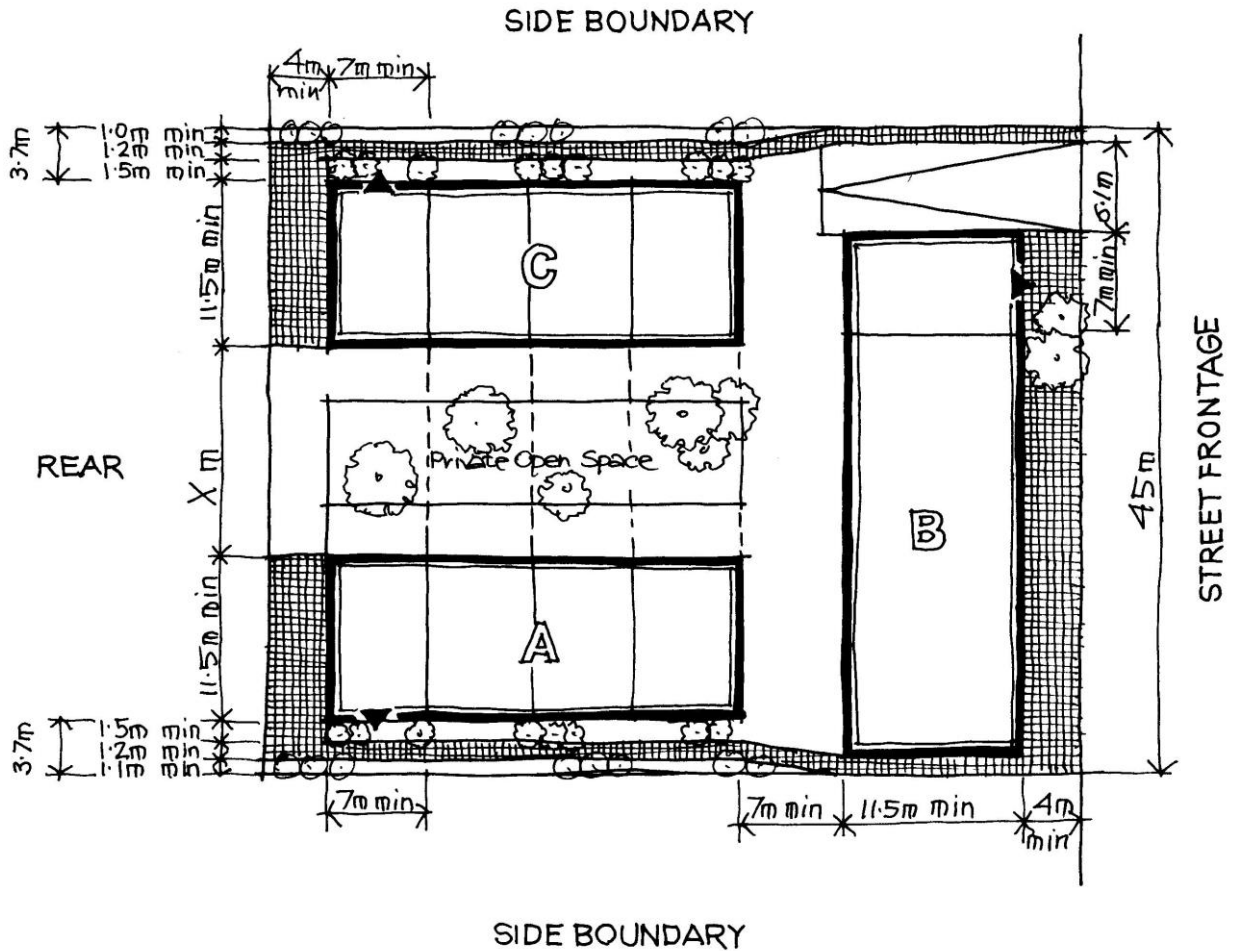
**36m wide site:**

- Blocks A and C rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Blocks A and C side setback = 1.2m minimum (pedestrian entry at Block A and C requires 3.7m minimum with landscaping).
- Distance from blocks A and C to the rear of Block B = 7m minimum.
- Distance between blocks A & C = 12m minimum.
- Individual dwelling width (Block B) = 6.5m to 7m range.
- Individual dwelling depths (Blocks A, B and C) = 8m minimum.

\* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.



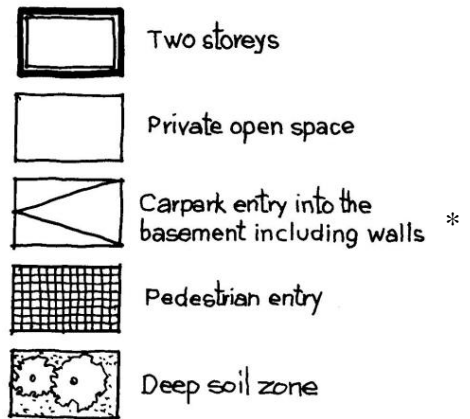
**Figure 6 - 36m wide site.**



**45m wide site:**

- Blocks A and C rear setback = 4m minimum.
- Block B front setback = 4m minimum.
- Blocks A and C side setback = 1.2m minimum (pedestrian entry at Block A and C requires 3.7m minimum with landscaping).
- Distance from blocks A and C to the rear of Block B = 7m minimum.
- Distance X between blocks A & C = 14m minimum.
- Individual dwelling width (Blocks A, B and C) = 7m minimum.
- Individual dwelling depths (Blocks A, B and C) = 11.5m minimum.

\* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.



**Figure 7 - 45m wide site.**