Armidale Dumaresq Council

Armidale Dumaresq
Development Control Plan 2012

Part 4 Residential Development Controls

Chapter 4.2 Urban Residential Development for:

- Multi-Unit Housing
- Residential Flat Buildings
- Attached Dwellings
- Semi-detached Dwellings
- Shop Top Housing

Contact Details

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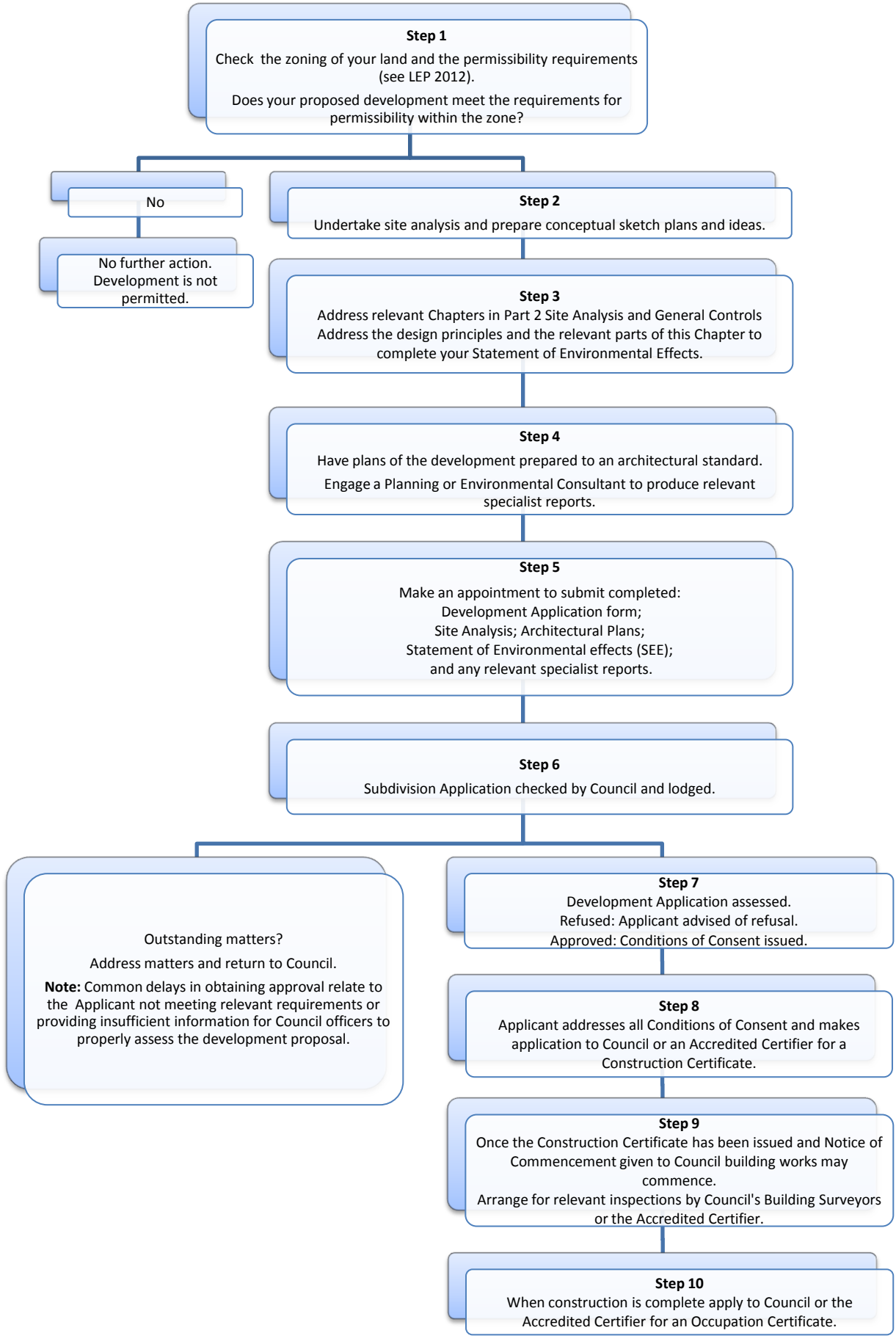

Step 1
Check the zoning of your land and the permissibility requirements (see LEP 2012).
Does your proposed development meet the requirements for permissibility within the zone?
No
No further action. Development is not permitted.
Step 2
Undertake site analysis and prepare conceptual sketch plans and ideas.
Step 3
Address relevant Chapters in Part 2 Site Analysis and General Controls
Address the design principles and the relevant parts of this Chapter to complete your Statement of Environmental Effects.
Step 4
Have plans of the development prepared to an architectural standard.
Engage a Planning or Environmental Consultant to produce relevant specialist reports.
Step 5
Make an appointment to submit completed:
Development Application form;
Site Analysis; Architectural Plans;
Statement of Environmental effects (SEE);
and any relevant specialist reports.
Step 6
Subdivision Application checked by Council and lodged.
Outstanding matters?
Address matters and return to Council.
Note: Common delays in obtaining approval relate to the Applicant not meeting relevant requirements or providing insufficient information for Council officers to properly assess the development proposal.
Step 7
Development Application assessed.
Refused: Applicant advised of refusal.
Approved: Conditions of Consent issued.
Step 8
Applicant addresses all Conditions of Consent and makes application to Council or an Accredited Certifier for a Construction Certificate.
Step 9
Once the Construction Certificate has been issued and Notice of Commencement given to Council building works may commence.
Arrange for relevant inspections by Council's Building Surveyors or the Accredited Certifier.
Step 10
When construction is complete apply to Council or the Accredited Certifier for an Occupation Certificate.

Part 1 General provisions

1.1 Introduction

This chapter outlines the development controls for construction and alterations or additions to multi-unit housing, residential flat buildings, attached dwellings and shop top housing in the urban residential zones in the Armidale Dumaresq local government area.

The purpose of this chapter is to guide design and to promote innovative housing solutions that will provide a range of housing types and lot densities to meet a range of housing needs. In addition, this chapter includes development standards and controls that encourage housing design to improve solar access to buildings and energy efficiency over the long term. This is particularly relevant in designing dwellings to accommodate Armidale's cold climate.

This chapter is to be read in conjunction with all relevant chapters in Section 2 Site Analysis and General Controls. All relevant matters relating to the development must be addressed in the development application, the SEE and on site analysis plans and site plans. The site analysis process may highlight the requirement for specialist reports to be undertaken.

1.2 Objectives

The objectives of this chapter are:

O.1 To encourage high design standards for internal and external building design that addresses Armidale's climate and provides a functional and cost effective living environment.

O.2 To provide for a range housing styles and sizes that fit visually within the streetscape in relation to building alignments and proportions.

O.3 To promote urban consolidation by providing dwelling types that maximise lot yields.

O.4 To enable residential developments to maximise the use of available physical and social infrastructure.

O.5 To increase the density of housing to meet existing and future community needs.

O.6 To ensure that all development maximises the use of the site by using layouts that address site opportunities and constraints.

O.7 To provide controls that minimise the impact of development on adjoining neighbours and the streetscape.

1.3 Land and types of development to which this chapter applies

This chapter applies to the following zones and types of development in those zones:

R1	General Residential	Multi-unit housing Residential flat buildings Attached dwellings Semi-detached dwellings Shop top housing
R5	Large Lot Residential	Attached dwellings
B4	Mixed Use	Multi-unit housing Residential flat buildings Attached dwellings Semi-detached dwellings Shop top housing
RU5	Village	Multi-unit housing Residential flat buildings Attached dwellings Semi-detached dwellings Shop top housing

1.4 Types of development to which this chapter applies

This chapter applies to the following types of development where they are permissible in the above zones (please see the definitions for these types of development at the end of this chapter):

- multi-unit housing, residential flat buildings, attached dwellings, semi-detached dwellings.
- shop top housing.
- alterations or additions to an existing multi-unit housing, residential flat buildings and shop top housing or the addition of a second storey to an existing single storey multi-unit housing block or residential flat buildings.
- the construction of a basement, either as part of new multi-unit housing or residential flat buildings or as an addition or alteration to an existing multi-unit housing or residential flat buildings.
- the construction of a roof terrace on the topmost roof of an existing or a new multi-unit housing or residential flat building.
- the construction of new ancillary development, or alterations or additions to existing ancillary development, is development specified in this chapter if the development is ancillary to multi-unit housing, residential flat buildings, attached dwellings, semi-detached dwellings, shop top housing.
- the construction of new detached outbuildings, or alterations or additions to existing detached outbuildings.
- the use of a single unit in a multi-unit housing unit complex or a single unit in a residential flat building as an Exhibition Home.

1.5 Addressing the guidelines in this chapter

The guidelines for multi-unit dwellings are set out in this chapter. These are expressed in the form of objectives that need to be addressed for each development proposal. For each objective (O), 'acceptable solutions' (S) are provided which, if met, will ensure compliance. Alternative approaches may be proposed, provided these adequately address the relevant objectives and comply with legislation.

1.6 Developer contributions

Infrastructure contributions will be levied on physical and social infrastructure in accordance with Council's *Water Supply and Sewerage Development Servicing Plan*, *Section 94 Contributions Plan* and any other adopted Contributions Plan relevant to the site. This contribution may be a financial contribution, dedication of land and/or provision of a material public benefit be made by a developer to provide for or upgrade public services or facilities for which the development is likely to create a demand. Contributions that apply to development in rural and rural residential zones are outlined in the Council's adopted Contributions Plan and Water Supply and Sewerage Development Servicing Plan.

Depending upon the likely demand for public services or facilities that a development proposal is likely to generate, Council may also require preparation of a specific Contributions Plan or enter into a Planning Agreement with the developer prior to determining a particular development proposal.

Part 2 Site requirements, lot size and floor area controls

Objectives

O.1 To provide sufficient area on the site to allow for an accessible and useable outdoor living space, a landscaped front garden, and space between neighbours.

O.2 To ensure the lot layout takes into account the best orientation to ensure maximum sunlight access to main living rooms and private open space.

O.3 To provide sufficient area in the least visible position for car parking, rubbish bins, clothes drying areas, garden sheds and other service requirements.

O.4 To minimise hard surface areas to allow for greater absorption of stormwater; and reduce impact on stormwater systems.

2.1 Lot size requirements for multi-unit housing, residential flat buildings, shop top housing, attached dwellings and semi-detached dwellings

S.1 There is no minimum lot size for the construction of the above listed dwelling types in the zones specified in this chapter.

S.2 The minimum landscaping and private open space requirements outlined in this chapter must be met.

2.2 Floor area for multi-unit housing, residential flat buildings, shop top housing, attached dwellings and semi-detached dwellings

S.3 There is no maximum floor area requirement for multi-unit housing, residential flat buildings, shop top housing, attached dwellings and semi-detached dwellings; however, the minimum landscaping and private open space requirements outlined in this chapter must be met.

Part 3 Lot and building design and external appearance

Objectives

O.1 To ensure buildings blend, rather than interrupt or contrast, with the existing and planned-for scenic values of the locality.

O.2 To ensure design and siting of buildings provides adequate privacy and minimises overshadowing and overlooking for residents and other dwellings in the locality.

O.3 To maximise solar access and passive heating and cooling principles to buildings and private open space.

O.4 To encourage design that responds to the topographical features of the site.

S.1 The design of the building and slope of the roof are to reflect the topography of the site (eg. split level houses can be an appropriate design on sloping sites) to minimise the need for cut and fill associated with dwellings, landscape and driveway construction.

S.2 Buildings should be orientated for optimum sunlight to living rooms, ideally with living rooms to the north (living rooms include lounge, family, kitchen and dining rooms).

S.3 Main living areas should open directly onto the private open space via large door openings, to allow adequate sunlight, natural light and ventilation into the house.

S.4 Buildings should be designed to create cross ventilation, with well considered placement of windows to draw breezes through the house.

S.5 Natural colours that blend with the colours of surrounding streetscape and vegetation and are non-reflective shall be used for external building materials and other structures.

Part 4 Building height, bulk and scale

Objectives

O.1 To ensure that the height, bulk and scale of new buildings and outbuildings are not a dominant in the streetscape and that outbuildings are in proportion to the building.

O.2 To ensure the building design and materials contribute to the quality of the overall streetscape.

O.3 To maximise solar access and cross ventilation to buildings, and prevent overshadowing.

O.4 To reduce overlooking of open space areas.

4.1 Building height, bulk and scale of buildings and outbuildings

S.1 The front facade of the dwelling should be articulated so that the height, bulk and scale are appropriate to the prevailing scale of the street and the surrounding buildings.

S.2 The character of the street must not be must not be detrimentally affected by buildings of a disproportionate size, bulk and scale, particularly in relation to adjacent dwellings.

S.3 The bulk and height of the building must be of an appropriate scale that suits the scale of the street and the surrounding buildings.

S.4 The height, bulk and scale of ancillary buildings or outbuildings must be proportional to the size of the dwelling.

S.5 Outbuildings are to be positioned so as not to be visible from the street or, if visible, not be more dominant than the dwelling.

S.6 In precincts undergoing a transition, proposed bulk and height must achieve the scale identified for the desired future character of the area.

S.7 The design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions and building type.

S.8 Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

4.2 Extension of building elements above the gutter line

S.9 A building element on a dwelling (other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the house) must not extend above the gutter line of the eaves of a single or double storey house.

4.3 Maximum height of dwellings and outbuildings

4.3.1 Relativity of height of building to ridgeline

S.10 The highest point of a dwelling house, the alterations and additions to an existing dwelling house and any outbuilding must be at least 5m below the highest ridgeline of any hill within 100m of the dwelling or alteration or outbuilding.

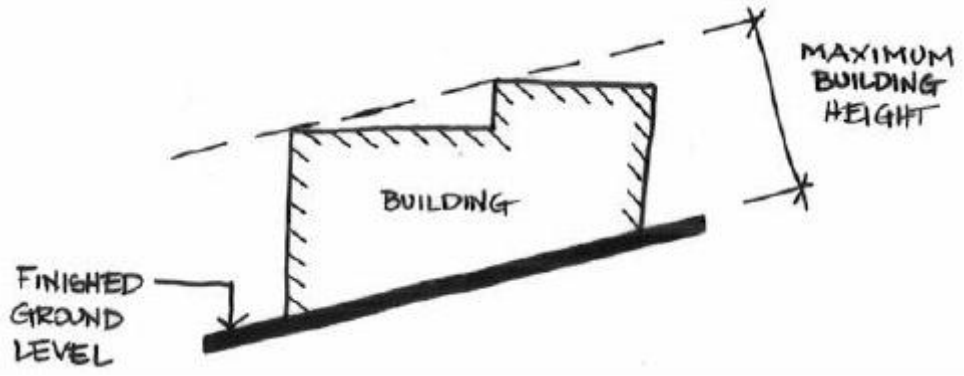
4.3.2 Building heights for multi-unit housing, residential flat buildings, attached dwellings, semi-detached buildings and shop top housing in the B4 zone

S.11 The height of buildings in the B4 zone is prescribed by the LEP 2012 HOB (Height of Buildings) Map.

4.3.3 Building heights for multi-unit housing, residential flat buildings, attached dwellings, semi-detached buildings and shop top housing for all other zones

S.12 The height of buildings for the above types of development for all other zones must not exceed 8.5m from existing ground level to the highest point on the building roof.

S.13 The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot must not measure more than 4.8m from existing ground level to the highest point on the building roof.



4.4 Building on a boundary in the R1 and RU5 zone

S.14 The location of a building on a boundary in a residential zone (but not in the R5 zone) may be considered by Council where the circumstances of the case warrant this design approach.

S.15 A building on a boundary includes a building setback only up to 150mm from a boundary.

S.16 This design approach is not applicable within a Heritage Conservation Area where this approach would be inconsistent with other relevant controls or guidelines.

Note: Building on a boundary requires consent from the owner of the adjoining land. The BCA imposes additional provisions for building on a boundary.

4.5 Building on a boundary in the B4 zone

Council will consider buildings on boundaries in the B4 zone in accordance with the following requirements. Buildings located on side and rear boundaries as follows:

S.17 The maximum length of new boundary walls is 25% or 10m (whichever is the greater) of the length of any adjacent residential boundary; or

S.18 Where a wall of an existing dwelling or out building on an adjacent lot abuts the boundary, the maximum length of new boundary walls is that abutting the existing walls plus 25% of the length of the remaining boundary; or

S.19 Where slope and retaining walls or fences would result in the effective height of a wall built to the boundary being less than 2m on the adjacent property boundary.

4.6 Heights of boundary walls

S.20 The maximum height of a wall built on a boundary must not exceed an average of 3m in height with no part higher than 3.6m unless:

a) abutting a higher existing wall; or

b) where it can be demonstrated that the bulk height and scale of the wall will not impact on the amenity, solar access and private open space of an adjoining dwelling.

Part 5 Building setbacks

Objectives

O.1 To ensure buildings are positioned to provide maximum sunlight access and privacy to habitable rooms of dwellings and private open spaces, both within the lot and on adjacent developments.

O.2 To ensure that setbacks define the boundary between private and public space, and contribute to the character of the immediate streetscape.

O.3 To ensure buildings incorporate fire protection measures where setback requirements are reduced.

O.4 To provide setbacks that ensure the design of the dwelling façade is dominant, with the garage or carport a recessive element on the street elevation.

O.5 Where the dwelling is proximal to a classified road, to limit the impact of road noise on habitable rooms.

O.6 To reduce the potential risk from fires in adjacent unmanaged vegetation.

5.1 Setbacks for garages and carports in all zones

S.1 Where garage or carport openings are positioned facing the street frontage, the garage or carport is to be set back at least 1m behind the front façade of the dwellings.

S.2 Where garage or carport openings are positioned on the side of the dwellings, the garage or carport may be constructed in alignment with the side building line of the dwellings.

S.3 Where there are multiple garages to be located on the site, the layout must design car parking spaces and garages that do not dominate the development or street frontage.

5.2 Setbacks for multi-unit housing, residential flat buildings, attached dwellings, semi-detached buildings and shop top housing in the R1 zone

5.2.1 Front facade setbacks in the R1 zone

S.4 In the R1 zone, the front façade setback of the dwelling is to be a minimum of 4.5m, or

S.5 Where an adjoining front façade setback is less than 4.5m, the setback may be equal to or greater than that of an adjoining development.

S.6 Where the site adjoins a classified road, noise buffer requirements (including greater setbacks) may apply.

5.2.2 Corner lot site setbacks in the R1 zone

S.7 On the secondary street frontage, the setback is to be at least 4m from the side boundary;

S.8 Where an adjoining building setback is less than 4m, the setback is equal to or greater than that of the adjoining development.

5.2.3 Side and rear setbacks in the R1 zone

S.9 Any side or rear wall of a dwelling house, or any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house is to be setback a minimum of 0.9m from the boundary; or

S.10 Where side or rear setbacks are proposed to be less than 0.9m from the boundary, the relevant fire protection requirements of the BCA must be satisfied.

5.3	**Setbacks for shop-top housing in the B4 zone**
5.3.1	**Setbacks for shop-top housing in the B4 zone**
S.11	Where residential development is 'shop-top housing', setbacks may be consistent with the setbacks of the commercial or business development where it can be demonstrated that there is an acceptable design treatment of potential impacts such as overshadowing, privacy or view loss.
S.12	The front façade of the 'shop-top housing' should be recessed in part or wholly to maximise privacy of viewing from street level, to mitigate noise impacts on the dwelling, and to ensure that balconies are not visible from the public domain and the street (where possible).
S.13	No part of a building or above ground structure may encroach within a setback except for awnings, bay windows and balconies.
5.4	**Setbacks for attached dwellings in the R5 zone**
5.4.1	**Front facade setbacks for dwellings in the R5 zone**
S.14	In the R5 zone, the front façade setback of any new building is to be a minimum of 20 metres from any public road; or,
S.15	A greater front façade setback may be required for land adjoining a classified road, if the noise assessment determines that this is necessary (see Chapter 2.1 Site Analysis).
S.16	If any new dwelling is proposed to be constructed less than 50 metres from the boundary of an unsealed public road, the road shall be upgraded to a bitumen sealed road for a minimum distance of 100 metres.
5.4.2	**Side and rear setbacks for attached dwellings in the R5 zone**
S.17	Where the lot has an area of less than 4000m^2, any side or rear wall of an attached dwelling, or any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the attached dwelling is to be setback a minimum of 2.5m from the side boundary.
S.18	An attached dwelling and all ancillary development must have a setback from a boundary with a secondary road that is not a classified road of at least the following: a) if the lot has an area of less than 4000m^2 - 5m, b) if the lot has an area of at least 4000m^2 - 10m.
S.19	An attached dwelling and all ancillary development on a lot that has an area of less than 4000m^2 must have a setback from a boundary with a parallel road that is not a classified road of at least 10m.
S.20	Where the lot has an area of at least than 4000m^2, any side or rear wall of an attached dwelling, or any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house is to be setback a minimum of 10m from the side boundary.
S.21	An attached dwelling, or any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house is to be setback a minimum of 15m from the rear boundary.
5.5	**Allowable encroachments into setbacks**
S.22	Verandahs, porches and pergolas may encroach into the front setback to a depth of 2.4m.
S.23	Terraces, landings, steps or ramps not more than 1m in height may project into the setback area.

S.24 Eaves, fascias, gutters, downpipes, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may project into the setback area provided that the distance to the boundary is greater than 0.5m. Such items may be located less than 0.5m from the boundary if relevant fire protection requirements of the BCA are satisfied.

S.25 Light fittings, electricity or gas meters, aerials or antennae, pergolas, screens or sun blinds may project into the setback area.

5.6 Setbacks from public reserves

S.26 A new building or outbuilding must have a setback of at least 3m from a boundary with a public reserve.

5.7 Setbacks from overhead electricity supply mains

S.27 Buildings must not be erected under existing overhead electricity supply mains. The minimum clearance measured horizontally from the vertical alignment of any overhead electricity supply conductor to the nearest part of the building shall be 15 metres. This requirement does not apply to an insulated overhead service which provides the electricity supply for the building.

5.8 Setbacks from unmanaged vegetation

S.28 Where land is not identified as bushfire prone, but is adjacent to unmanaged vegetation, a 10m asset protection zone is to be maintained in accordance with the requirements of the *Standards for Bushfire Protection 2006.*

S.29 Where an asset protection zone is required and cannot be provided between the proposed development and any unmanaged vegetation, additional fire protection measures shall be required, and may include:

a) Installation of a 1.8 metre high fence made of non-combustible materials between the development and any unmanaged vegetation. The bottom of the fence is to be in direct contact with the finished ground level or plinth; and

b) Flooring systems (including frame, supporting posts, columns, stumps, piers and poles), windows, external doors, vents, weepholes, eaves, verandahs and decks being constructed in accordance with the requirements for Level 1 construction in the current Australian Standards (*AS 3959-Construction of Buildings in Bush Fire Prone Areas)*.

Note: All developments on land that is designated as bush fire prone must meet the requirements of *Planning for Bush Fire Protection 2006* and *AS3959 Construction of buildings in bushfire-prone areas*. See Chapter 2.1 Site Analysis and Constraints for construction in a bushfire prone area.

Part 6 Articulation zones

Objectives

O.1 To control the type and size of structures and building elements in the articulation zone.

O.2 To ensure that building elements in the articulation zone define the boundary between private and public space, and contribute to the character of the immediate streetscape.

6.1 What is an articulation zone?

An articulation zone is an area within a lot where building elements may be located. The articulation zone is measured horizontally forward from the foremost edge of the front façade of the building.

6.2	**Building elements within the articulation zone**
S.1	The following building elements are permitted in the articulation zone: a) an entry feature or portico; a) a balcony, deck, patio, pergola, terrace or verandah; b) a window box; c) a bay window or similar feature; d) an awning or other feature over a window, e) a sun shading feature.
S.2	The maximum area of all building elements within the articulation zone, other than a building element listed in S.1 (e) or (f) above, must not be more than 30 per cent of the area of the articulation zone.
6.3	**Verandahs and open porches within the articulation zone**
S.3	Elements such as entry features, a balcony, deck, patio, pergola, terrace or verandah may extend beyond the front façade by a maximum of 2.4m.
6.4	**Window features, awnings and shade features within the articulation zone**
S.4	Feature elements such a window box; a bay window or similar feature; an awning or other feature over a window, or a sun shading feature may extend beyond the front façade by a maximum of 1.5m.
6.5	**Extension of building elements above the gutter line**
S.5	A building element on a dwelling (other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling) must not extend above the gutter line of that section of the building.

Part 7 Dwelling entry, privacy and surveillance

Objectives

O.1	To ensure the entry to a dwelling is clearly identifiable.
O.2	To provide privacy and security for residents, and passive surveillance from dwellings over adjacent streets and public spaces.
O.3	To design for accessibility for people with disabilities where possible.
O.4	To prevent external lighting from being a nuisance to surrounding properties.

7.1	**Dwelling entry**
S.1	Entries to dwellings should be clearly visible from the street where the lot has street frontage, or from the internal driveway so that visitors can easily identify the dwelling entrance.
S.2	House numbering is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services.
S.3	Entries are, or can be easily be adapted to be accessible at ground-floor level to people with disabilities.
S.4	Adequate entrance lighting is to be provided and positioned so as not to radiate into neighbouring properties.

7.2	**Security and surveillance**
S.5	The design of the dwelling shall provide for at least one habitable room overlooking the street so that general surveillance of the site and approaches to entries is possible from inside dwellings.
S.6	A window or peephole in the main door should allow visitors to be seen from inside the dwelling without requiring the resident to open a door.
7.3	**Privacy**
S.7	A window in a new dwelling or a new window in any alterations or additions to an existing dwelling must have a privacy screen if: a) it is a window in a habitable room, other than a bedroom, that has a floor level of more than 1m above ground level (existing), and b) the wall in which the window is located has a setback of less than 3 metres from a side or rear boundary, and c) the window has a sill height of less than 1.5m.
S.8	A new balcony, deck, patio, pergola, terrace or verandah and any alterations to an existing balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it: a) has a setback of less than 3m from a side or rear boundary, and b) has a floor area more than $3m^2$, and c) has a floor level more than 1 metre above ground level (existing).
S.9	A detached deck, patio, pergola or terrace or any alterations or additions to an existing deck, patio, pergola or terrace must not have a floor level that is more than 600mm above ground level (existing).
S.10	A balcony, deck, patio, pergola, terrace or verandah (or any alterations to such) that overlooks a private open space area (except its own private space area) must have a privacy screen if: a) it has a setback of less than 3m from a side or rear boundary; and d) it has a floor area more than $3m^2$; and e) has a floor level more than 1 metre above ground level (existing).
Part 8	**Private open space and landscaping**
Objectives	
O.1	To create a street and landscape character by constructing well defined front gardens, street trees and the visibility of backyard trees beyond the buildings.
O.2	To ensure that private open space is designed and located to receive maximum sunlight and integrates with the living area(s) of a dwelling.
O.3	To ensure the principal private open space areas are not overlooked by neighbouring properties.
O.4	To provide adequate outdoor private open space for recreational, service and storage needs.
O.5	To ensure that communal open space is of benefit to all residents, and can be accessed and effectively maintained.
8.1	**Private open space areas**
S.1	Each dwelling at ground level is to be provided with a principal private open space area that

	is: a) a minimum of 40m^2, comprising of one section that is at least 25m^2, and has a minimum width of 4m; or alternatively, an area of 4m x 4m that is not directly overlooked; b) is not steeper than 1:50 gradient; and c) is directly accessible through a doorway from, and adjacent to, one or more habitable rooms (other than a bedroom).
S.2	For dwellings not at ground level, the principal private open space area is to be provided that: a) is a balcony conveniently accessible from a living room (not a bedroom) of the dwelling; b) has a minimum area of 8m^2 with a minimum width of 1.6m; and/or c) is a roof top area directly connected to the dwelling, having a minimum area of 10m^2 with a minimum width of 2m; and d) a communal open space area of 40m^2, comprising one section with an area of 25m^2 being 5m x 5m.
S.3	Private open space areas should be designed to have amenity, slope and dimensions that will make them functional and will be suited to likely residents.
S.4	Any communal open space provided is to be appropriate for use by residents, cost-effective to manage, and designed to ensure the safety and security of residents.
S.5	Outdoor spaces should be generously designed, rather than them being 'left over' spaces around the dwelling.
S.6	Service spaces for rubbish and storage are to be screened or positioned to the side or rear of the building.
8.2	**Sunlight to private open space**
S.7	Buildings should be designed and positions so that they do not significantly overshadow main private open space areas, including main private open space areas on neighbouring properties.
S.8	At least half of the principle private open space should receive 2 hours or more of sunlight between 10am and 2pm on June 21 (winter solstice);
S.9	Overshadowing to the private open space on an adjoining property between the hours of 9.00am and 3.00pm on 21 June is to be no more than that caused by a 1.8 metre boundary fence or other existing obstructions (including trees).
8.3	**Landscaping forward of the building line**
S.10	If the lot has a width, measured at the building line, of at least 18m, at least 30% of the area forward of the building line should be landscaped.
S.11	If the lot has a width, measured at the building line, of less than 18m, at least 25% of the area forward of the building line to the primary road should be landscaped.
S.12	Proposed landscaping should be shown on site plans.

Part 9 Fences

Objectives

O.1 To provide front fencing that compliments the dwelling design and is attractive in the streetscape.

O.2 To regulate the height of a front fence to encourage the use of the front garden, and increase surveillance and activation of the street.

9.1 Fences on Heritage Items and/or in Heritage Conservation Areas

S.1 In a Heritage Conservation Area, or on a Heritage Item, front fences must be designed and located in accordance with the provisions in Chapter 2.4 European Heritage. These provisions provide information on the materials, height, styles and streetscape considerations for complimentary fence design and construction.

9.2 Front fences

S.2 A front fence and any associated retaining wall must be located within the front setback area.

S.3 Front fences may be:

a) be up to 1.2m above existing ground level, or 1.5m high if more than 50% transparent;

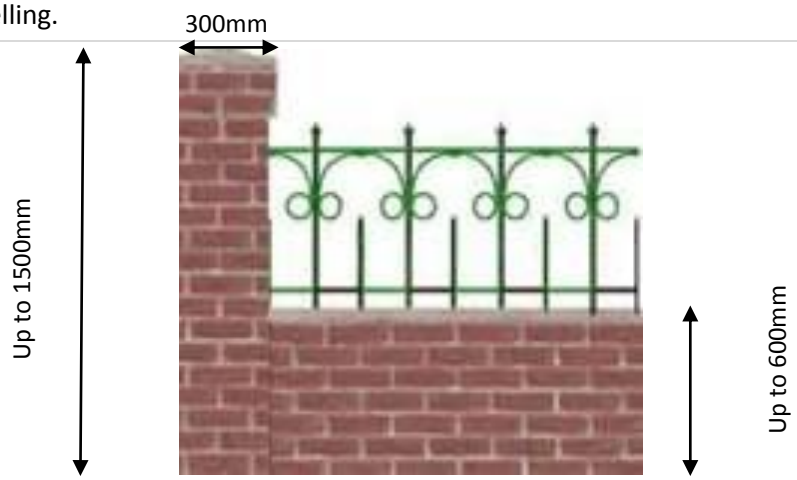
b) be of open appearance;

c) any brick or other solid portion of the fence above 600mm should not be more than 250mm wide and the remaining fence must be of open design.

S.4 Consideration of articulation of the fence, including insertions of plantings in the articulated space should be considered as a design alternative, especially on wide frontages.

S.5 Facilities in the frontage area such as gates, letter boxes, and garbage bin enclosures are to be compatible in design with the front fence, and the overall character and design of the development.

S.6 Front fencing, should be designed to look like part of the street, rather than an extension of the dwelling.



9.3 Fencing on corner lots

S.7 On corner lots the front fence style and height should continue around the corner to the secondary street to a point level with the front facade of the dwelling.

S.8 Fencing shall not be of a height that compromises sight distances, vehicle or pedestrian

safety.

S.9 Side fences on a corner lot are to be tapered from the height of the front boundary fence to a maximum height of 1.8m at the point level with the front facade of the dwelling.

9.4 Stepped fencing on sloping sites

S.10 The fence, or the fence and associated retaining wall, on a sloping site may be stepped.

S.11 The height of each step must not be more than:

a) 1.6m above ground level (existing) if it is located within a setback area from a primary road, or

b) 2.2m above existing ground level in any other case.

9.5 Construction and materials

S.12 Solid panel fencing (eg. Colorbond®) and metal mesh fencing is not permitted for front fences.

S.13 Barbed wire, jagged edging of sharp materials, and electric fencing is not permitted.

S.14 Metal used in the construction of a fence must be low reflective and factory pre-coloured.

S.15 Fencing materials shall compliment the dwelling and streetscape/landscape.

S.16 If the land is bush fire prone, the fence and any retaining wall must be constructed from non-combustible materials.

9.6 Surface water flow

S.17 A fence or retaining wall must not be constructed so that it redirects the overland flow of surface water onto any adjoining property.

Part 10 Car parking

Objectives

O.1 To provide adequate and convenient parking for residents and visitors.

10.1 Car parking spaces

S.1 Each dwelling within the development is to be provided with a minimum of one covered car space (garage or fixed carport).

S.2 For dwellings with 4 or more living areas, two car spaces per dwelling is to be provided (one of which must be covered).

S.3 Tandem parking may be used where two spaces are provided for a specific dwelling

In this chapter, the term 'living area' includes all bedrooms, living rooms, dining rooms, studies, sunrooms and the like, but does not include kitchens, bathrooms, laundries and the like.

10.2 Visitor car parking spaces

S.4 Visitor parking spaces for residential developments are to be calculated on the basis of one space per three dwellings (to the nearest whole number).

S.5 Visitor spaces should be provided on site and clearly marked for use by visitors.

S.6 Visitor parking and service vehicle access may be provided on existing streets or on new streets within the development where:

a) unrestricted on-street parking is available adjacent to the site;

b) the development is within walking distance (400 metres) of a bus stop;

	c) there is sufficient width within road reserve.		
10.3	**Car parking space size and design**		
S.7	Size of car spaces within garages	Car spaces within garages or contained by walls must have minimum dimensions (measured internally) of:	
		Single garage space	***Double garage space***
		6.0m x 3.0m	6.0m x 5.5m
S.8	Size of car spaces for carports or uncovered	Car space sizes for carports or uncovered hard stand areas:	
		Single carport space	***Double carport space***
		5.4m x 2.6m	5.4m x 3.2m
		Car space sizes for carports or uncovered hard stand areas where access is from the side (parallel parking):	
		Single car space	***Minimum access lane width***
		at least 6.3m long and 2.1m wide	3.2m
10.4	**Projection of buildings into car spaces**		
S.9	An adjoining building may project into the space if the projection is at least 2.1 metres above the car space.		

Part 11 Garages and carports

Objectives

O.1	To ensure the design of the dwelling façade is dominant, with the garage or carport a recessive element on the street elevation.
O.2	To ensure that the position of the garage or carport on a lot allow the maximum solar access possible to the private open space and internal living areas of the dwelling.
11.2	**Garage positioning to maximise solar access to dwellings**
S.1	Where site conditions allow, garages should be located on the southern side of east-west facing lots, and the western side of north-south facing lots.
S.2	Garages must not be located in a position where they limit the maximum solar access possible to the private open space and internal living areas of the dwelling.
11.3	**Garage setbacks from the front façade of the building**
S.3	Garages must be set back at least 1m from the front façade of the dwelling.
S.4	Where there are reduced setbacks, garages must be set back at least 5.5m from the front boundary.
11.4	**Garage door widths (external)**
S.5	The total external width of garage door openings must: a) not exceed 50% of the width of frontage of the building; b) each be no wider than 6m.

11.5	**Garage and car parking design**
S.6	Garages and carports should be: a) positioned to provide convenient access to the associated dwelling; b) separated from habitable room windows to minimise noise and fumes entering dwellings; c) well ventilated if enclosed; d) not obscure the view between the street and front windows.
S.7	Visitor parking should be: a) clearly defined and signposted (where relevant); b) positioned towards the rear of the development where possible.

Part 12 Vehicle access and driveways

Objectives

O.1 To ensure all development has legal and properly constructed access.

O.2 To ensure property access is located with safe sight distances and adequate distances from corners.

O.3 To minimise the extent of private access arrangements over adjoining land (rights-of-carriageway).

O.4 To ensure that the standard of public roads is sufficient for traffic likely to be generated by a development.

O.5 To minimise future costs to the community associated with road improvement and maintenance.

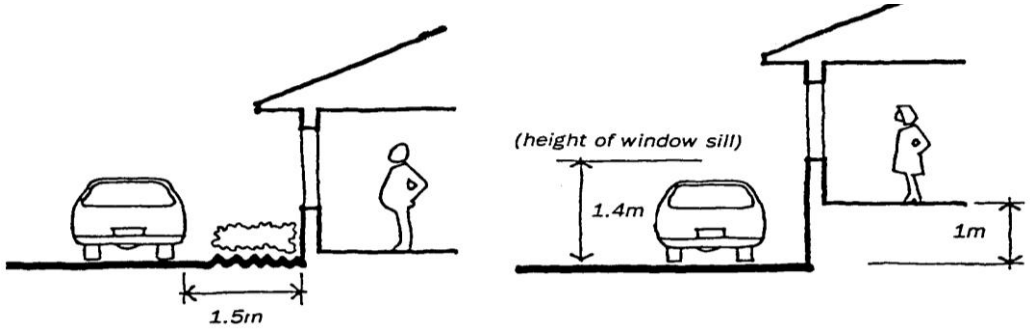
O.6 To ensure that internal access roads are sited to minimise impacts on the environment and are constructed to a standard suitable to provide safe access for residents, employees and emergency services.

O.7 To encourage design that responds to the topographical features of the site, and reduces the requirement for excavation and/or fill.

Note: All road and pavement construction, including roads, driveways, and kerb and gutter profiles are to comply with the requirements of Council's Engineering Code.

12.1	**Road access in all zones**
S.1	All dwellings must have legally and properly constructed access to a public road.
S.2	Where the lot or holding on which the development is proposed to be carried out has frontage to an existing Public Road that is unconstructed or is not maintained by Council, the full cost of upgrading that road to Council's specification is to be borne by the developer.
S.3	Developments expected to generate significant traffic may require existing public roads to be upgraded to a suitable and safe standard for the use.
12.1.1	**Road standards in the R1 and B4 zones**
S.4	For new dwellings in the R1 and B4 zone, a two lane sealed road is required in accordance with Council's Engineering Code.
12.1.2	**Road standards in the RU5 zones**
S.5	Half width construction of a two lane sealed road is required.

12.2	**Driveways**
S.6	Driveways are not to be less than 3m wide.
S.7	At changes of direction or at intersections, the internal radius of the driveway must be at least 4m.
S.8	Where the driveway is longer than 50m (eg battle-axe handles) provision for passing must be provided.
S.9	The driveway should not be located within 6m of a road intersection.
S.10	The driveway access point should be via the minor street where the site is bounded by a major and a minor road.
S.11	The driveway access points should not to conflict with existing vehicle or pedestrian generators.
S.12	The internal driveway should be designed so that vehicles can exit developments in a forward direction.
S.13	The driveway must provide flood free vehicle access.
S.14	Where the land adjoins an existing sealed public road, the driveway shall be sealed from the road shoulder to the boundary.
S.15	Direct access to a classified road will not be permitted where another practical option exists.
S.16	Driveway position must consider the location of utilities in road reserves and the position of street trees. Street trees may only be removed if no other options exist. For street tree provisions, including valuation of street trees, see the Urban Streetscape (Street Vegetation) Policy POL120 Urban Streetscape Plan.
S.17	The driveway shall be located so as to minimise earthworks and removal of vegetation/street trees in the road reserve.
S.18	Entrances shall be limited to one per lot unless approved otherwise by Council. The relocation of an existing entrance may require the complete removal of the existing entrance.
S.19	Any new driveway on a classified road shall be located and constructed in accordance with the requirements of the relevant road authority.
S.20	Lot design enables driveways on major collector streets and streets which carry more than 3000 vpd to be designed to promote forward movement of vehicles across the verge.
S.21	Any new driveway on a local road shall have safe intersection sight distance in accordance with Table 3.2 of *Austroads 2010*.
12.3	**Shared driveways**
S.22	Shared driveways, access ways and car parks of other dwellings should be set back a minimum of 1.5m from windows to habitable rooms of dwellings, unless the floor level of the dwelling is at least 1m above the driveway.
S.23	The setback may be reduced to 1m when the driveway is bounded by a minimum fence height of 1.5m height.



12.3.1 Right-of-Carriageway in the R1 and R2 zones

S.24 Access by right-of-carriageway is not allowed in the R1 and R2 zones.

12.4 Surface treatment of driveways

S.25 To reduce the amount of hard surface and increase on-site stormwater infiltration, the amount of paved surface may be modified as follows:

a) the paved length of 90° car spaces may be reduced from 5.4m to 5.1m where the additional 0.3m is provided as lawn or garden bed suitable for the overhang of vehicles

b) the paved width of access lanes for 90° parking may be reduced from 6.0m to 5.7m, provided that the accessway is at least 0.3m from a wall, fence or other solid barrier greater than 100mm high

c) paved widths in 3m wide driveways may be reduced to 2.6m, provided 0.2m either side remains unobstructed.

S.26 Car spaces, accessways and driveways are to be formed, defined and drained to a Council drainage system, and surfaced with an all-weather seal such as concrete, coloured concrete, asphalt or mortared pavers; or a stable, smooth, semi-porous paving material (such as brick, stone or concrete pavers) laid to the paving standard for light vehicle use

12.5 Kerb or barrier in the R1 zone

S.27 A kerb 150mm high by at least 150mm wide or a barrier is to be provided where appropriate to prevent vehicles having access to the street other than by a crossover, or to prevent vehicles protruding beyond the site boundary.

Part 13 External Facilities

Objectives

O.1 To ensure that facilities are designed to be conveniently located and visually attractive, and blend with the development and established street character.

O.2 To provide adequate storage for residents.

13.1 Mail boxes

S.1 One mail box per dwelling is required.

S.2 Mail boxes are to be accessible and located at the front of the property, as close to the footpath as possible.

S.3 Mailboxes must be constructed from durable materials and be designed to blend in with the predominant style of the front fencing and the dwelling.

S.4 Mail boxes should be large enough to cater for A4 size envelopes, newspapers and other

	general mail.
13.2	**Garbage and recycling storage**
S.5	Permanent garbage and recycling bin storage areas should be identified in a location that is concealed from view from the street.
13.3	**External storage**
S.6	A minimum of $5m^3$ of accessible, secure and weatherproof external storage is to be provided for each dwelling.
S.7	External storage may be located in a garage or carport, or outbuilding.
S.8	Storage for bicycles should be considered.
13.4	**Clothes drying areas**
S.9	All dwellings should provide an external clothes drying area.
S.10	Clothes drying facilities should be positioned behind in the building line and be concealed when viewed from the street.
13.5	**Television antennae, transmitters and receivers on roofs**
S.11	Television antennae and pay TV equipment should be kept to a minimum, and not be positioned on the street frontage roof section.

Part 14 Utility infrastructure

Objectives

O.1	To ensure that land within Council's Development Servicing Plan for Water and Sewerage is provided with services in accordance with that Plan.
O.2	To ensure internal services are positioned for effective use of land and access by servicing authorities.
O.3	To ensure that all development has adequate water supply to meet domestic/commercial, and fire fighting demands.
O.4	To ensure that satisfactory provision is made for the safe and nuisance free disposal of effluent.
O.5	To ensure that an adequate electricity supply is available for the intended use.
14.1	**Water supply in the R1 and B4 zones**
S.1	Development on land in the R1 and B4 zones must connect to Council's reticulated water supply.
14.2	**Water supply in the R5 zone**
S.2	Development on land in the R5 zone within the 'Water DSP Development Area' must connect to Council's reticulated water supply if the land is located within 225 metres of an existing water main.
S.3	Development on land that is greater than 225 metres from an existing water main must connect to Council's reticulated water supply, except where the applicant can justify, to Council's satisfaction, that a reticulated supply is not required based on the criteria below: a) the type and scale of the development relative to its proximity to the existing reticulated water supply system.

b) the sequence of infrastructure provision identified under the Development Servicing Plan for Water and Sewerage relative to the proposed development.

c) potential future development of nearby land, including type and timing of development(s).

d) the ability of on-site water supply to provide for domestic/commercial demands and a reliable fire fighting reserve.

e) the economic feasibility of connection to a reticulated water supply compared to providing on-site water storage. A cost benefit analysis is to be submitted, including the total cost to install, run and maintain an on-site water supply system compared to the cost of providing reticulated water supply over a substantial period being 20 years.

S.4 Where the development will not be connected to Council's reticulated water supply, it will be required to have not less than 70,000 litres of domestic water storage per dwelling. Although not specifically required by Council, it is recommended that landowners consider providing a greater storage capacity.

S.5 In addition to the minimum quantities of domestic water storage required above, a dedicated reserve for fire fighting purposes of not less than 20,000 litres shall be provided. This may be reduced to 10,000 litres for development in the R5 zone on land having an area of less than 1 hectare. For development on bush fire prone land as identified on Council's Bush Fire Prone Land Map certified by the Rural Fire Service, additional storage capacity may be required.

S.6 The dedicated fire fighting water supply tank shall:

a) include a 65mm Storz fitting and ball or gate valve, or if the tank is in ground, it shall be fitted with a 200mm x 200mm child proof access hole.

b) provide for fire fighting appliances (i.e. trucks and tankers) to gain access to within 4 metres of the tank.

c) include a minimum 3kW (5hp) petrol, diesel or generator powered pump, including appropriate fittings.

S.7 Water supply and fire fighting measures for development other than residential development will be assessed on its merits in each case having regard to the above objectives.

14.3 Water supply in the RU5 zone

S.8 In the RU5 zone, development will be required to have not less than 70,000 litres of domestic water storage per dwelling. Although not specifically required by Council, it is recommended that landowners consider providing a greater storage capacity.

S.9 In addition to the minimum quantities of domestic water storage required above, a dedicated reserve for fire fighting purposes of not less than 20,000 litres shall be provided. For development on bush fire prone land as identified on Council's Bush Fire Prone Land Map certified by the Rural Fire Service, additional storage capacity may be required.

S.10 The dedicated fire fighting water supply tank shall:

a) include a 65mm Storz fitting and ball or gate valve, or if the tank is in ground, it shall be fitted with a 200mm x 200mm child proof access hole.

b) provide for fire fighting appliances (i.e. trucks and tankers) to gain access to within 4 metres of the tank.

c) include a minimum 3kW (5hp) petrol, diesel or generator powered pump, including appropriate fittings.

S.11	Water supply and fire fighting measures for development other than residential development will be assessed on its merits in each case having regard to the above objectives.
14.4	**Sewerage systems in the R1 and B4 zones**
S.12	Development on land within the R1 and B4 zones must connect to Council's reticulated sewerage system.
14.5	**Sewerage systems in the R5 zone**
S.13	Development on land within the R5 zone and within the 'Sewer DSP Development Area' must connect to Council's reticulated sewerage system if the land is located within 75 metres of an existing sewer main.
S.14	Development on land within the R5 zone that is greater than 75 metres from an existing sewer main must connect to Council's reticulated sewerage system, except where the applicant can justify to Council's satisfaction, that connection to Council's sewerage system is not required based on the criteria below: a) The proposed on-site sewerage management system(s) must be able to demonstrate that it can satisfy Council's Policy POL 225 – Regulatory: Local Approvals Policy - On-site Waste Water Systems. b) The case for on-site waste management is consistent with the type and scale of the development relative to its proximity to the existing reticulated sewerage system. c) The sequence of infrastructure provision identified under the Servicing Plan relative to the proposed development. d) The case for on-site waste management considers potential future development of nearby land, including type and timing of development(s). e) A case for on-site waste management is consistent with and accounts for future development on the subject land with respect to the area of the land parcels, type of development and sensitivity of the environment. f) The economic feasibility of connection to Council's sewer compared to providing an on-site sewerage management system. A cost benefit analysis is to be submitted, including the total cost to install, run and maintain an on-site system compared to the cost of connecting to the sewer over a substantial period being 20 years.
14.6	**Sewerage systems in the RU5 zone**
S.15	Development on land in the RU5 zone may install an on-site sewerage management system(s) that complies with Council's Policy POL 225 – Regulatory: Local Approvals Policy - On-site Waste Water Systems.
14.7	**Stormwater drainage**
S.16	Stormwater drainage systems are to be designed in accordance with Chapter 2.7 Floodplain Protection and Stormwater Drainage.
14.8	**Electricity supply**
S.17	Electricity supply requirements are outlined in Chapter 2.1 Site Analysis.
14.9	**Solar panels and solar heat pumps**
S.18	Location and installation of all solar panels and solar heat pumps must comply with the

provisions of the *State Environmental Planning Policy (Infrastructure) 2007.*

S.19 In a Heritage Conservation Area, or on a Heritage Item, solar panels must be designed and located in accordance with the 'Solar and Wind Energy Installations' provisions in Chapter 2.4 European Heritage. These heritage provisions provide information on the materials, colour, height and streetscape considerations for solar installations.

Part 15 Earthworks

S.1 Where earthworks are required, including excavation, fill, retaining walls, batters and geotechnical investigations (including soil, slip and spring activity), the relevant provisions in *LEP 2012* Clause 6.1 Earthworks and Chapter 2.6 – Earthworks and Geotechnical Assessment must be applied.

Part 16 Exhibition Dwellings

Application may be made for the temporary use of a single unit in a multi-unit complex or residential flat building as an exhibition home for display purposes. Exhibition dwellings may be used to display and promote well designed housing and to market innovative housing solutions, technologies and construction methods and design materials.

Objectives

O.1 To allow a single unit in a multi-unit housing unit complex or residential flat building to be used temporarily for exhibition or display purposes.

Where a dwelling is constructed or renovated with the intent of being temporarily used as an exhibition home, the following controls will be applicable:

S.1 The term of the use as an exhibition home is to be a maximum of one year, after which time the premises must revert to use as a dwelling.

S.2 The exhibition home hours of operation are restricted to 8.30am to 5.00pm.

S.3 The exhibition home must include a room or suite of rooms that are capable of being occupied or used as a separate domicile.

S.4 At least 2 onsite parking spaces must be provided. These parking spaces must meet the parking space requirements outlined in this chapter.

S.5 Persons must not reside in the exhibition home during the period of its operation as an exhibition home.

S.6 Access for persons with disabilities should be considered for the period of the use as an exhibition home.

S.7 The use of signage and logos must comply with any relevant signage and advertising provisions. Signage will be permitted during the agreed term of use as an exhibition home only.

S.8 The exhibition home must comply with all of the requirements for a dwelling as outlined in this chapter.

Part 17 Definitions

ancillary development means any of the following:

a) access ramp;

b) awning, blind or canopy;

c) balcony, deck, patio, pergola, terrace or verandah that is attached to a dwelling house;

d) carport that is attached to a dwelling house;

e) detached studio;
f) driveway, pathway or paving;
g) fence or screen;
h) garage that is attached to a dwelling house;
i) outbuilding;
j) rainwater tank that is attached to a dwelling house;
k) retaining wall;
l) swimming pool or spa pool and child-resistant barrier.

attached dwelling means a building containing 3 or more dwellings, where:

a) each dwelling is attached to another dwelling by a common wall, and
b) each of the dwellings is on its own lot of land, and
c) none of the dwellings is located above any part of another dwelling.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed and includes any associated sales or home finance office or place used for displays.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Multi-dwelling housing includes a row house, terrace house, town house or villa unit.

outbuilding means any of the following:

a) balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house;
b) cabana, cubby house, fernery, garden shed, gazebo or greenhouse;
c) carport that is detached from a dwelling house;
d) farm building;
e) garage that is detached from a dwelling house;
f) rainwater tank (above ground) that is detached from a dwelling house;
g) shade structure that is detached from a dwelling house;
h) a shed.

principal private open space means an area an area directly accessible from, and adjacent to, a habitable room (other than a bedroom); and, is not steeper than 1:50 gradient. Principal private open space may include an area of land, a terrace, a balcony or deck.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.