

Detached Dwellings and Dual Occupancies

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I.0 Introduction

I.1 Development to which this Part applies

This Part applies to dwelling house, secondary dwelling, semi-detached dwelling and dual occupancy development in the R2 Low Density Residential zone and R3 Medium Residential Density zone 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 that development:

- maintains a high level of amenity;
- contributes to the overall locality and streetscape;
- minimises the impact on the environment;
- optimises the use of the land; and
- responds appropriately to allotment size, location, opportunities and constraints.

I.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses 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 addresses outbuildings; and
- Section 10.0 addresses secondary dwellings.

2.0 Built form

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 that enhances and addresses the street.

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

2.1 Site area

Performance criteria

- PI** The site area for a proposed development is of sufficient size to accommodate the detached dwelling/dual occupancy development.

Development controls

- D1** A minimum site area of 450m² and a minimum site width of 15m shall be required for two attached dwellings on one allotment.
- D2** A minimum site area of 600m² and a minimum site width of 15m shall be required for two detached dwellings on one allotment.

Note: The minimum site area requirement does not include the area of access handles (for battle axe sites).

There is no minimum site area requirement for the construction of a single detached house.

2.2 Site coverage

Performance criteria

- PI** Adequate areas for landscaping, open space and spatial separation is provided between buildings.
- P2** Fair and reasonable site coverage is provided for smaller sites less than 450m² based on a sliding scale.

Development controls

- D1** Site coverage:
 - For lots 350m² or less, the maximum site coverage shall be 70%;
 - For lots between 351m² to 449m², the maximum site coverage shall be 67.5%; and
 - For lots 450m² or above, the maximum site coverage shall be 65%.
- D2** The non-built upon area shall be landscaped and used for open space.

2.3 Setbacks

Performance criteria

- PI** The alignment of development to the street is well defined.

- P2** The impact of new development on the streetscape is minimised by:
- creating a sense of openness;
 - providing opportunities for landscaping and semi-private areas; and
 - providing visual continuity and building pattern.

Development controls

2.3.1 Front setback

- D1** New buildings within residential areas shall adhere to a front building line, which is 5.5-6m to the street frontage.
- D2** Where a new building is located on a corner, the main frontage shall be determined on the basis of existing subdivision and streetscape patterns. If the main frontage is more than 12m, the setback to the secondary frontage shall be at least 3m. If the main frontage is less than 12m, the setback to the 'secondary' frontage shall be at least 2m.
- D3** Dwellings shall align with the street. Corner dwellings shall address both streets through appropriate design.
- D4** Garages and carports shall be setback a minimum of 1m behind the primary building line.
- D5** Balconies, porticos, entrances shall not intrude more than 600mm into any setback and ground floor terraces and entrances structures shall not protrude more than 1.2m into the setback.

2.3.2 Side setback

- D1** The external walls of all dwellings shall be a minimum of 900mm from a side boundary.

2.3.3 Rear setback

- D1** For a detached dwelling or an attached dual occupancy the rear setback shall be a minimum of 10m.
- D2** For a detached dual occupancy, the distance between each of the dwellings shall be a minimum of 7m.
- D3** For a detached dwelling or dual occupancy on a corner site the Council shall assess the rear setback on a merit basis giving consideration to the performance criteria in this Part.

2.3.4 Haslam's creek setback

- D1** 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

- D1** Detached dwellings and dual occupancies shall be a maximum of two (2) storeys in height above the ground level (existing).
- D2** The maximum height between finished ground floor level and ground level (natural) immediately below shall not exceed 1.5m.
- D3** Attics within roof spaces of a two (2) storey dwelling may be used for storage purposes only and may not include any windows.
- D4** A detached dual occupancy located to the rear of the site in a battle axe arrangement or a detached dwelling located to the rear lot in a battleaxe arrangement shall be no more than one (1) storey above the ground level (natural).
- D5** Development on steeply sloping sites shall be stepped to minimise cut and fill.

2.5 Floor to ceiling heights

Performance criteria

- P1** Window heights allow for light penetration into rooms and well proportioned elevations.
- P2** Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.

Development controls

2.5.1 Floor to ceiling heights

- D1** The minimum floor to ceiling height shall be 2.7m and maximum floor to ceiling height shall be 3m.

2.5.2 Head height of windows

- D1** The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.
- D2** For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.
- D3** For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.

2.5.3 Double heights (living areas)

- D1** Double heights in or for living areas may be permitted provided that the building complies with development controls in section 2.4 above.

2.6 Heritage

Performance criteria

- PI** 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

- DI** 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.

2.7 Building design

Performance criteria

- PI** Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.

Development controls

2.7.1 Materials

- DI** All developments shall use durable, quality materials.
- D2** Materials shall be selected to provide consistency within the locality.

2.7.2 Building articulation

- DI** Windows and doors in facades facing the street shall be provided in a balanced manner and respond to the orientation and internal uses.

2.8 Dwelling size

Performance criteria

- PI** 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

2.8.1 Dwelling size

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

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

D2 At least one living area shall be spacious and connect to private outdoor areas.

2.8.2 Bedroom size

D1 New dwellings shall contain a minimum of one (1) master/double bedroom. The minimum size for master/double bedroom shall be 12m² excluding built-in wardrobes.

D2 The minimum size for a single bedroom shall be 10m² 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

Objectives

- a. To provide sufficient and accessible open space for the recreation 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 dwellings to soften the impact of the built form, through integrated landscape design.
- d. To provide for the preservation of existing trees and other natural features on the site, where appropriate.
- e. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.
- f. To conserve and enhance street tree planting.

3.1 Development application requirements

A landscape plan shall be submitted with the development application which shows:

- proposed site contours and reduced levels at embankments, retaining walls and other critical locations;
- existing vegetation and the proposed planting and landscaping (including proposed species);
- general arrangement of hard and soft landscaping elements on and adjoining the site;
- proposed maintenance and irrigation systems; and
- proposed street tree planting.

The landscape design specifies landscape themes, vegetation (location and species), paving and lighting that:

- provides a safe, attractive and functional environment for residents;
- integrates the development with the neighbourhood; and
- contributes to external amenity and water management.

The landscape plan shall be prepared by a professionally qualified landscape architect or designer.

3.2 Landscape setting and deep soil zone

Performance criteria

- P1** Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.
- P2** Landscaping assists with the integration of the site into the streetscape.
- P3** A deep soil zone allows adequate opportunities for water infiltration and for tall trees to grow and spread.

Development controls

- D1** A minimum of 30% of the site area shall be a deep soil zone.
- D2** The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building and shall extend across at least 50% of the rear boundary.
- D3** Deep soil zones shall have a minimum width of 900mm.
- D4** Front setbacks shall be dominated by pervious landscape areas including an appropriate mix of plantings.

3.3 Private open space

Performance criteria

- P1** Part of the private open space area serves as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
- P2** Private open space:
- takes advantage of available outlooks or views and natural features of the site;
 - reduces adverse impacts of adjacent buildings on privacy and overshadowing; and
 - enhances surveillance, privacy and security when private open space adjoins public space.

Development controls

- D1** Private open space shall be located at ground level at the rear and/or side of the dwelling and shall have:
- a minimum area of 50m² per dwelling;
 - a minimum dimension of 5m in any direction; and
 - direct access from a living area of the dwelling.
- D2** Private open space shall be bounded by buildings, fencing or other screening devices and also incorporate dense landscaping that restricts views to a height of 1.8m.
- D3** Additional private open space may be located above ground in the form of a balcony subject to site conditions and privacy considerations.

- D4** For dual occupancy developments, open space around dwellings shall be allocated to individual dwellings.

3.4 Biodiversity

Performance criteria

- P1** Existing and native flora at canopy and understorey levels is preserved and protected.
- P2** The development contains planting with a mix of native and exotic waterwise plant species.
- P3** Planting of suitable trees in front and rear gardens is encouraged.

Development controls

- D1** Landscape plantings shall use a combination of native and exotic 'waterwise' plant species. Installation details, including botanical and common names of proposed planting species and container sizes shall be included in the landscape plan.
- D2** Front and rear gardens shall include planting of suitable trees.

3.5 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** Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained. This applies whether the tree is on the development site or an adjacent site.

Note: For additional requirements the applicant must refer to the Tree Preservation Part of this DCP.

3.6 Street trees

Performance criteria

- P1** Existing landscaping is maintained and where possible enhanced.

Development controls

- D1** Driveways and services shall be located to preserve significant street trees.
- D2** Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.
- D3** Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.
- D4** Details of the proposed street tree planting shall be included in the landscape plan for the site.

4.0 Access and car parking

Objective

- a. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.

4.1 Number of parking spaces

Performance criteria

- P1** Car parking spaces meet the likely use and needs of proposed development.
- P2** Garages do not dominate the appearance of buildings or the streetscape.

Development controls

- D1** Sites with a principal street frontage of less than 15m shall be limited to a single car parking space presenting to that principal street frontage.
- D2** No more than two single garages or one double garage shall be placed on the front facade.
- D3** For dual occupancy developments, each dwelling may have one single width garage located at the front of the site, provided that the garages are joined to each other. Other parking arrangements such as separate and/or double garages shall be encouraged provided these structures are located at the rear of dwellings where all other development controls such as deep soil zone, open space, site coverage and setbacks are met.
- D4** For single dwellings, only one driveway crossover shall be permitted per allotment.

4.2 Design of parking spaces

Performance criteria

- P1** Garages and car parking structures are incorporated into the design of residential buildings and do not dominate the appearance of the streetscape or the building when viewed from public streets or internal private roadways.

Development controls

- D1** Garages and car parking structures shall be constructed using materials, colours and roof pitch that are similar and complementary to the main dwelling.
- D2** Basement garages and driveways shall be permitted in accordance with the relevant Australian Standards and comply with requirements of this Part.
- D3** Garages and carports shall be located a minimum of 1m behind the primary building line.
- D4** Garage doors shall not be wider than 6m or 50% of the dwelling facade (whichever is the lesser).
- D5** Where rear access is available, car parking shall be located at the rear of the site.

Note: Applicants shall refer to the parking requirements held in the Parking and Loading Part of this DCP.

5.0 Privacy and security

Objectives

- a. To ensure the siting and design of buildings provides 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

P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.

Development controls

- 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** The windows of living rooms that are within a distance of 9m of the windows of living rooms (other than bedrooms) of adjacent dwellings shall be offset by a distance sufficient to limit views between windows. In case of windows overlooking neighbouring private open space areas, windows shall be fixed obscure glazed or highlight window type with a minimum sill height of 1.5m above finished floor level.
- D3** Windows to living rooms and main bedrooms shall be located to face the front and rear of the site.
- D4** Bay windows and corner elements with windows at an angle to the main walls shall only be located on the front facade or on the ground floor at the rear of dwellings. These windows and corner elements shall not provide direct views onto adjoining private open space.
- D5** Direct views onto adjoining private open space shall be obscured by:
- existing dense vegetation or new planting; or
 - In case of balconies/verandahs or similar elevated outdoor areas, screening is to be provided that has a maximum area of 25% openings, is permanently fixed and made of durable materials.
- D6** Balconies at the rear shall be semi recessed and/or screened so that the view lines are to the rear of that property and not to the adjacent properties. Balconies shall not be located on the corner of dwellings. Screening shall be provided by durable fixed privacy screens, minimum 1.8m in height as measured above finished floor level and a minimum of 75% obscure.
- D7** Balconies shall not be located on side walls. Exceptions may be granted where side elevation faces street or public open spaces.
- D8** First floor rear balconies shall only be accessible via bedrooms and have a maximum depth of 2.5m.

5.2 Noise

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

PI Site layout and design of the dwellings, such as front fences and use of security lighting, minimises the potential for crime, vandalism and fear.

Note: Applicants must also consider Council's Policy on Crime Prevention Through Environmental Design (CPTED) prior to lodging a development application.

Development controls

D1 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area. There shall be at least one living room window facing that area.

D2 The entry to a dwelling shall be visible from the street, except on battle-axe shaped lots.

5.4 Fences

Performance criteria

PI Front fences and walls are designed to styles and patterns to improve the streetscape character in the locality.

Development controls

D1 The front and side dividing fences where located within the front yard 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 yard area shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.

D2 Front fences may exceed 1.2m height if fences are required to satisfy acoustic abatement criteria. An acoustic report must be submitted to demonstrate the fencing is required in these circumstances. This report shall be provided with a landscaped area that is at least 600mm wide on the street side of the fence.

D3 Side fences shall not exceed a height of 1.2m in front of the building line.

D4 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.

D5 On corner sites, fences shall not exceed a maximum height of 1.2m from the front boundary to the rear of the dwelling and shall be a minimum of 50% transparent.

D6 No solid pre-coated metal fences are to be located forward of the front building line, or along the secondary frontage of a corner site.

6.0 Solar amenity and stormwater reuse

Objectives

- a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing.
- 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 Roof design

Development controls

- D1** All dwellings shall have eaves that extend a minimum of 450mm from the wall of the dwelling.

6.2 Solar amenity

Performance criteria

- P1** Dwellings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.
- P2** Residential buildings and private open space areas are designed to allow the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.
- P3** The upper level of two storey development is adequately setback from the southern boundary where the development overshadows adjacent properties.

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 3m² 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 ensure 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 to 3:00pm on June 21.

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

- D3** The upper level of new two storey dwellings shall be setback 3m from the southern boundary where the development has overshadowing impacts on the north-facing roof of the adjoining property.
- D4** Living room windows shall be located so as to face an outdoor space.
- D5** North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am to 3:00pm on June 21 over a portion of their surface.
- D6** Where the proposed development is located on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D5 may not be possible.
- D7** 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 to 3:00pm on June 21.

6.3 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.
- P2** All dwellings are designed to ensure good cross ventilation.

Development controls

- D1** Rooms with high fixed ventilation openings such as bathrooms and laundries, where possible, shall be situated on the southern side to act as buffers to insulate the dwelling from winter winds. Garages may also be useful as buffers on the southern and western sides.
- D2** Dwellings shall be designed with bathrooms, laundries and kitchens sited in a position that allows natural ventilation of the room through an open window (i.e. kitchens & bathrooms shall be located on an outside wall).
- D3** Natural ventilation shall be incorporated in basement car parks wherever practicable.

6.4 Rainwater tanks

Performance criteria

- P1** Rainwater tanks provide for the collection and reuse of stormwater.

Development controls

- D1** Above ground rainwater tanks shall not be located within the front setback of a dwelling.
- D2** Rainwater tanks that are visible from the street shall be suitably screened unless Council is satisfied that the tank will not have an adverse impact on the streetscape.

- D3** Underground garages with rainwater tanks shall be permissible in accordance with the specified Engineering Standards and Australian Safety Standards and drain freely to the street without the aid of mechanical means, e.g. pumps.

Note: The applicant shall refer to additional requirements for stormwater drainage held in the Stormwater Drainage Part of this DCP.

7.0 Ancillary site facilities

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 drying areas

Performance criteria

- PI** Adequate open air clothes drying facilities are provided in a practical location where it is easily accessible and screened.

Development controls

- DI** Each dwelling shall be provided with an open air clothes drying area that:
- has solar access;
 - is well ventilated;
 - is convenient; and
 - is adequately screened from streets and other public places.

7.2 Other site facilities

Performance criteria

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

Development controls

- DI** A single TV antenna for each building shall be provided.
- D2** A mail box structure that meets the relevant Australia Postal Service requirements shall be provided located centrally and close to the major street entry to the dwelling. The letterboxes shall be lockable.
- D3** Where an air conditioning unit is to be installed the motor unit, shall be located at the rear or side of the dwelling and shall be appropriately noise attenuated.

7.3 Waste disposal

Note: Applicants shall refer to waste requirements held in the Waste Part of the DCP.

8.0 Subdivision

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 facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.

8.1 Subdivision

Development controls

- D1** All proposed residential allotments shall have a minimum site area of 450m². The site area does not include the area of access handles (for battle axe sites).
- D2** The torrens title, community title or strata title subdivision of dual occupancy developments 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.
- D3** Proposed allotments, which contain existing buildings and development, shall comply with the site coverage and other controls contained within this Part.

8.2 Street design

Performance criteria

- PI** All new proposed streets are designed to convey the primary residential functions of the street including:
- responding to topography;
 - integration with the existing street pattern in a fully connected system;
 - safe and efficient movement of vehicles and pedestrians;
 - provision for on street parking;
 - provision of landscaping;
 - location, construction and maintenance of public utilities; and
 - movement of service and delivery vehicles.

Development controls

- DI** Where a new street is to be created, the street shall be designed to Council's standards (Road Design Specification and Quality Assurance Requirements) having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.

9.0 Outbuildings

Performance criteria

- P1** Outbuildings are minor constructions which have minimal impact on the ground and adjoining properties.
- P2** Outbuildings do not restrict the flow and drainage of ground water and generate excessive overshadowing onto adjoining properties.
- P3** Outbuildings are positioned to preserve existing mature tree vegetation.

Development controls

- D1** Outbuildings shall be positioned to optimise backyard space. Where adjoining properties contain an outbuilding on the property line, it may be appropriate for an outbuilding to be built along the shared party wall.
- D2** The floor space of outbuildings shall not exceed:
- | | |
|----------------|------------------|
| Outbuildings | 10m ² |
| Double garages | 50m ² |
- D3** The total combined amount of enclosed floor space (with roof and walls) for outbuildings shall not exceed 50m².
- D4** Where appropriate, such as where there is an existing building located on the property boundary or to preserve significant vegetation, outbuildings may be located on the property boundary or within 900mm of the property boundary.
- D5** The height of outbuildings shall not exceed the following:
- | | |
|----------------------------|------|
| Sheds (floor to ceiling) | 2.4m |
| Gazebos (floor to ceiling) | 2.7m |
| Cabanas (floor to ceiling) | 2.7m |
| Garages (floor to ceiling) | 2.7m |
- D6** The external wall of outbuildings cannot extend across more than 50% of the rear property boundary.

10.0 Secondary dwellings

Objectives

- a. To facilitate the provision of secondary dwellings (i.e. granny flats) as an alternative dwelling type to detached dwellings and dual occupancy dwellings.
- b. To encourage the provision of affordable housing.
- c. To provide greater housing styles and choice.

- d. To cater for changing population demographics and living patterns including extended families, aging parents and older children living at home and over longer periods.
- e. To ensure a secondary dwelling is secondary in size, scale and nature, and subservient to the principle dwelling.
- f. To ensure secondary dwellings do not detract from the improvement of the character of the locality in which it is located.
- g. To ensure secondary dwellings do not detract from the form, scale and height of development in the streetscape and locality in which it is located.
- h. To encourage integrated design of secondary dwellings with primary dwellings.

10.1 Site area

Performance criteria

- PI** The site area is sufficient to accommodate various potential forms of secondary dwelling development.

Development controls

- DI** The minimum site area for a detached secondary dwelling shall not be less than 380m².

10.2 Setbacks

Performance criteria

- PI** Building separation is maximised to provide visual and acoustic privacy.
- P2** Adverse impacts of new development on light, air, solar access, privacy and views for neighbouring properties are minimised.
- P3** The setbacks are large enough to support maintenance access to the secondary dwelling.

Development controls

- DI** The setback from a secondary dwelling to any side and rear boundary shall not be less than 900mm.

10.3 Height

Performance criteria

- PI** The height of a secondary dwelling is designed to reduce visual impacts, perceived bulk and scale, overlooking and overshadowing impacts.

Note 1: This criterion does not prevent an addition to existing dwelling either at ground or second storey.

Note 2: Where one dwelling is located above another dwelling or an ancillary part of another dwelling, then there will be amenity and fire safety issues to be considered – these are dealt with under the BCA.

Development controls

- D1** Detached secondary dwellings shall be a maximum of two (2) storeys and where two (2) storeys in height, shall not be located above any other storey.
- D2** The maximum height of a detached secondary dwelling shall be consistent with the *Auburn Local Environmental Plan 2010*.
- D3** Attics within secondary dwellings shall not be permitted.

10.4 Ceiling height

Performance criteria

- P1** Ceilings of secondary dwellings are of sufficient height to accommodate the safety, health and amenity of its occupants.
- P2** The height of a space or room within a secondary dwelling is appropriate for the intended function of the space or room.

Development controls

- D1** The floor to ceiling height of a habitable room within a secondary dwelling shall not be less than 2.4m and not greater than 2.7m.
- D2** The floor to ceiling height of a non-habitable room within a secondary dwelling shall not be less than 2.1m and not greater than 2.7m.

Note: A non-habitable room is a bathroom, laundry, utility room, storeroom or the like, but does not include a kitchen.

10.5 Sill and head height of windows

Performance criteria

- P1** Sill and head heights of windows to secondary dwellings are of a height that sufficiently facilitates the passage of light and/or air to provide an acceptable level of health and amenity for its occupants.

Note: The BCA provides minimum size of windows for natural lighting and ventilation having regard to the size of the room.

Development controls

- D1** The minimum height of the head of a window serving a secondary dwelling shall be 2.1m.

10.6 Minimum dwelling size

Performance criteria

- P1** Secondary dwelling sizes are suitable for a variety of dwelling types and to cater for modest accommodation.

Notes:

- Refer to clause 5.4 (9) of *Auburn LEP 2010*.
- The area of a secondary dwelling does not include any area set aside for the parking of motor vehicles.

Development controls

- DI** The size of a secondary dwelling shall not be less than 25m².

10.7 Bedroom size

Performance criteria

- PI** A bedroom of a secondary dwelling is of sufficient size to accommodate the safety, health and amenity of its occupants.

Development controls

- DI** The size of a bedroom of a secondary dwelling shall not be less than 8m².

10.8 Deep soil zone

Performance criteria

- PI** A sufficient amount of unencumbered land area is provided on site to ensure the health of the substrate and facilitate water permeability to and along the substrate.
- P2** A sufficient amount of pervious landscaped area is provided at the rear of the site to facilitate opportunities for a collective mid-street block green corridor and growth of canopy trees.

Development controls

- DI** Establishment of a secondary dwelling must not reduce the deep soil zone to less than the minimum required for the dwelling house. See section 3.2 of this Part.

Note: Landscaped areas provided within the rear setback of secondary dwellings having a minimum dimension of 3m may be included as designated deep soil zone.

10.9 Private open space

Performance criteria

- PI** Private open space is of a sufficient size, quality and orientation, so that it is readily and appropriately usable by the occupants of the secondary dwelling and primary dwelling.
- P2** The design of development results in sharing of private open space between the occupants of a primary dwelling and secondary dwellings.

Development controls

- DI** Private open space shall be shared between secondary dwellings and primary dwellings without any internal fencing or other method of demarcation.
- D2** Secondary dwellings shall have direct access to private open space.

- D3** Shared private open space between secondary dwellings and primary dwellings shall be at least 70m² in area.
- D4** Shared private open space shall be landscaped.
- D5** Private open space for secondary dwellings and primary dwellings shall be located at ground level at the rear of the primary dwellings.

Note: Any additional hard surface area associated with a secondary dwelling shall not place any additional load on Council's stormwater drainage system unless it is designed in accordance with and complies with Council's Stormwater Drainage Part of this DCP.

10.10 Privacy

Performance criteria

- P1** Private open spaces and living areas of adjacent dwellings are protected from overlooking.

Development controls

- D1** Secondary dwelling design shall minimise direct and close views into windows, balconies or private open spaces of adjoining dwellings.
- D2** The windows of living rooms that are within a distance of 9m of the windows of living rooms (other than bedrooms) of adjacent dwellings shall be offset by a distance sufficient to limit views between windows. In case of windows overlooking neighbouring private open space areas, windows shall be fixed obscure glazed or highlight window type with a minimum sill height of 1.5m above finished floor level.
- D3** Balconies of secondary dwellings shall be semi recessed and/or screened so that the view lines are to the rear of the associated principal dwelling and not to the adjacent properties. Screening shall be provided by durable fixed privacy screens, minimum 1.8m in height as measured above finished floor level and a minimum of 75% obscure.
- D4** First floor balconies shall be a maximum of 12m².
- D5** Balconies shall not be located on side walls. Exceptions may be granted where side elevations face the street or public open spaces.

10.11 Facilities

Performance criteria

- P1** Secondary dwellings are provided with relevant facilities such as a kitchen, living and dining room, bedroom, bathroom and a laundry.

Development controls

- D1** All secondary dwellings shall contain a bathroom and a room suitable for sleeping accommodation.
- D2** Secondary dwellings shall be provided with access to a kitchen and laundry facilities. These facilities may be shared with the primary dwelling on the site.

10.12 Orientation

Performance criteria

PI Solar amenity to secondary dwellings is ensured.

Development controls

- D1** A living area of a secondary dwelling shall be north-facing where possible, and be provided with fenestration in its northern façade.
- D2** Private open space for secondary dwelling and primary dwelling shall be provided with a northern orientation.