

Residential Flat Buildings

Contents

1.0	Introduction	2
2.0	Built form	3
3.0	Open space and landscaping	10
4.0	Access and car parking	14
5.0	Privacy and security	14
6.0	Solar amenity and stormwater reuse	18
7.0	Ancillary site facilities	20
8.0	Subdivision	21
9.0	Adaptable housing	23
10.0	Development control diagrams and tables	24

I.0 Introduction

I.1 Development to which this Part applies

This part applies to residential flat building development. It does not apply to Newington and Wentworth Point (formerly Homebush Bay West) areas. Please refer to the Newington Parts of this DCP or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this DCP.

I.2 Purpose of this Part

The purpose of this Part is to ensure residential flat buildings:

- are pleasant to live in and create enjoyable urban places;
- promote amenable, vibrant and lively streets;
- facilitate a safe, welcoming and attractive public domain;
- are designed to cater for multiple demographics and tenancies;
- foster ecologically sustainable development;
- maintain a high level of amenity;
- contribute to the overall street locality;
- minimise the impact on the environment; and
- optimise use of the land.

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 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

Objectives

- a. To ensure that all development contributes to the improvement of the character of the locality and streetscape in which it is located.
- 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.
- e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and the local character.
- f. To ensure that development relates well to surrounding developments including heritage items, open space and other land uses.
- g. To ensure that development maximises sustainable living.
- h. To maximise views, solar and daylight access,
- i. To provide an acceptable interface between different character areas.
- j. To minimise the impacts of buildings overshadowing open spaces and improve solar access to the street.
- k. To contribute to the streetscape and form a clear delineation between the public and private domain.

2.1 Site area

Performance criteria

- PI** The site area of a proposed development is of sufficient size to accommodate residential flat development and provide adequate open space and car parking consistent with the relevant requirements of this DCP.

Development controls

- D1** A residential flat building development shall have a minimum site area of 1000m² and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.
- D2** Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.

2.2 Site coverage

Performance criteria

- P1** Ensure that new development and alterations and additions to existing development result in site coverage which allows adequate provision to be made on site for infiltration of stormwater, deep soil tree planting, landscaping, footpaths, driveway areas and areas for outdoor recreation.
- P2** Minimise impacts in relation to overshadowing, privacy and view loss.
- P3** Ensure through-site links for pedestrians are incorporated where applicable.

Development controls

- D1** The built upon area shall not exceed 50% of the total site area.
- D2** The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.

2.3 Building envelope

Performance criteria

- P1** The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:
- addresses both streets on corner sites;
 - align with the existing street frontages and/or proposed new streets; and
 - form an L shape or a T shape where there is a wing at the rear.

Note: The development control diagrams in section 10.0 illustrate building envelope controls.

Development controls

- D1** Council may consider a site specific building envelope for certain sites, including:
- double frontage sites;
 - sites facing parks;
 - sites adjoining higher density zones; and
 - isolated sites.
- D2** The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for sites up to 3,000m²
- D3** The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m².

2.4 Setbacks

Performance criteria

- P1** Impact 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.
- P2** Integrate new development with the established setback character of the street.
- P3** Ensure adequate separation between buildings, consistent with the established character and rhythm of built elements in the street.
- P4** Ensure adequate separation between buildings for visual and acoustic privacy.
- P5** Maintain a reasonable level of amenity for neighbours with adequate access to sunlight.

Development controls

2.4.1 Front setback

- D1** The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.
- D2** Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.
- D3** Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.
- D4** Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.
- D5** All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.
- D6** In all residential zones, levels above 4 storeys are to be setback for mid-block sites.

2.4.2 Side setback

- D1** In all residential zones, buildings shall have a side setback of at least 3 metres.
- D2** Eaves may extend a distance of 700mm from the wall.

2.4.3 Rear setback

- D1** Rear setbacks shall be a minimum of 10m from the property boundary.

- D2** Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.
- D3** Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.

2.4.4 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.

2.4.5 Setbacks at Olympic Drive, Lidcombe

Performance criteria

- PI** Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.
- P2** East-west streets maintain view corridors to Wyatt Park.

Development controls

- DI** For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 4m.
- D2** The setback area and verge shall be landscaped and planted with a double row of street trees.
- D3** The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.

2.5 Building depth

Performance criteria

- PI** A high level of amenity is provided for residents including solar and daylight access.

Development controls

- DI** The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).

2.6 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. This does not apply to mezzanines.
- D2** Where there is a mezzanine configuration, the floor to ceiling height may be varied.

2.7 Head height of windows

Performance criteria

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

Development controls

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.

2.8 Heritage

Performance criteria

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

Development controls

D1 All development adjacent to and/or adjoining a heritage item 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.

2.9 Building design

Performance criteria

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

P2 The use of sympathetic materials, colour schemes and details of new residential development and associated structures ensures that the character of Auburn's residential areas is not diminished.

Development controls

2.9.1 Materials

Performance criteria

PI The use of face brick (smooth faced) is encouraged.

- P2** The use of cement render on building facades is discouraged due to high ongoing maintenance issues.

Development controls

- D1** All developments shall be constructed from durable, high quality materials.

2.9.2 Building articulation

- D1** Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.
- D2** Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements.
- D3** 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.

2.9.3 Roof form

- D1** Roof forms shall be designed in a way that does not add unnecessary height and bulk to the building.

2.9.4 Balustrades and balconies

Development controls

- D1** Balustrades and balconies shall be designed to maximise views of the street.

The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.
- D2** Opaque glazing and/or masonry for balustrading and balconies is encouraged.
- D3** Clear glazing for balustrading and balconies is prohibited.

2.10 Dwelling size

Performance criteria

- P1** Internal dwelling sizes and shapes 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
Studio	50m ²
1 bedroom (cross through)	50m ²

1 bedroom (maisonette)	62m ²
1 bedroom (single aspect)	63m ²
2 bedrooms (corner)	80m ²
2 bedrooms (cross through or over)	90m ²
3 bedrooms	115m ²
4 bedrooms	130m ²

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

2.11 Apartment mix and flexibility

Performance criteria

- P1** A diversity of apartment types are provided, which cater for different household requirements now and in the future.
- P2** Housing designs meet the broadest range of the occupants' needs possible.

Development controls

D1 A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings.

Variety may not be possible in smaller buildings, for example, up to six units.

D2 The appropriate apartment mix for a location shall be refined by:

- considering population trends in the future as well as present market demands; and
- noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.

D3 A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.

D4 The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.

D5 Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.

D6 Apartment layouts which accommodate the changing use of rooms shall be provided.

Design solutions may include:

- windows in all habitable rooms and to the maximum number of non-habitable rooms;
- adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and
- dual master bedroom apartments, which can support two independent adults living together or a live/work situation.

D7 Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:

- a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;
- the alignment of structural walls, columns and services cores between floor levels;
- the minimisation of internal structural walls;
- higher floor to ceiling dimensions on the ground floor and possibly the first floor; and
- knock-out panels between apartments to allow two adjacent apartments to be amalgamated.

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 provide sufficient areas for deep soil planting.
- d. To provide a mix of hard and soft landscape treatments.
- e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance.
- f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design.
- g. To provide for the preservation of existing trees and other natural features on the site, where appropriate.
- h. To provide low maintenance communal open space areas.
- i. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.
- j. To conserve and enhance street tree planting.

3.1 Development application requirements

A landscape plan shall be submitted with all development applications for residential flat buildings.

The landscape plan should specify 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 prepared by a professionally qualified landscape architect or designer 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 landscaping elements on and adjoining the site;
- location of communal facilities;

- proposed lighting arrangements;
- proposed maintenance and irrigation systems; and
- proposed street tree planting.

3.2 Landscaping

Performance criteria

PI 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.

Development controls

- D1** If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.
- D2** All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.

3.3 Deep soil zone

Performance criteria

PI A deep soil zone allows adequate opportunities for tall trees to grow and spread.

Note: Refer to the development control diagrams in section 10.0.

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.
- D3** Deep soil zones shall have minimum dimensions of 5m.
- D4** Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.

3.4 Landscape setting

Performance criteria

- PI** Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.
- P2** Residential flat buildings are adequately designed to reduce the bulk and scale of the development.
- P3** Landscaping assists with the integration of the site into the streetscape.

- P4** Enhance the quality and amenity of the built form.
- P5** Provide privacy and shade in communal and private open space areas.

Development controls

- D1** Development on steeply sloping sites shall be stepped to minimise cut and fill.
- D2** Existing significant trees shall be retained within the development.
- D3** The minimum soil depth for terraces where tree planting is proposed is 800mm.
- D4** Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.
- D5** Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.
- D6** All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.

3.5 Private open space

Performance criteria

- P1** Private open space is clearly defined and screened for private use.
- 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
 - resolves surveillance, privacy and security issues when private open space abuts public open space.
- P3** Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.

Development controls

- D1** Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.
- D2** Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m² and a minimum dimension of 2.5m.
- D3** Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m² and a minimum dimension of 2m.
- D4** Balconies may be semi enclosed with louvres and screens.
- D5** Private open space shall have convenient access from the main living area.
- D6** Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.

- D7** Additional small, screened service balconies may be provided for external clothes drying areas and storage.
- D8** Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.

3.6 Communal open space

Performance criteria

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

Development controls

- D1** Communal open space shall be useable, and where possible have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.
- D2** The communal open space area shall have minimum dimensions of 10m.

3.7 Protection of existing trees

Performance criteria

- PI** Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate 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.
- D2** Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained.

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

3.8 Biodiversity

Performance criteria

- PI** Existing and native flora at canopy and understorey levels is preserved and protected.
- P2** Plantings are a mix of native and exotic water-wise plant species.

Development controls

- D1** The planting of indigenous species shall be encouraged.

3.9 Street trees

Performance criteria

PI Existing street landscaping is maintained and where possible enhanced.

Development controls

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

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

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

4.0 Access and car parking

4.1 Access and car parking requirements

Applicants shall consult the Parking and Loading Part of this DCP.

4.2 Basements

Performance criteria

PI Basements allow for areas of deep soil planting.

Development controls

D1 Where possible, basement walls shall be located directly under building walls.

D2 A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.

D3 Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.

D4 Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.

5.0 Privacy and security

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

D1 Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.

D2 Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. Where it is impracticable to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings.

D3 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.

D4 Views onto adjoining private open space shall be obscured by:

- Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or
- Existing dense vegetation or new planting.

5.2 Noise

Performance criteria

PI The transmission of noise between adjoining properties is minimised.

P2 New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.

Development controls

DI 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** Provide personal and property security for residents and visitors.
- P2** 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.
- P3** Ensure a development is integrated with the public domain and contributes to an active pedestrian-orientated environment.
- P4** Ensure effective use of fencing or other means to delineate private and public areas.

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

Development controls

- D1** Shared pedestrian entries to buildings shall be lockable.
- D2** Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.
- D3** High walls which obstruct surveillance are not permitted.
- D4** The front door of a residential flat building shall be visible from the street.
- D5** Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.
- D6** A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.
- D7** Fences higher than 900mm shall be of an open semitransparent design.
- D8** Balconies and windows shall be positioned to allow observation of entrances.
- D9** Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.
- D10** Blank walls facing a rear laneway should be avoided to discourage graffiti.
- D11** Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.
- D12** If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.
- D13** Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.
- D14** Ground floor apartments may have individual entries from the street.

- D15** Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.

5.4 Fences

Performance controls

- P1** Front fences and walls maintain the streetscape character and are consistent with the scale of development.
- P2** Ensure that views from streets are maintained and not obstructed by excessively high fences.
- P3** Reduce the impact of front fencing on the streetscape and encourage fencing which is sympathetic to the existing streetscape, general topography and the architectural style of the existing dwelling or new development.
- P4** Ensure that materials used in front fencing are of high quality and are sympathetic to the exiting streetscape character.

Development controls

- D1** The front and side dividing fences, where located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent.
- D2** Materials of construction will be considered on their merit, with regard being given to materials that are similar to other contributory fences in the vicinity, with a general prohibition on the following materials:
- Cement block;
 - Metal sheeting, profiled, treated or pre-coated.
 - Fibro, flat or profile;
 - Brushwood; and
 - Barbed wire or other dangerous material.
- D3** All fences forward of the building alignment shall be treated in a similar way.
- D4** Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.
- D5** Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.
- D6** Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.
- D7** Fencing and associated walls must be positioned so as not to interfere with any existing trees.
- D8** Gates and doors are to be of a type which does not encroach over the street alignment during operation.

6.0 Solar amenity and stormwater reuse

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.
- d. To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.
- e. To encourage installation of energy efficient appliances that minimise greenhouse gas generation.

6.1 Solar amenity

Performance criteria

- P1** Buildings 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 for 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 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 and 3:00pm on June 21.
- D3** 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 access.
- D4** New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.

- D5** 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.
- D6** Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.
- D7** Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.
- D8** The western walls of the residential flat building shall be appropriately shaded.

6.2 Ventilation

Performance criteria

- PI** 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** Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.
- D2** Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall be limited in depth to 8m from a window.
- D3** Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.

6.3 Rainwater tanks

Performance criteria

- PI** The development design reduces stormwater runoff.

Development controls

- D1** Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.
- D2** Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments.
- D3** The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.
- D4** Rainwater tanks shall not be located within the front setback.

- D5** The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP.
- D6** The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.

6.4 Stormwater drainage

Applicants shall refer to the stormwater drainage requirements 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 maintain and enhance the character of streetscapes.
- c. To ensure site facilities are adequate, accessible to all residents and easy to maintain.
- d. 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 which are easily accessible to all residents and screened, are provided.

Development controls

- D1** Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.
- D2** Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.

7.2 Storage

Performance criteria

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

Development controls

- D1** Storage space of 8m³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.
- D2** Storage space shall not impinge on the minimum area to be provided for parking spaces.

7.3 Utility services

Performance criteria

- PI** All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.

Development controls

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

7.4 Other site facilities

Performance criteria

- PI** Dwellings are supported by necessary utilities and services.

Development controls

- DI** A single TV/antenna shall be provided for each building.
- D2** A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.
- D3** Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.

7.5 Waste disposal

Applicants shall refer to the requirements held in the Waste Part of this 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 to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.

8.1 Lot amalgamation

Performance criteria

- PI** Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.

Development controls

- D1** Development sites involving more than one lot shall be consolidated.
- D2** Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release of the Occupation Certificate.
- D3** Adjoining parcels of land not included in the development site shall be capable of being economically developed.

8.2 Subdivision

Development controls

- D1** The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.
- D2** Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.

8.3 Creation of new streets

Performance criteria

- P1** On some sites, where appropriate, new streets are introduced.
- P2** New proposed roads are designed to convey the primary residential functions of the street including:
 - safe and efficient movement of vehicles and pedestrians;
 - provision for parked vehicles;
 - provision of landscaping;
 - location, construction and maintenance of public utilities; and
 - movement of service and delivery vehicles.

Development controls

- D1** Where a new street is to be created, the street shall be built to Council's standards 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.
- D2** A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table I – Development Standards for Road Widths in section 10.2.
- D3** For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.

9.0 Adaptable housing

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 adapt their home as their needs change due to age or disability.

9.1 Development application requirements

Note: Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.

9.2 Design guidelines

Performance criteria

PI Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.

Development controls

DI The required standard for Adaptable Housing is AS 4299. Wherever the site permits, 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 inclinor can be installed at any time in the future; and
- providing a disabled car space for each dwelling designated as adaptable.

Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.

- D2** All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.

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)

Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.

9.3 Lifts

Development controls

- D1** Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.
- D2** Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.

9.4 Physical barriers

Development controls

- D1** Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.

10.0 Development control diagrams and tables

10.1 Development control diagrams (for residential zones only)

Figures 1 to 4 comprise development control diagrams which illustrate the controls for setbacks, communal open space and number of storeys for two (2) scenarios. The following scenarios are provided.

- Figures 1 and 2: Mid-block site**
Figures 3 and 4: Corner sites

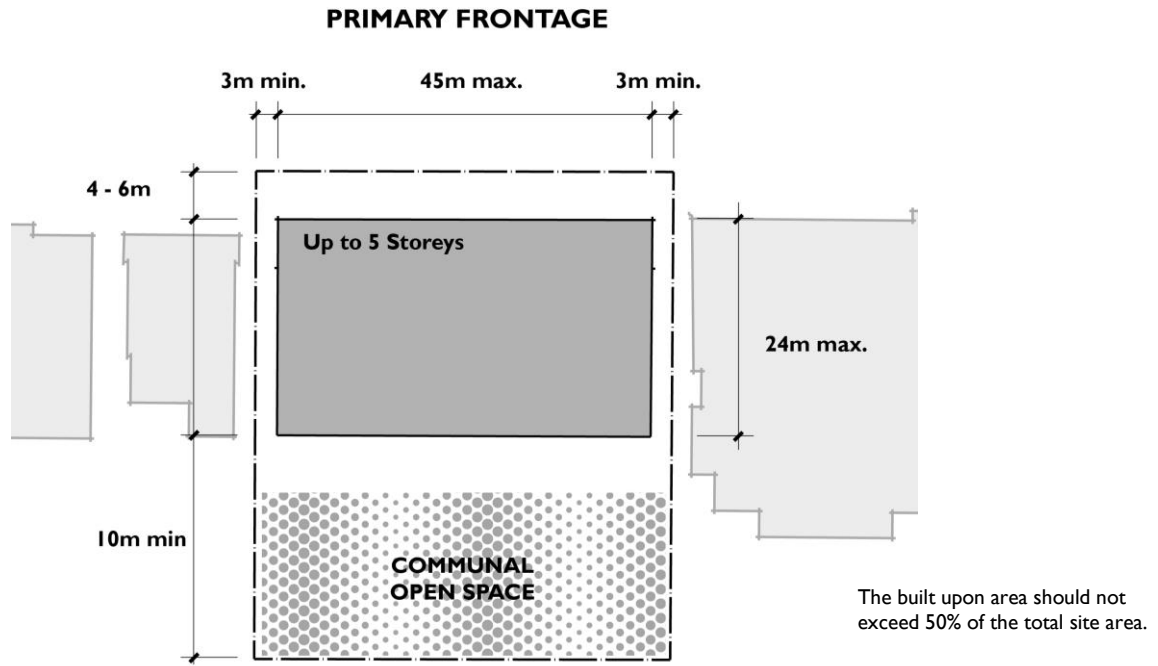


Figure 1 – Indicative layout and building envelope of mid-block sites

At least 30% of the site area should be a deep soil zone. The majority of deep soil zone should be provided as a consolidated area at the rear of the building. Deep soil zone should not include any impervious (hard) surfaces such as paving or concrete. There should be at least one deep soil zone area with a minimum dimension of 5m x 5m, which may be part of the communal open space area.

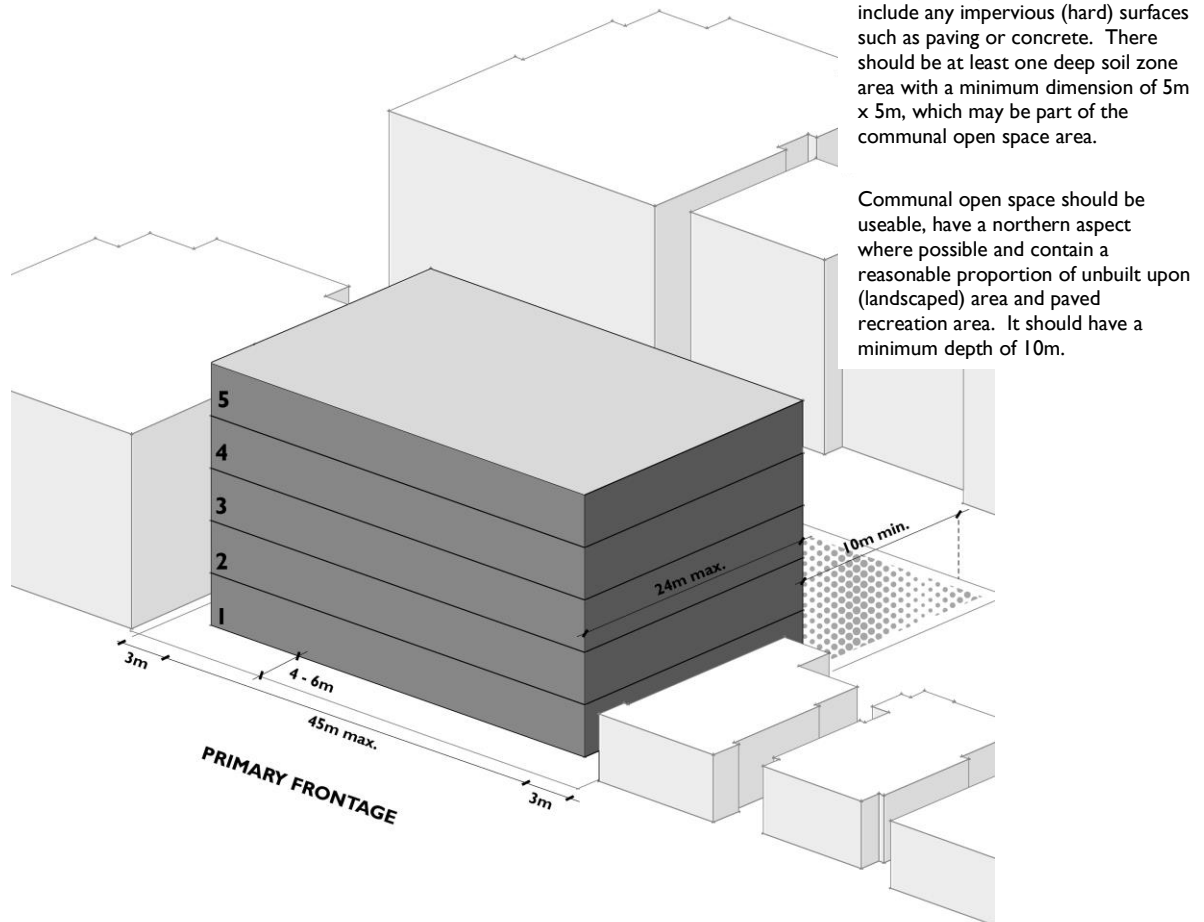


Figure 2 – Indicative massing of mid-block sites

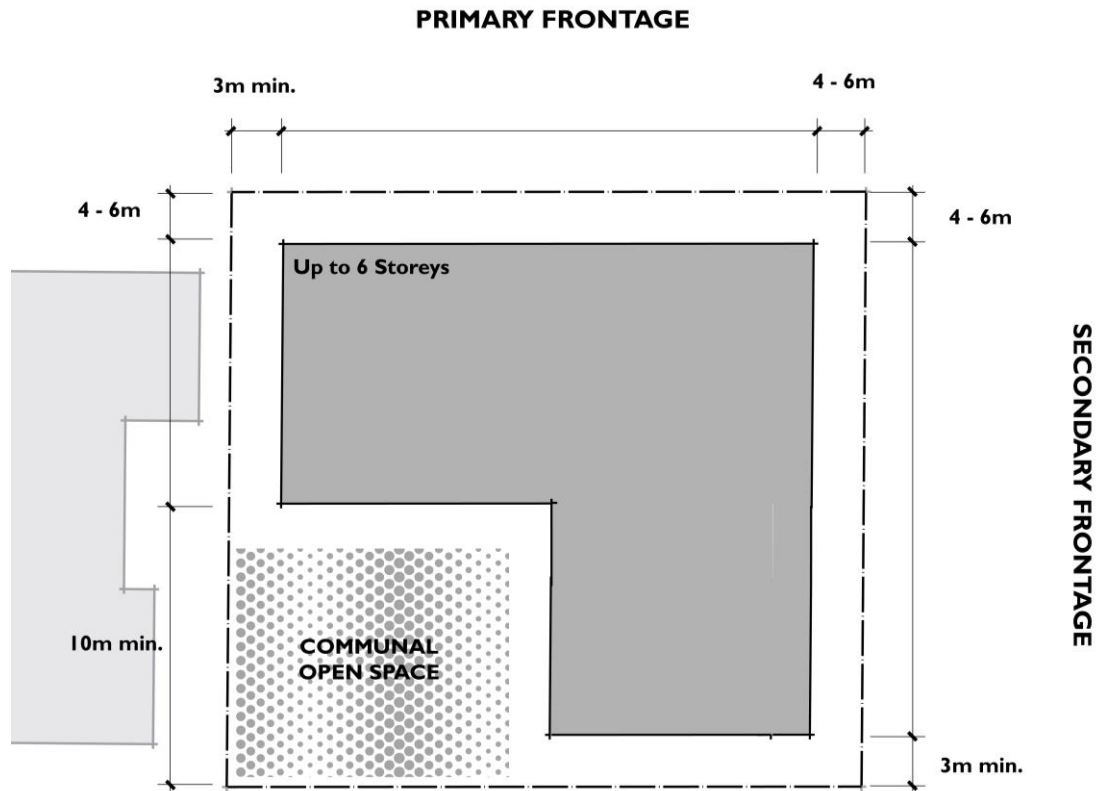


Figure 3 – Indicative layout and building envelope of corner block sites

Where a new building is located on a corner, the main frontage will be determined on the basis of existing streetscape patterns.

Where the elevation is determined as the "secondary" frontage, the setback may be reduced to 3m.

Where Residential Flat Buildings adjoin a park of public open space, this frontage shall be treated like a front entrance/garden for the length of the park.

In all residential zones, buildings shall have a side setback of at least 3 metres.

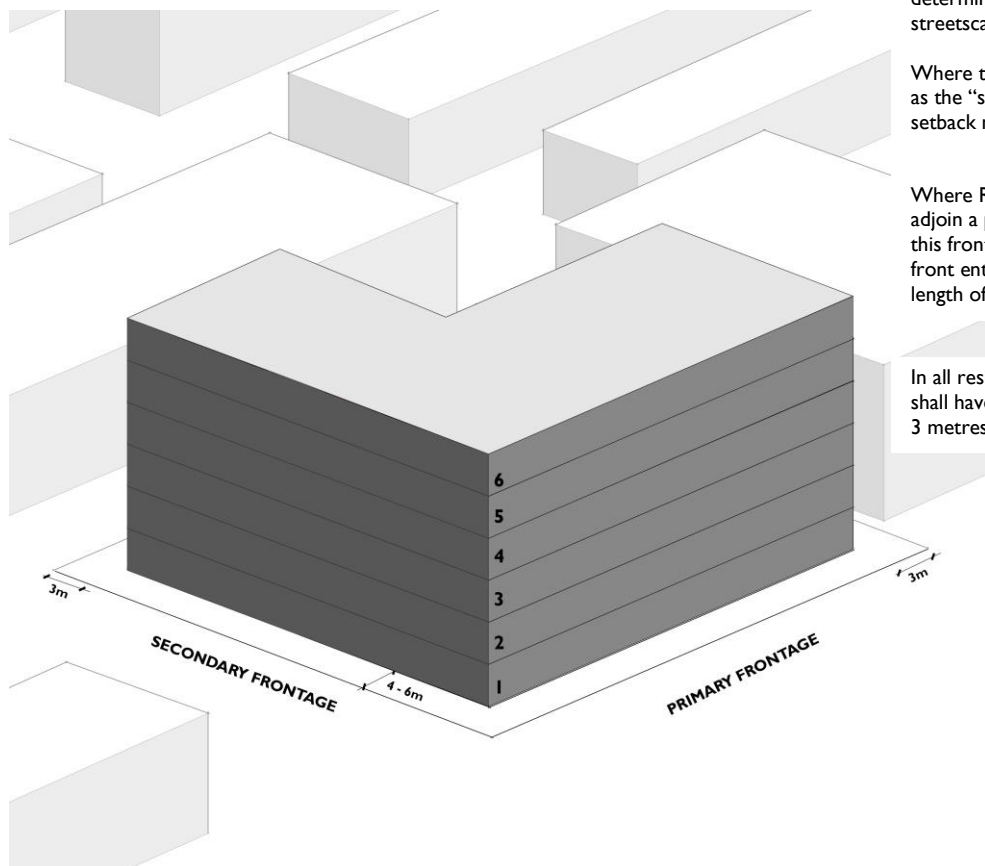


Figure 4 – Indicative massing of corner block sites

10.2 Tables

The following table is provided:

Table 1 - Development standards for roads widths

Table I - Development standards for road widths

Road type	Maximum traffic volume (vpd)	Maximum speed (kph)	Carriageway minimum	Width (m) maximum	Parking provisions within road reserve	Kerbing	Footpath requirement	Cycle-path requirement	Verge width minimum (each side)	Entrance kerb minimum (m)	Property access	Street longitudinal gradient maximum
Access street												
Two way or one way plus parking	0 -100	40	6	7	Carriageway	Rollover or barrier	No	Share with vehicles	Not required	5	Access to all sites	15
Two way plus parking on one side of road	0 -100	40	6	8.5	Carriageway or indented parking	Rollover or barrier	1.2m wide one side	Share with vehicles	Not required	5	Access to all sites	10
Local street	1000 - 2000	50	9	12	Carriageway or indented parking	Barrier	1.2m wide footpath/s	Share with vehicles	3.5m	6	Access to all sites	8
Minor collector	1000 - 3000	60	12	12+	Carriageway or indented parking	Barrier	1.2m wide located away from footpath	Provide within street pavement	4.2m	6	Access to all sites	8
Major collector	3000 - 6000	60	12	12+	Carriageway or indented parking	Barrier	1.2m wide located away from footpath	Provide within street pavement	4.2m	6	Access to all sites	8