# Chapter D – Residential Development

## Contents

# D1 Residential Accommodation

## 1. Background

This Chapter of the Snowy River DCP contains planning provisions and controls for *residential accommodation* throughout the Shire including in the town and village areas and throughout the rural areas. The Snowy River Local Environmental Plan 2013 identifies the type of residential accommodation permitted in each of the land use zones.

*Residential accommodation* is defined in the Snowy River Local Environmental Plan 2013 and includes:*dwelling houses*, *dual occupancies*, *secondary dwellings*, *attached dwellings*, *semi-detached dwellings*, *rural workers' dwellings*, *multi dwelling housing*, *residential flat buildings*and*shop top housing*. The definition for residential accommodation also includes other types of targeted housing including *boarding houses*, *group homes*, *hostels* and*seniors housing* which may also be subject to State Government planning policies and controls.

This Chapter also includes planning provisions and controls for *outbuildings* that relate to *residential accommodation* in the rural and rural-residential areas, primarily in areas zoned RU1 Primary Production, E3 Environmental Management and R5 Large Lot Residential.

Demand for rural land for residential purposes is expected to continue to grow in the Shire, with residents looking to undertake small scale rural and agricultural pursuits. Nevertheless, Council will seek to ensure that rural residential developmentis proposed, it will be properly managed and occur in an environmentally sustainable manner.

## 2. Aims

The aims of this Chapter are to:

- Provide guidance for development standards for all forms of *residential accommodation*.
- Encourage environmentally acceptable residential subdivision and dwelling construction that supports the diversity of housing choices required by new and existing Shire residents.
- Encourage good design and residential amenity in new development by encouraging a comprehensive design orientated approach.
- Set appropriate environmental criteria for energy efficiency, privacy, noise, vehicular access, parking and open space.
- Improve urban design and residential amenity in new housing developments.
- Promote high standards of design that respect the character of existing neighbourhoods and rural areas and minimises loss of amenity to adjacent residents.

# 3. Site Planning& Layout

## 3.1. Site Planning

The site planning and layout should integrate the development with the surrounding environment through:

- Adequate pedestrian, cycle and vehicle links to the street and any open space networks
- Buildings facing streets and open space networks
- Buildings, streetscape and landscape design taking into account on-site features identified in the site analysis
- Maintaining streetscape and amenity
- Ensuring solar access to living areas
- Designing open space areas that are easily maintained, manage stormwater and contribute to the character of the development.

In addition, development on visually prominent sites should ensure that the visual, scenic and environmental qualities of the locality are maintained.

### Controls

#### D1.1-1 Site Planning

a) Development should be appropriately located on the site to:

- consider the amenity of neighbouring properties is maintained or enhanced;
- consider the impact of the development on views and view sharing;
- facilitate solar access;
- protect significant landscape and vegetation;
- allow for the provision of landscaping and provide room for additional tree plantings to grow to maturity;
- facilitate the efficient use of the site; and
- minimise bushfire hazard by preserving 'fuel free' zone (where development is adjacent to high bushfire hazard areas).

## 3.2 Minimum Lot Size

### Controls

#### D1.1-2 Minimum Lot Size

The minimum lot size controls are contained in the Snowy River LEP 2013 including the following clauses and accompanying maps:

*Clause 4.1 – Minimum subdivision lot size*

*Clause 4.1AA – Minimum subdivision lot size for community and strata title schemes*

*Clause 4.1AB – Lot averaging subdivision in Zone R5 Large Lot Residential*

*Clause 4.1B – Minimum lot size for dual occupancies, multi dwelling housing and residential flat buildings in residential and village zones*

*Clause 4.1C – Exception to minimum lot sizes for certain residential development*

## 3.3 Site Coverage

Site coverage in conjunction with setback controls determines the extent and location for buildings on a site. Site coverage controls aim to reserve sufficient unbuilt upon areas on a site for accommodating private open space, deep soil planting, permeable surfaces and service areas.

Site coverage is expressed as a percentage to describe the proportion of a site that could be built upon.

### Objectives

- To ensure that new development and alterations and additions to existing dwellings reserve adequate unbuilt upon areas for the purpose of private open space, deep soil planting, permeable surfaces and ancillary development.

### Controls

#### D1.1-3 Site Coverage

a) The maximum site coverage is shown in the Table below:

| **Development Types** | **Land Use Zone** | **Site Coverage*** including any garages, carports and outbuildings |
|---|---|---|
| ***Dwelling houses*** | R1 General Residential<br>R2 Low Density Residential<br>RU5 Village | Not to exceed 50% of the allotment. |
| ***Attached dwellings*** | R1 General Residential<br>RU5 Village | Not to exceed 40% of the allotment. |
| ***Dual occupancies*** | R1 General Residential<br>R2 Low Density Residential<br>RU5 Village | Not to exceed 50% of the allotment. |
| ***Multi dwelling housing*** | R1 General Residential<br>RU5 Village | Not to exceed 40% of the allotment. |
| ***Residential flat buildings*** | R1 General Residential<br>RU5 Village | Not to exceed 40% of the allotment. |
| ***Semi-detached dwellings*** | R1 General Residential<br>RU5 Village | Not to exceed 50% of the allotments. |

*Site coverage area does not include any of the following: access ramp; balcony, deck, patio, pergola, terrace or veranda attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level; driveway, pathway or paving; fence or screen; rainwater tank that is attached to the dwelling; swimming pool or spa pool.

## 3.4 Open Space

The provision of sufficient and useable open space for recreational and living needs is essential. Combined with site layout requirements and site coverage, both private and communal open space needs are to be met by new residential developments and alterations and additions to existing development. Private open space should be located and designed to maximise solar access, privacy, accessibility and usability.

### Objectives

- To ensure an adequate level of private open space is provided for dwellings to enable passive recreational activities by residents.
- To ensure private open space is designed for usability, solar access, privacy and accessibility.
- To ensure dual occupancy development provides a suitable level of functional and high amity private open space for each dwelling.

### Controls

#### D1.1-4 Private Open Space

a) Private open space is to be provided to each dwelling and is to be designed to meet the needs of occupants.
b) Private open space is to be capable of serving as an extension of the dwelling for relaxation, dining and entertainment and is to have direct access from the major living area of the dwelling.
c) Private open space is located to maximise views, natural features and orientation.
d) Private open space at ground level is to:
    - Be orientated to the north (where possible)
    - Be protected from unfavourable winds
    - Have a minimum area of $25m^2$
    - Have a width of 4 metres
    - Be screened as appropriate (shade, privacy and acoustic)
    - Receive a minimum 4 hours of uninterrupted direct sunlight per day
e) Private open space above ground level is to:
    - Be orientated to the north
    - Have access from the main living area
    - Have a minimum area of $10m^2$
    - Have a minimum width of 2 metres
    - Not be located facing directly towards adjoining development impacting on their privacy and amenity
f) Where possible existing trees and natural landscape features (eg rock outcrops) are to be retained and incorporated into landscape design.

#### D1.1-5 Communal Open Space

a) Communal open space is to be provided to contribute to the character of the development and to provide for a wide range of uses and activities.
b) A landscape concept plan for communal open space is to be provided with the development application.

# 4. Building Envelope

## 4.1 Building Height

The maximum building height for development on a particular site is identified in the Snowy River LEP 2013 Clause 4.3 – Height of buildings and accompanying Height of Buildings Maps. Building height is defined as:

> ***Building height*** *(or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

In addition, ***ground level (existing)*** is defined as: *the existing level of a site at any point.*

### Objectives

The Snowy River LEP 2013 (clause 4.3) objectives in relation to building height include:

- To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality;
- To minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas and public domain including parks, streets and lanes;
- To minimise the adverse impact of development on heritage items.

### Controls

#### D1.2-1 Building Height

a) The height of a building must not exceed the maximum height shown for the land on the Snowy River LEP 2013 – Height of Buildings Map.
b) The height of any new development (including alterations and additions) should minimise bulk and overshadowing.
c) The development application drawings are to clearly identify: ground level (existing), the proposed height of new development and the height of existing and neighbouring development.
d) Shadow diagrams should be prepared and submitted for two storey buildings to illustrate the potential impact on sunlight to adjoining properties.
e) New development and alterations and additions are to be stepped in recognition of sloping sites.

## 4.2 Floor Space Ratio

The floor space ratio controls provide for sufficient site area to be available of space between buildings (on-site and adjoining), landscaped open space, private courtyards, landscaping, car parking and access.

### Controls

#### D1.2-2 Floor Space Ratio

The maximum floor space ratio for a building on a particular site is identified in the Snowy River LEP 2013 Clause 4.4 – Floor space ratio and accompanying Floor Space Ratio Maps. ***Floor space ratio*** is defined as:

> *The **floor space ratio** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.*

The Snowy River LEP 2013 provisions also control the maximum number of dwellings permitted on a site (ie. the site density).

Note: The maximum floor space ratio for a building must not exceed the floor space ratio for the shown on the Snowy River LEP 2013 – Floor Space Ratio Map.

Note: The minimum lot size for *dual occupancies*, *multi dwelling housing* and *residential flat buildings* in residential and village zones is identified in the Snowy River LEP 2013 – clause 4.1B.

## 4.3 Setbacks

Setbacks define a building line from the front, side and rear boundaries of a property and provide adequate space for landscaping, visual and acoustic privacy, sunlight penetration, safety requirements and for the establishment of an attractive streetscape. They reflect the character, and establish the development's relationship, with neighbouring buildings and the surrounding area.

Minimal side setbacks encourage buildings to address the street, rather than addressing side boundaries and adjacent buildings. This not only contributes to privacy but increases passive surveillance of the street.

The Snowy River LEP 2013 defines *building line* or *setback* as the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- a building wall, or
- the outside face of any balcony, deck or the like, or
- the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

### Objectives

- To minimise the impact of development on adjoining land and to ensure adequate separation between buildings.
- To provide adequate space for landscaping, visual and acoustic privacy and solar access.
- To encourage the retention of significant views and enable a reasonable level of view sharing between a development and the neighbouring dwellings and the public domain.
- To establish the desired spatial proportions of the street and define the street and building edge.
- To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties and open space areas.

### Controls

#### D1.2-3 Setbacks – General

a) The minimum setback requirements at ground level are shown on the Table below.
b) Setbacks are to provide space for visual and acoustic privacy.
c) Variations to setbacks are permitted where the effect on adjoining owners, traffic safety/future road widening and special site conditions are assessed and considered acceptable.
d) Pergolas, screens, light fittings, electricity or gas meters, chimneys are permitted to encroach into the building setback without restriction.
e) Unroofed terraces, landings, steps and ramps not greater than 1 metre in height are permitted to encroach into the building setback without restriction.

#### D1.2-4 Front Setback

a) The front setback must be consistent with the average setbacks of the adjoining dwellings. Where there are no adjoining dwellings, the setbacks must be in accordance with the setback requirements in the Table below.
b) For corner sites, the setback from the secondary street frontage must be in accordance with the following minimum requirements:
    - 900mm for allotments with primary frontage width of less than 7 metres; or
    - 1500mm for all other sites.
c) The front setback areas must be free of structures such as swimming pools, above-ground rainwater tanks and outbuildings.
d) Developments that create streetscape variety and interest will be considered for variations to the front setback.

#### D1.2-5 Side Setbacks

a) Garages, carports, outbuildings, above-ground water tanks and unroofed decks and terraces attached to the dwelling may encroach upon the side setback if they comply with other provisions of this DCP.
b) Variations to side setbacks may be considered depending on adjoining owners, light and ventilation, site conditions and building provisions to prevent the spread of fire.
c) Provided the distance is not less than 1 metre to a boundary, permitting encroachments of fascias, gutters, downpipes and eaves up to 0.675m outside that envelope.

#### D1.2-6 Rear Setbacks

a) Garages, carports, outbuildings, swimming pools, above-ground water tanks and unroofed decks and terraces attached to the dwelling may encroach upon the rear setback if they comply with other provisions of this DCP.

b) Irregular shaped allotments, or allotments with the longest boundary abutting the street or the rear adjoining neighbour (ie frontage width being longer than the site depth), the rear setback will be assessed on merit having regard to the following:
   - Compatibility with the existing development pattern in the surrounding residential land;
   - Provision of adequate private open space as required under this DCP;
   - Potential impacts on neighbouring dwellings in terms of solar access, privacy and view sharing.

**Minimum Setback Requirements for Residential Accommodation**

| Development Types | Class of Building | Height of Building | Front Setback (where no adjoining dwellings) | Side Setback | Rear Setback |
|---|---|---|---|---|---|
| ***Dwelling house*** ***Dual occupancies*** ***Attached dwellings, Secondary dwellings, Semi-detached dwellings*** | 1 & 2 | 1 storey | 6.0 metres | 675mm (gutter) 900mm (wall | 900mm |
| | | 2 storey | 8.0m | 1125mm (gutter) 1500mm (wall) | 1.5m |
| | | 3 storey | 8.0m | 1125mm (gutter) 1500mm (wall) | 2.5m |
| ***Multi dwelling housing & Residential flat buildings*** | 3 | 1 storey | 6.0m | 2290mm | 3.0m |
| | | 2 storey | 8.0m | 2290mm | 4.0m |
| | | 3 storey | 8.0m | 2740mm | 5.0m |

# 5. Building Design

Following the establishment of the permissible building envelope (maximum building height, floor space ratio and setbacks) the form and mass of the development should be modeled to respond specifically to the site characteristics and the surrounding natural and built environment.

Façade treatment and detailing affect appearance of the building and play an important role in enhancing the character and continuity of the streetscape.

## 5.1 Building Form

### Objectives

- To ensure that the form, scale, massing and proportions of dwellings recognise and adapt to the characteristics of the site including topography, orientation and the surrounding natural and built environment.
- To ensure building facades are designed to complement or enhance the existing streetscape and neighbourhood character.

### Controls

#### D1.3-1 All Residential Development

a) New development should respect adjoining development and display "good manners" by:
   - Maintaining an appropriate distance between buildings to protect privacy;
   - Maintaining a sympathetic scale relationship; and
   - Ensuring a reasonable sharing of solar access.

b) Built form must respect and follow the natural topography of the site. On sloping sites the building mass must be modeled on stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the site.

c) New development should incorporate architectural relief and modulation of facades to avoid a bulky appearance. This may be achieved by measures such as: window openings, balconies or terraces, entry porches, staggered wall planes, combination of material and finishes and decorative architectural elements.

d) Articulate all street elevations for development on corner allotments.

e) Special care should be undertaken on sloping sites where the impact of heights and distances may be exaggerated. This may be achieved by:
   - The use of horizontal elements such as verandahs, pergolas or suitable planting schemes;
   - The use of articulated walls to provide enough space for taller growing plants;
   - Avoiding unrelieved walls in excess of 12 metres;
   - Incorporating variations in elevations to provide visual interest to buildings; and
   - The 'stepping back' of upper levels in order to avoid bulky vertical wall surfaces.

f) The roof of the building should be designed so that it does not unduly increase the bulk of the building including:
   - Careful section of materials, colour and pitch; and
   - Use of low angled pitched roofs provided they are compatible with existing development and the existing streetscape character.

g) Council may consider the inclusion of habitable rooms with the roof space.

h) The building design, detailing and finish will be appropriate for the region and will consider the major design recommendations contained in the "Snowy River Design Guidelines".

### D1.3-2 Alterations & Additions

a) Alterations and additions to an existing dwelling must present an integrated design with suitable configuration, materials and detailing so that the new and original structures are visualised as one whole building. Note: for heritage items it may be desirable to distinguish between the old and new works. ChapterC4 Heritage for further details.
b) First floor additions should be well integrated into the design of the development to avoid overbearing bulk/scale relationship with neighbouring properties. This is particularly important on sloping sites and may be achieved by restricting changes of building height between existing and proposed development to not more than one storey. If this is exceeded, the appropriateness should be supported through the site analysis process.
c) External finishes of the new building work should match or complement the existing finishes.
d) Where appropriate, the roof pitch of alterations and additions should extend and/or replicate the original dwelling.

## 5.2 Visual Character &Streetscape

Visual character and streetscape is important to future residents, visitors, existing neighbours and the broader community and it is important that all new residential development and alterations and additions to existing dwellings makes a positive contribution to the streetscape.

### Objectives

- Development should conserve and enhance the visual character of the street and public domain with particular reference to: architectural themes, landscape themes and fencing styles.
- Development should be unreasonably intrude or otherwise impact upon the natural landscape, particularly on ridge top locations, sloping sites and adjoining public reserves or bushland.
- Design and site coverage should reflect the slope of the site and it may be desirable to leave steeply sloping parts of sites in their natural state.

### Controls

#### D1.3-3 Visual Character & Streetscape

a) A Visual Character Study may be used to determine the components of visual character in a particular area. The prominent characteristics of the neighbourhood should then be identified and considered as part of the site analysis.Note: Visual character is created by many features including: lot sizes, fencing, kerbs, setbacks, spatial separation, access arrangements, street tree planting, native vegetation and private gardens, as well the architecture of individual residences and buildings.
b) Development near ridge tops or ridge lines should consider the height, colour and pitch of the proposal to ensure the proposal does not dominate the surrounding area.This may be achieved by ensuring that development is: high quality; relates to a human scale and minimises overshadowing.
c) Parking and garages must not dominate the frontage of the dwelling and the front and entry to dwellings must address the street.

# 6. Amenity

Natural sunlight is critical to the health and amenity performance of dwellings and their private open space, especially during the winter season. Access to sunlight also reduces reliance on artificial heating and lighting and consumption of energy. It is therefore important that new development is sited and designed to capture appropriate levels of sunlight without unreasonable overshadowing of neighbouring properties.

## 6.1 Solar Access & Overshadowing

### Objectives

- To ensure new dwellings and alterations and additions are sited and designed to maximize solar access to the living areas and private open space.
- To ensure development retains reasonable levels of solar access to the neighbouring dwellings and their private open space.
- To provide adequate ambient daylight to dwellings and minimise the need for artificial lighting.

### Controls

#### D1.4-1Solar Access to Proposed Development

a) A portion of the north facing living area windows of the proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (in so far as it does not contradict any BASIX requirements).
b) The private open space of the proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by the sunlight must be capable of supporting passive recreation activities.

### D1.4-2 Solar Access to Neighbouring Development

a) A portion of the north facing living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm or 21 June or if less is being received prior to the development, the proposed development must not further reduce direct sunlight.
b) The private open space of neighbouring dwellings must receive a minimum of 3 hour of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation or if less is being received prior to development, the proposed development must not further reduce direct sunlight.
c) Existing solar panels on neighbouring dwellings, which are situated not less than 6 metres above ground level (existing) must retain a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.
d) Any variation from the above requirements will be subject to a merit assessment having regard to the following: how the proposed development meets the FSR, height, setback and site coverage controls; orientation of the subject and adjoining allotments; topography of the subject site and adjoining allotments; location and level of windows; and shadows cast by existing buildings on neighbouring allotments.

## 6.2 Energy Conservation

The orientation of new residential developments needs to account for the climatic conditions that the region experiences. It is important to consider orientation and sunlight in designing new developments.

Energy and water efficiency measures for most residentialdevelopment is covered by BASIX (the Building Sustainability Index) a web based tool aimed at reducing water usage and greenhouse gas emissions. For information on the implementation of BASIX refer to www.basix.nsw.gov.au.

## 6.3 Visual Privacy

The design of buildings can optimize privacy by minimising cross viewing and overlooking to adjoining dwellings. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

The privacy of buildings can be maximised by building design, layout, location and the design of windows and balconies, screening devices and landscaping.

### Objectives

- To ensure development minimises overlooking or cross viewing to the neighbouring dwellings to maintain reasonable levels of privacy.

### Controls

#### D1.4-3 Visual Privacy

a) All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following measures:
   - Offsetting or staggering windows away from those of the adjacent buildings;
   - Setting the window sills at a minimum of 1700mm above finished floor level;
   - Installing fixed or translucent glazing up to a minimum of 1700mm above finished floor level;
   - Installing fixed privacy screens outside the windows in question;

b) The windows to the main living and dining rooms must be oriented away from the adjacent dwellings wherever possible, for example oriented to the front or rear of the allotment or a side courtyard.

c) Upper floor balconies should be focused to the street or rear yard. Any elevated balconies or balcony returns on the side façade must have a narrow width to minimise privacy impacts on adjoining properties.

d) First floor decks, balconies and roof top terraces are not supported where they overlook or have the potential to directly overlook habitable rooms or private open space.

e) Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However they must not be used as the sole privacy protection measure.

f) For sloping sites, any ground floor decks or terraces must step down in accordance with the landform, and avoid expansive areas of elevated outdoor recreation space.

g) A nine (9) metre separation should be provided between the windows of habitable rooms of dwellings that face each other or abut a public or communal street and a twelve (12) metre separation should be provided for windows above first floor level. Where windows are within the nine (9) metre or twelve (12) metre distance, direct views are to be screened by:
   - A 1.8 metre solid wall or landscaping on flat sites; or
   - Landscaping, offsetting windows and setting sill heights to 1700mm or fixed translucent glass on sloping sites.

Note: a habitable room is defined in the BCA to generally mean: a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods.

## 6.4 Acoustic Privacy

Skillful design of buildings and space can minimise noise intrusion to the adjoining dwellings. The emphasis is on controlling noise generation from the indoor and outdoor areas of dwellings, which is more critical in maintaining the amenity of the neighbours. Acoustic privacy to living and sleeping areas can be maximised through site layout and building design.

### Objectives

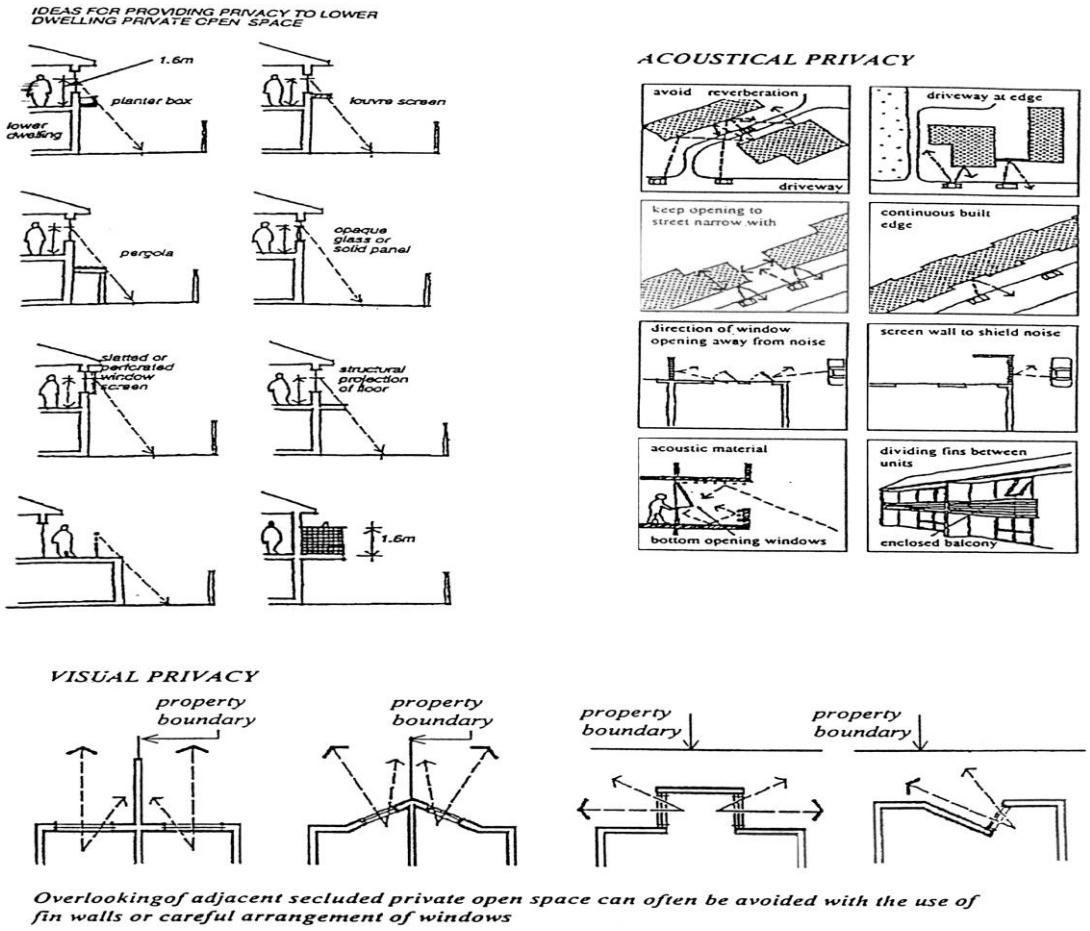
- To ensure that siting and design of development minimises the impacts of noise transmission between dwellings.

- To ensure that the siting and design of development minimises impact from significant noise sources outside the property such as arterial roads, industries and tourist development.

## Controls

### D1.4-4 Acoustic Privacy

a) Dwellings must be sited and designed to limit the potential for excessive noise transmission to the sleeping areas of adjacent dwellings. Accordingly, the main living room windows, barbeques, swimming pools and spa pools, garbage collection areas, pumps and air conditioners must not be located immediately adjacent to the bedroom windows of adjoining dwellings.
b) Attached dual occupancies and other dwellings with common walls must be designed to reduce noise transmission between dwellings through the following measures:
    - Locate noise generating areas adjacent to each other, and quiet areas next to each other (eg living rooms to living rooms)
    - Locate less sensitive areas, such as stairways, store rooms, toilets, built-in-wardrobes and the like adjacent to the party wall for both dwellings to serve as a noise buffer
    - Avoid locating wet areas such as toilets, laundries and kitchens adjacent to the bedrooms of the adjoining dwelling.
c) To improve acoustic privacy the following can be implemented into building design:
    - bedroom windows and car parking areas are to be a distance of three (3) metres apart;
    - doors and windows of adjoining dwellings are to be a distance of three (3) metres apart; and
    - shared walls and floors are to be constructed to reduce noise transmission
d) Building setbacks are to be varied to ensure adjoining residents feel an adequate sense of acoustic privacy when using rooms fronting driveways, accessways, pathways and the street.
e) Dwellings abutting major roads and other noise generating land uses should be designed and sited to minimise noise impacts. This may be achieved by:
    - Locating bedrooms and other noise sensitive rooms away from the road;
    - Using thick glass panes or double glazing to windows fronting the road;
    - Using solid core doors and appropriate seals to vents and other openings;
    - Mounding within the landscape; and
    - Solid wall construction




*Overlookingof adjacent secluded private open space can often be avoided with the use of fin walls or careful arrangement of windows*

## 6.5 Landscape Design

Landscaping enhances the appearance of a development and adds to the amenity of the locality through visually integrating development with the streetscape and wider neighbourhood. It also provides for an attractive and useable outdoor environment.

Deep soil planting moderates local climate conditions, and enhances the permeability of surface water and infiltration of stormwater and thereby improving the environmental performance of the development. It also provides for trees, shade and screening that improves privacy and visual amenity between the development and its neighbours.Chapter C5 Tree Preservation and Landscaping also provides addition information and requirements.

### Objectives

- To promote development which enhances and complements the established landscape character and natural habitat.
- To conserve the landscape and habitat so that the built environment is dominated in both scale and form by the natural landscape.
- To discourage fragmentation of the established landscape character as a result of increased development pressures.
- To ensure landscaped areas are effectively distributed on the site to achieve a visual balance between building structures and open space.
- To provide screening between buildings.

- To retain and provide for canopy trees and large shrubs to contribute to the establishment of vegetation corridors across the Shire.
- To assist with stormwater infiltration and the reduction of overland flow.

**Controls**

### D1.4-5 Landscape Design

a) The design of the development is to minimise site disturbance and preserve existing landscape elements such as rock formations, trees and other natural features. The use of a properly qualified arborist will assist in determining which trees should be retained, transplanted or removed.
b) Existing mature native trees on the site must be retained and incorporated in the landscape design wherever possible. Where a development involves the removal of such existing trees, suitable replacement planting of equivalent or large size must be provided.
c) Proposed and existing trees must be protected by locating paved areas, underground services (including rainwater tanks) and building structures away from their root zones.
d) Landscaping is to be designed to meet user requirements including maintenance, specific design opportunities and shade provision without reducing aesthetic quality.
e) Landscaping to the street frontage is to be substantial and aimed to enhance the appearance of the development.
f) Landscaping design should account for the following:
    - climatic conditions of the area
    - siting of new trees, shrubs and ground cover based their full growth potential (root system and canopy spread)
    - scale of the street reserve width and bulk of the building
    - safety of pedestrians and potential for landscaping to damage services and roads
    - privacy between dwellings
g) Paving is to be provided to walkways, areas in the vicinity of garbage enclosures, letter boxes and clotheslines in materials to compliment the design of the building and in non-slip finishes suitable for use by people with disabilities

### D1.4-6 Tree Replenishment

a) Development proposals should contribute to the retention and replenishment of trees so as to retain the predominant character for the area that provides for large canopy trees. A list of recommended landscape species is included in Chapter C5 Tree Preservation and Landscaping (Appendix C5-1).

b) Lots with the following sizes should support a minimum number of trees capable of attaining a minimum height of 13 metres on decomposed granite soils:
    - Lots less than 850$m^2$ = one (1) tree
    - Lots 850 – 1000$m^2$ = three (3) trees
    - Lots 1000 – 1500$m^2$ = five (5) trees
    - Lots over 1500$m^2$ = seven (7) trees
c) When siting trees consideration should be given to solar access in adjoining properties and impact on views and view sharing.

*Use of porous pavements and retention of existing trees is to be encouraged*

*Large areas of sealed surface draining to the stree drainage system are discouraged*

## 6.6 View Sharing

The concept of view sharing relates to the equitable distribution of views between development and neighbouring dwellings and the public domain. The view sharing objectives and controls aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practical and reasonable.

The NSW Land and Environment Court has developed a planning principle relating to view sharing. Where view loss impact is likely to occur, development proposals must address this section of the DCP as well as the above planning principle.

### Objectives

- To acknowledge the value of views to significant scenic features.
- To protect and enhance views from the public domain including streets, parks and reserves.
- To ensure that development is sensitively and skillfully designed to maintain a reasonable amount of views from the development, neighbouring dwellings and public domain.

### Controls

#### D1.4-7 View Sharing

a) All property owners should be able to develop their property within existing planning controls however views should not be substantially affected where it is possible to design to share views.
b) The location and design of dwellings and outbuildings must reasonably maintain existing developed view corridors or vistas from the neighbouring dwellings, streets and public open space areas.
c) In assessing potential view loss impacts on neighbouring dwellings, retaining existing views from the living areas (living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.
d) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.

## Safety and Security

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy focusing on the planning, design and structure of buildings, public places and neighbourhoods. The key principles of CPTED are:

Casual surveillance: increasing the perception that people can see and be seen. Surveillance occurs by designing building elements and activity areas in such a way that maximises visibility to the space in question.

Territorial reinforcement: designing space that encourages users to adopt a sense of responsibility for its use and condition.

Access control: limiting the opportunity for crime by clearly delineating public, semi-public and private space.

### Objectives

- To reduce crime risk and minimise opportunities for crime.

- To ensure relevant crime prevention principles are applied in the siting and design of buildings and landscaping.

**Controls**

**D1.4-8 Safety & Security**

a) The main entry to a dwelling must be located on the front elevation facing the street and be readily identifiable, unless the site has a narrow frontage width.
b) The street number of a dwelling must be clearly display near the main entry.
c) Dwellings adjacent to public or communal streets or public space are to be designed to provide for casual surveillance.
d) Front fences, parking facilities and landscaping must be designed so as not to obstruct casual surveillance to and from the dwelling and to permit safe access by residents and visitors.
e) Adequate lighting is to be made available to all public areas.
f) Dwellings must provide at least one (1) habitable room window with a glazed area large enough to provide surveillance and located so as to overlook the street or public place.

# 7. Car Parking & Access

Car parking and access have significant implications on the streetscape, site layout and façade design. It is important that vehicular access is integrated with site planning at the early design stage to balance any potential conflicts between pedestrian movements, local traffic patterns and streetscape character.

Note: refer to Chapter C3 Car parking, Traffic & Access for additional provisions and vehicle parking rates.

**Objectives**

- To ensure the location and configuration of car parking is integrated with site planning and building design.
- To ensure that car parking and access features do not visually dominate the property frontage or adversely detract from the streetscape character.
- To minimise the hard paved surfaces used by driveways and parking so as to maximise opportunities for landscaping and permeable surfaces.

**Controls**

**D1.5-1 Car Parking & Access**

a) Carparking is to be provided to meet the number of dwellings and the occasional need for overflow and visitor parking and must be designed and located to provide easy access and on-site maneuverability and may include underground or semi-basement parking.
b) The size of parking structures should reflect:
    - Functional requirements;
    - Amount of space available (for example having regard to the location of existing buildings or trees); and
    - Bulk and scale relationship with existing development on-site and adjacent.
c) Car parking areas, driveways, garages and carports are not to visually dominate the site and should be sympathetic to existing adjacent development and the streetscape.
d) The visual impact of driveways and car parking areas should be reduced by:
    - the use of irregular driveway alignment;

- minimising the width of driveways;
- breaking up the appearance of driveways with landscaping;

e) Minimising the visual dominance of a carport or garage may be achieved by:
- Integrating structures within the development
- Breaking up structures with different surface and wall treatments and landscaping;
- Locating parking at the rear of the site where rear access is available;
- Limiting garages to single or double; or
- Aligning doors at right angles to the street.

f) Hard surface driveways should be kept to a minimum.

g) Construction of car parking spaces and driveways are to be adequately sealed drained and marked.

h) The location of a carport or garage should have regard to:
- The location of trees on site;
- The position of windows and other structures on adjacent sites;
- The heritage significance of heritage items and their settings and the heritage significance of conservation areas.

i) Accessways, driveways and car parking spaces are to be designed to permit a vehicle to:
- enter the car parking space in a single movement;
- leave the car parking space in no more than 2 movements;
- enter and leave the site in a forward direction;
- enter and leave the site by a reversing movement where local conditions make it safe to do so. (e.g. cul-de-sacs).

# 8. Services & Site Facilities

Security, facilities and services are needed to ensure the safety and comfort of residents and to minimise the visual impact on the streetscape.

## 8.1 Services

The design and disposal of stormwater, electricity services and telecommunication services are an integral part of residential development. This section provides a brief outline of the matter to consider regarding service provision.

### Objectives

- To ensure that the design and availability of stormwater, electricity services and telecommunication services are considered in the design of the development.

### Controls

#### D1.6-1 Services

a) The design and provision of sewerage, water, electricity, street lighting, telephone and gas services are to conform to the cost-effective performance measures of the relevant servicing authority.
b) The development shall include designed stormwater management systems which:
    - Consider downstream capacity and the need for on-site stormwater detention and re-use
    - Opportunities for on-site infiltration of water
    - Minimise the impacts on water balance and quality
    - Consider the safety of pedestrians and vehicles
    - Incorporate emergency spillways and overland flow paths
c) Developments serviced by reticulated water supply are to comply with the relevant domestic and fire fighting standards.
d) Individual water meters are required to assist with the billing of individual dwellings.

## 8.2 Site Facilities

### Objectives

- To ensure that the design and availability of site facilities are considered in the design of the development.

### Controls

#### D1.6-2 Site Facilities

a) Adequate and accessible open-air drying facilities are to be provided for residents. External drying facilities at a rate of 7.5m of line per dwelling is to be provided and located so as not to be visible from a public place.
b) Garbage bin areas, mail boxes and external storage facilities are to be easily accessible and designed for visual appearance.
c) Dwellings are to be provided with adequate storage areas and clothes drying facilities.
d) A garbage pick up area capable of accommodating one (1) garbage bin per dwelling is to be provided at the public road frontage. The garbage bin enclosure is to be designed in accordance with Chapter C10 Waste and Recycling.
e) Only one (1) telecommunications/TV antenna is permitted for residential flat buildings.
f) Where air conditioning equipment is proposed it is to be located within the roof space or other non-visible location and not on the roof itself.

# 9. Fencing & Ancillary Development

## 9.1 Fencing & Walls

Fences demarcate property ownership and provide definition between the public ad private domain. The location and design of fences and walls can provide privacy, security and reduce street noise without having an adverse impact on the streetscape. They can also form an integral part of a landscaping scheme. Front fences are also critical aspect in determining the appearance of a street.

### Objectives

- The alignment, configuration, height, materials and colour of new fences is to complement the buildings on the site and the streetscape.
- To ensure that the design of fencing achieves a balance between privacy, safety and security for the building occupants with views to the street and public domain.
- To ensure that the design of fencing minimises opportunities for graffiti and malicious damage.

### Controls

#### D1.7-1 Fencing – General

a) Fences are to be constructed with durable materials that are suitable for their purpose and can properly withstand war and tear and natural weathering.
b) Expansive surfaces of blank rendered masonry to the street frontages must be avoided.

#### D1.7-2 Front Fences

a) The front fence must align with the front property boundary of the predominant fence setback line along the street.
b) Gates must not open over public land.
c) Front fences should be designed and located so as to:
    - Maintain the streetscape character
    - Be consistent with the established pattern of fencing
    - Allow private gardens to merge with their neighbours and support the landscape character of the area
    - Ensure an adequate amount of useable private open space
    - Be historically appropriate and retain the heritage significant of heritage items and their settings, and the heritage significance of conservation areas.
d) The design of the development sets out the role of front fences or walls where they are a component of the streetscape.
e) Front fences or walls enable some outlook from the buildings for safety and surveillance.
f) The design of fences or walls is used to highlight entrances.
g) The fence or wall is an integral part of the street frontage area and includes mailboxes and garbage collection areas.
h) The use of front fences or walls creates private open spaces between the building and the street.
i) Front fences or walls should be no more than 1.2m in height. This height may be increased to 1.8m if the fence has openings that make it not less than 50% transparent.
j) Front fences or walls should be designed to use similar or compatible materials as used in the locality.

k) The use of recesses, openings, landscape bays or variation in colour, texture or materials to create visual interest.

### D1.7-3 Side and Rear Fences

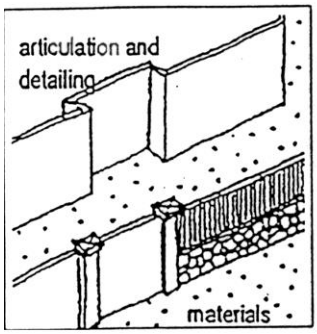
l) Side fences on corner allotments should be designed and located so as to:
   - Maintain the streetscape character;
   - Be consistent with the established pattern of fences;
   - Ensure an adequate amount of usable private open space, and
   - Retain the heritage significance of heritage items and their settings, and conservation areas.

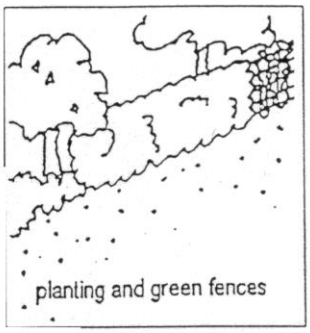
m) The maximum height of side, rear or common boundary fences is 1.8m, as measured from the ground level (existing). For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).

n) Where there is a significant level difference between the development site and adjoining allotments, the fencing height will be considered on merit.

o) The side fence must be tapered down to match the height of the front fence once past the front façade alignment.

p) Fences constructed of corrugated iron, untreated galvanised or zincalume metal panels chain wire are permitted where they do not follow the front or side boundary for a length of not more than 8 metres from the front boundary.

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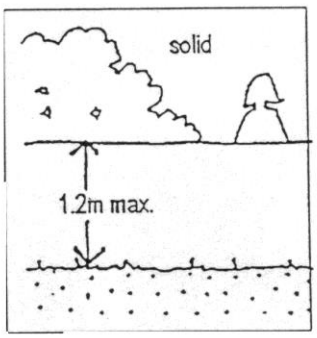


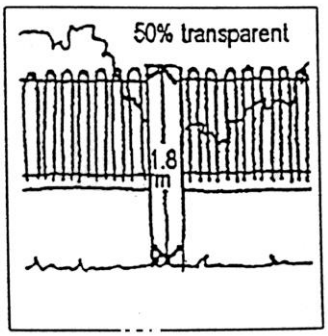


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## 9.2 Outbuildings

### Controls

### D1.7-4 Outbuildings

a) Outbuildings are to be located behind the alignment of the front building façade.
b) Outbuildings in the backyard space must be positioned to optimise open space and must not be located within the requirement permeable surfaces.
c) Outbuildings may be constructed to the side and rear boundaries where:
    - The external walls are finished and do not require frequent maintenance
    - There are no windows or openings facing the adjoining allotments
    - Adequate solar access to the adjoining dwellings is maintained