

2.4 Multi dwelling housing



2.4 Multi Dwelling Housing

This Section provides the Objectives and Design Criteria for development that contains three or more dwellings on one lot of land but are not residential flat buildings.

Key characteristics of multi dwelling housing:

- Each dwelling typically has its entry and private open space located at ground level; and

Can either be attached or detached.

Strata title

Multi dwelling housing is a form of diverse low rise housing development that is strata titled. This form of development is differentiated from other low rise housing in that there is common area that consists of communal open space, private streets and internal circulation networks

These are commonly referred to as townhouses or villas.

They are strata titled either because the individual dwellings do not meet minimum lot size requirements, they may have basement car parking, or the configuration of the lot does not enable simple Torrens titling.

Car parking can be located to the front, off a rear lane, an internal street or within an underground car park.

This form of development cannot be carried out as complying development. A development application is required for consent.



Figure 2-34 Multi dwelling housing

Development Application

A development application can be submitted where the development is permissible in the zone.

This Section is to be used with the following documents:

- Local Environmental Plan (LEP) for permissibility, development standards and controls
- Development Control plan for local character, built form controls, parking, waste and stormwater requirements
- SEPPs and regulations where relevant.

A summary of the steps required to prepare a DA is provided in Figure 2-35.

A qualified designer or a building designer that is accredited by the Building Designers Association of Australia is to certify that the design of the development is consistent with the Design Criteria in the Design Verification Statement.

Using this Section

This Section contains Objectives and Design Criteria.

Objectives : relate to the Design Principles and set out what the design is trying to achieve.

Design criteria: the measurable standards that are deemed to meet the Objective.

The development application proposal is merit assessed.

If the development application cannot meet the Design Criteria then the consent authority is to be flexible in applying these provisions and allow reasonable alternative solutions that achieve the relevant Objectives.

Section 3 provides explanatory guidance to assist with the interpretation of terms used in this Section.



Figure 2-35 Workflows: Preparing a DA

2.4A Building Envelopes

| Summary Development Standard | | | | | | | | | |
|---|--|----------------------------|---------|---------|----|-------------|----|-------|----|
| <i>Height of Building</i> | <i>The maximum building as specified in the LEP.</i> | | | | | | | | |
| Objectives | Design criteria | | | | | | | | |
| <p>Objective 2.4A-1</p> <p>The building height is consistent with the desired scale and character of the street and locality and provides an acceptable impact on the amenity of adjoining properties.</p> | <ol style="list-style-type: none"> Where the LEP or DCP does not include a maximum building height, that height of buildings is: <ul style="list-style-type: none"> R1, R2, or RU5 zoned land: 9m R3 zoned land: 11m The maximum number of storeys (excluding basements) are: <ul style="list-style-type: none"> R1, R2, or RU5 zoned land: 2 R3 zoned land: 3 On R1, R2, or RU5 zoned land the maximum height of building on the rear 40% of the site is: 5.4m. | | | | | | | | |
| <p>Objective 2.4A-2</p> <p>The development provides a setback from the front boundary or public space that:</p> <ul style="list-style-type: none"> defines the street edge; creates a clear threshold and transition from public to private space; assists in achieving visual privacy to ground floor dwellings from the street; contributes to the streetscape character and landscape; and relates to the existing streetscape and setback pattern or the desired future streetscape pattern if different to the existing. | <ol style="list-style-type: none"> Refer to the DCP for front setback or envelope controls. R2 zoned land - Where the DCP does not contain front setback controls the following apply: <ul style="list-style-type: none"> Where existing dwellings are within 40m - average of the two closest dwelling houses, dual occupancies or multi dwelling housing (terraces), or Where no existing dwellings are within 40m the front setback is 3.5m. R3 zoned land - Where the DCP does not contain front setback controls the setback to primary road is 3.5m. Where the DCP does not contain setback controls for secondary roads the following apply: <table border="1"> <thead> <tr> <th>Lot Area (m²)</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>0 - 900</td> <td>2m</td> </tr> <tr> <td>>900 - 1500</td> <td>3m</td> </tr> <tr> <td>>1500</td> <td>5m</td> </tr> </tbody> </table> Setback from classified road: 9m. Setback from public reserve: 3m. | Lot Area (m ²) | Setback | 0 - 900 | 2m | >900 - 1500 | 3m | >1500 | 5m |
| Lot Area (m ²) | Setback | | | | | | | | |
| 0 - 900 | 2m | | | | | | | | |
| >900 - 1500 | 3m | | | | | | | | |
| >1500 | 5m | | | | | | | | |

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|---|---|
| <p>Objective 2.4A-3</p> <p>The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings.</p> | <p>10. Where the DCP does not contain side setback controls the side setback is 1.5m</p> <p>Development that is 10m behind the front building line and greater than 4.5m above ground level (existing) - $s = h - 3m$</p> <p>'s' is the minimum setback in metres 'h' is the hieght of the part of the building in meters.</p> |
| <p>Objective 2.4A-4</p> <p>The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.</p> | <p>11. Refer to the DCP for rear setbacks or envelope controls.</p> <p>12. Where the DCP does not contain rear setback controls the rear setback is 6m.</p> <p>13. The setback to a lane is 0m.</p> |

Notes:

1. When applying primary road, secondary road and rear setbacks – the lot area refers to the lot area prior to any subdivision.
2. The side setbacks only apply to the side boundaries of the lot prior to any subdivision.
3. Setbacks do not apply to the following: access ramps, down pipes, driveways or hard standard spaces, electricity or gas meters, fascias, fences, gutters, light fittings, pathways and paving, privacy screens fixed to the building.
4. For multi dwelling housing, parallel roads should be treated as primary roads and dwellings provide a frontage to them.
5. Refer to Section 3 for an explanation of the application of setbacks, and exemptions to the setbacks.

2.3B Gross Floor Area / Floor Space Ratio

| Summary Development Standard | |
|--|---|
| <i>Gross Floor Area / Floor Space Ratio</i> | <i>The floor space ratio / gross floor area as specified in the LEP.</i> |
| Objectives | Design Criteria |
| <p>Objective 2.4B-1</p> <p>To ensure that the bulk and scale is appropriate for the context, minimises impacts on surrounding properties and allows for articulation of the built form.</p> | <p>14. Where the LEP or DCP do not contain an FSR or Gross floor area the following maximum gross floor area applies to all buildings on a lot:</p> <ul style="list-style-type: none"> • R1, R2, or RU5 zoned land - 50% of lot area • R3 zoned land - 80% of lot area <p>Note: For the purpose of this Design Criteria the lot area excludes any new street or lane.</p> |

2.4C Landscaped Area

| Summary Development Standard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-----------|---------------|----------------|---------------|----------------|-------------|------|-----|----------|------|--------------|-------|------|------|--------|-------------|------|-----|------------|------|--------|--|--|--|----------|-------------|--|--|--|-----------|------|--|--|--|------|
| Landscaped Area | The minimum landscaped area as specified in the LEP. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Objectives | Design criteria | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Objective 2.4C-1</p> <p>To provide adequate opportunities for the retention of existing and provision of new vegetation that:</p> <ul style="list-style-type: none"> - contributes to biodiversity; - enhances tree canopy; and - minimises urban runoff. | <p>15. Where the LEP or DCP does not contain a minimum landscaped area the minimum landscaped area is:</p> <ul style="list-style-type: none"> • R1, R2, or RU5 zoned land - 30% • R3 zoned land - 20%. <p>16. The minimum dimension of any area included in the landscaped area calculation is 1.5m.</p> <p>17. At least 50% of the area forward of the building line is to be landscaped area.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Objective 2.4C-2</p> <p>Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.</p> | <p>18. An ongoing maintenance plan is to be provided as part of the landscape plan.</p> <p>19. Minimum soil standards for plant sizes are provided in accordance with the Table below.</p> <table border="1"> <thead> <tr> <th>Tree Size</th> <th>Height</th> <th>Spread</th> <th>Min Soil Area</th> <th>Min soil depth</th> </tr> </thead> <tbody> <tr> <td>Large trees</td> <td>>12m</td> <td>>8m</td> <td>10 x 10m</td> <td>1.2m</td> </tr> <tr> <td>Medium trees</td> <td>8-12m</td> <td>4-8m</td> <td>4-8m</td> <td>6 x 6m</td> </tr> <tr> <td>Small trees</td> <td>5-8m</td> <td><4m</td> <td>3.5 x 3.5m</td> <td>0.8m</td> </tr> <tr> <td>Shrubs</td> <td></td> <td></td> <td></td> <td>0.5-0.6m</td> </tr> <tr> <td>Groundcover</td> <td></td> <td></td> <td></td> <td>0.3-0.45m</td> </tr> <tr> <td>Turf</td> <td></td> <td></td> <td></td> <td>0.2m</td> </tr> </tbody> </table> <p>20. If the DCP does not specify tree planting of a particular size or species the following is to be provided:</p> <ul style="list-style-type: none"> • Front: 1 tree with mature height of 5m if primary road setback is greater than 3m. • Rear: 1 tree with mature height of 8m. | Tree Size | Height | Spread | Min Soil Area | Min soil depth | Large trees | >12m | >8m | 10 x 10m | 1.2m | Medium trees | 8-12m | 4-8m | 4-8m | 6 x 6m | Small trees | 5-8m | <4m | 3.5 x 3.5m | 0.8m | Shrubs | | | | 0.5-0.6m | Groundcover | | | | 0.3-0.45m | Turf | | | | 0.2m |
| Tree Size | Height | Spread | Min Soil Area | Min soil depth | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Large trees | >12m | >8m | 10 x 10m | 1.2m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium trees | 8-12m | 4-8m | 4-8m | 6 x 6m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Small trees | 5-8m | <4m | 3.5 x 3.5m | 0.8m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shrubs | | | | 0.5-0.6m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Groundcover | | | | 0.3-0.45m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turf | | | | 0.2m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Objective 2.4C-3</p> <p>Retain existing natural features of the site that contribute to neighbourhood character, and reduce visual and privacy impacts on existing neighbouring dwellings.</p> | <p>21. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal).</p> <p>22. Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| <p>Objective 2.4C-4</p> <p>Landscape design contributes to a local sense of place and creates a micro climate.</p> | <p>23. The landscape plan is to provide for a combination of tree planting - for shade, mid height shrubs, lawn and ground covers.</p> |
| | <p>24. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.</p> |

2.4D Local Character and Context

| Objectives | Design criteria |
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| <p>Objective 2.4D-1</p> <p>The built form, articulation and scale relates to the local character of the area and the context.</p> | <p>25. Provide in the Design Verification Statement a description how the built form of the development contributes to the character of the local area using the guidance in Section 3D Local Character and Context.</p> |

2.4E Public Domain Interface

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4E-1</p> <p>Provide activation and passive surveillance to the public streets.</p> | <p>26. The front door of each dwelling is directly visible from the street.</p> <p>27. Each dwelling has a habitable room that faces the street or public space.</p> |
| <p>Objective 2.4E-2</p> <p>Front fences and walls do not dominate the public domain instead they respond to and compliment the context and character of the area (including internal streets).</p> | <p>28. Private courtyards within the front setback are only located within the articulation zones and / or behind the required front building line.</p> <p>29. Front fences:</p> <ul style="list-style-type: none"> • Are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal). • Average height no greater than 1.2m. • Have a consistent character with other front fences in the street. • Are not to be constructed of solid metal panels or unfinished timber palings. <p>30. High solid walls are only used to shield a dwelling from the noise of classified roads. The walls are to have a maximum height of 2.1m and be setback at least 1.5m from the property boundary. Landscape planting is to be provided between the wall and the boundary, with a mature height of at least 1.5m.</p> <p>31. Retaining walls greater than 600mm within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall.</p> |
| <p>Objective 2.4E-3</p> <p>The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment</p> | <p>32. Where development adjoins public parks, open space or bushland, or is a corner site, the design positively addresses this interface using any of the following design solutions:</p> <ul style="list-style-type: none"> • Habitable room windows facing the public domain. • Street access, pedestrian paths and building entries. • Paths, low fences and planting that clearly delineate between communal/ private open space and the adjoining public open space. • Walls fronting the public spaces are to have openings not less than 25% of the surface area of the wall. |

2.4F Pedestrian and Vehicle Circulation

Objective

Objective 2.4F-1

Internal vehicle and pedestrian circulation should function like a street, minimise the dominance of the driveway, and minimise impact on habitable spaces.

Design criteria

33. Vehicle circulation and parking complies with AS2890.1.

34. Dwellings are to be connected by new internal streets and lanes which are overlooked by windows from habitable rooms and or private open space.

35. Where new streets or lanes are created:

- Lanes: shared or pedestrian surfaces with a width of common area including landscape - minimum 6m.
- Streets: width of common area including landscape - minimum 12m.

36. Where less than 20 car spaces are provided reduce carriageway width to 3.5m, with passing areas as required by AS 2890.1.

37. Internal vehicle circulation must be:

- at least 1m setback from a fences;
- at least 1m setback from another dwelling;
- at least 2.5m setback from a window in a habitable room if the window exceeds 1m²; and
- the setbacks should contain plants to soften edges.

38. Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space.

39. Streets to be designed to accommodate appropriate service vehicles likely to access the site.

40. Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one car space remains.

41. Car parking not associated with a dwelling must be:

- setback from a fence is to be at least 1m
- setback from another dwelling is to be at least 1m
- setback from a habitable room window is to be at least 3m if the window exceeds 1m².
- The setbacks should contain plants.

42. New streets and lanes

- maximum length of a dead end laneway - 40m.
- minimum width between structures - 6m.

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| <p>Objective 2.4F-2</p> <p>Provide safe, connected environment for pedestrians.</p> | <p>43. Provide safe shared spaces for vehicles, cyclists and pedestrians by including measures that reduce vehicle speeds such as changes in pavement texture at entries or key nodes, reduce demarcation between pedestrian and vehicle spaces.</p> <p>44. Pedestrian paths that are separated from an internal road or lane by a kerb or landscaped area are to be provided where there are more than 20 dwellings.</p> <p>45. Where pedestrian circulation is separated from vehicle circulation the paths are still to function like streets with pavement at least 1.5m wide, clearly identifiable dwelling entrances and clear lines of sight to create a legible and safe network.</p> <p>46. Roads and pedestrian spaces are to have lighting designed in accordance with A1158.3.1 that avoids light spill in to private spaces.</p> |
| <p>Objective 2.4F-3</p> <p>Visual and environmental impacts of car parking are minimised</p> | <p>47. Basement car parking not to protrude more than 1m above finished ground level except at the entrance to the car park.</p> <p>48. Basement car park entrances to have a maximum width of 3.5m where there are less than 10 dwellings being serviced by the car park.</p> <p>49. The maximum height of the car park entry is to be 2.7m.</p> <p>50. Where driveways are adjacent a tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist.</p> |

Note: Approval for a driveway crossing will be required under the Roads Act 1993, from Council. If the development has a frontage to a classified road, driveway frontages may be restricted and concurrence will be required from Roads and Maritime Services (RMS)

2.4G Orientation, Siting and Subdivision

Summary Development Standard

Minimum lot size for carrying out multi dwelling housing (terraces) development

The minimum lot area and / or minimum lot width as specified in the LEP.

Note: If the dwellings are proposed to be subdivided into individual Torrens title lots refer to Section 2.3

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4G-1</p> <p>To ensure that the development site area will have sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of the area.</p> | <p>51. The minimum lot size for carrying out multi dwelling housing is:</p> <ul style="list-style-type: none"> • the minimum dimensions for multi dwelling housing specified in a environmental planning instrument or DCP that applies to the land, or • if an environmental planning instrument or DCP does not specify a minimum lot dimension - 600m² and width measured at the building line of 20m. |
| <p>Objective 2.4G-2</p> <p>The development responds to the streetscape and respect the privacy of adjoining single dwelling houses.</p> | <p>52. Each dwelling is to have a frontage to an existing public street or new pedestrian or vehicle street or lane.</p> <p>53. The frontage measured at the building line is to be at least 5m.</p> <p>54. Dwellings should be orientated away from side boundaries and towards the front and rear of the lot or towards new internal streets.</p> |
| <p>Objective 2.4G-3</p> <p>Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.</p> | <p>55. A window that is more than 3m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9am and 3pm on the winter solstice (June 21). If the window currently receives less than 3hrs - direct sunlight is not reduced.</p> <p>Note: Direct sunlight is measured consistent with Design Criteria 63 and is only required to one window serving the living room.</p> <p>56. Where the location of the living room of an adjoining dwelling cannot be verified the proposed development is accommodated within a building envelope defined by a 35° plane springing from 3.6m above the boundary.</p> |
| <p>Objective 2.4G-4</p> <p>The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimise the impacts of retaining walls.</p> | <p>57. Unless a dwelling is over a basement, the ground floor is not more than 1.3m above ground level, and no more than 1m below ground level.</p> <p>58. Dwellings are located to step with the topography.</p> |

| | |
|---|--|
| <p>Objective 2.3G-5</p> <p>Independent services and utilities are available to service each lot.</p> | <p>59. All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.</p> |
| <p>Objective 2.4G-6</p> <p>To minimise impacts to vegetation on adjoining properties and allow for vegetation within the setbacks.</p> | <p>60. Basement car parking should not be provided within the setbacks described in 2.4A.</p> |
| <p>Objective 2.4G-7</p> <p>Provide adequate space between buildings to allow for landscape, provide visual separation, reduce visual bulk and daylight access between buildings.</p> | <p>61. The minimum separation between two or more buildings containing dwelling on the same lot is 3m.</p> <p>Note: Greater separation may be required for privacy.</p> <p>62. Provide a break of 3m between buildings more than 45m long.</p> |

2.4H Solar and Daylight Access

| Objective | Design criteria |
|--|--|
| <p>Objective 2.4H-1</p> <p>To optimise sunlight received to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment</p> | <p>63. The living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight between 9 am and 3pm on the winter solstice (June 21).</p> <p>Note: Direct sunlight is achieved when 1m² of direct sunlight on the glass is achieved for at least 15 minutes. To satisfy 2 hours direct sunlight, 8 periods of 15 minutes will need to be achieved - however the periods do not need to be consecutive.</p> |
| <p>To provide good access to daylight suited to the function of the room and to minimise reliance on artificial lighting and improve amenity</p> | <p>64. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road.</p> <p>65. No part of a habitable room is to be more than 8m from a window.</p> <p>66. No part of a kitchen work surface is to be more than 6m from a window or skylight.</p> <p>67. Courtyards are to be:</p> <ul style="list-style-type: none"> • Be fully open to the sky; and • Have a minimum dimension of one third of the perimeter wall height, an area of 4m². <p>68. A window is visible from 75% of the floor area of a habitable room.</p> |

2.4I Natural Ventilation

| Objectives | Design criteria |
|---|--|
| <p>Objective 2.4J-1</p> <p>All habitable rooms are naturally ventilated.</p> | 69. Natural ventilation is available to each habitable room. |
| | 70. Each dwelling is to be naturally cross ventilated. |

2.4J Ceiling Height

| Objective | Design criteria |
|--|--|
| <p>Objective 2.4J-1</p> <p>Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality.</p> | <p>71. Minimum ceiling heights are:</p> <ul style="list-style-type: none"> • 2.7m to ground floor habitable rooms. • 2.7m to upper level living rooms. • 2.4m to upper level habitable rooms (excluding living rooms). <p>The ceiling height is measured from finished floor level to finished ceiling level.</p> |

2.4K Dwelling Size and Layout

| Objective | Design criteria |
|---|---|
| <p>Objective 2.4K-1</p> <p>The dwelling has a sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.</p> | <p>72. Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> • 1 bed 65m² • 2 bed 90m² • 3+ bed 115m² |
| | <p>73. The minimum internal areas outlined above only contain one bathroom. The minimum area of each additional bathroom is 5m² added onto the minimum dwelling area.</p> |
| | <p>74. The minimum area of any additional bedroom is 12m². The area of each additional bedroom is then added to the minimum internal floor area contained in Design Criteria 72.</p> |
| | <p>75. Kitchens should not be part of a circulation space such as a hallway.</p> |
| | <p>76. One bedroom has a minimum area of 10m² excluding space for a wardrobe.</p> |
| <p>Objective 2.4K-2</p> <p>Room sizes are appropriately sized for the intended purpose and number of occupants.</p> | <p>77. Bedrooms have a minimum dimension of 3m in any direction (excluding wardrobe space).</p> |
| | <p>78. Combined living and dining rooms are to have a minimum area of:</p> <ul style="list-style-type: none"> • 1 and 2 bed 24m² • 3+ bed 28m² |
| | <p>79. Living room or lounge rooms are to have a minimum width of 4m (excluding fixtures).</p> |
| | <p>79. Living room or lounge rooms are to have a minimum width of 4m (excluding fixtures).</p> |

2.4L Principal Private Open Spaces

| Objectives | Design criteria |
|--|---|
| <p>Objective 2.4L-1</p> <p>Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.</p> | 80. The area of principal private open space provided for each dwelling is at least 45m ² with a minimum dimension of 5m. |
| | 81. Provide a consolidated paved area of 12m ² with minimum dimension of 3m. |
| <p>Objective 2.4L-2</p> <p>Principal private open space and balconies are appropriately located to enhance liveability for residents.</p> | 82. The principal private open space is located behind the front building line. |
| | 83. The principal private open space is to be located adjacent to the living room, dining room or kitchen to extend the living space. |
| | 84. 8m ² of the private open space should be covered to provide shade and protection from rain. |

2.4M Storage

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4M-1</p> <p>Adequate, well designed storage is provided in each dwelling.</p> | 85. In addition to storage in kitchens, and bedrooms, the following storage with a minimum dimension of 500mm is provided: <ul style="list-style-type: none"> • 1 bed 6m³ • 2 bed 8m³ • 3+ bed 10m³ |
| | 86. At least 50% of the required storage is to be located inside the dwelling. |
| | 87. Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area. |

2.4N Car and Bicycle Parking

| Objectives | Design criteria | | | | | | | | | |
|---|---|---------------------------------------|---------------------------------------|-------|-----------------------------|-------|------------|------|------|-----|
| <p>Objective 2.4N-1</p> <p>Car parking is provided appropriate for the scale of the development</p> | 88. Car parking is to be provided at the rate required for multi dwelling housing within the DCP that applies to the land. If there is no rate in the DCP - 1 space is to be provided per dwelling. | | | | | | | | | |
| | 89. Visitor parking is to be provided where the development contains more than 5 dwellings. Provide 1 space per 5 dwellings. | | | | | | | | | |
| | 90. Car parking spaces and circulation are to comply with AS 2890.1:2004. | | | | | | | | | |
| <p>Objective 2.4N-2</p> <p>Parking facilities are provided for bicycles.</p> | 91. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling. | | | | | | | | | |
| <p>Objective 2.4N-3</p> <p>Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale relationship with the dwelling</p> | 92. Basement car parking is not to protrude more than 1m above finished ground level except at the entrance to the car park. | | | | | | | | | |
| | 93. The maximum dimensions of any basement car park entry is to be 2.7m high by 3.5m wide. | | | | | | | | | |
| | 94. Where a driveway is adjacent an existing tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist. | | | | | | | | | |
| | 95. The setback of a car space from a primary, secondary or parallel road is to be at least: | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th style="text-align: left;">Setback of dwelling from road</th> <th style="text-align: left;">Maximum width of garage door openings</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">>4.5m</td> <td style="text-align: center;">1m behind the building line</td> </tr> <tr> <td style="text-align: center;"><4.2m</td> <td style="text-align: center;">5.5m</td> </tr> </tbody> </table> | Setback of dwelling from road | Maximum width of garage door openings | >4.5m | 1m behind the building line | <4.2m | 5.5m | | | |
| | Setback of dwelling from road | Maximum width of garage door openings | | | | | | | | |
| >4.5m | 1m behind the building line | | | | | | | | | |
| <4.2m | 5.5m | | | | | | | | | |
| 96. The maximum width of all garage doors facing a primary or secondary road: | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th style="text-align: left;">Lot Width</th> <th style="text-align: left;">Maximum Width of Garage Door Openings</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">12m - 15m</td> <td style="text-align: center;">3.2m</td> </tr> <tr> <td style="text-align: center;">>15m - 20m</td> <td style="text-align: center;">6m</td> </tr> <tr> <td style="text-align: center;">>20m - 25m</td> <td style="text-align: center;">9.2m</td> </tr> <tr> <td style="text-align: center;">>25m</td> <td style="text-align: center;">12m</td> </tr> </tbody> </table> | Lot Width | Maximum Width of Garage Door Openings | 12m - 15m | 3.2m | >15m - 20m | 6m | >20m - 25m | 9.2m | >25m | 12m |
| Lot Width | Maximum Width of Garage Door Openings | | | | | | | | | |
| 12m - 15m | 3.2m | | | | | | | | | |
| >15m - 20m | 6m | | | | | | | | | |
| >20m - 25m | 9.2m | | | | | | | | | |
| >25m | 12m | | | | | | | | | |

2.40 Visual Privacy

| Objectives | Design criteria | | | | | | | | | | | | |
|--|--|--|--|-----|--------|-----|-----|---|--|-----|--------|------|-----|
| <p>Objective 2.40-1</p> <p>The separation of windows and terraces, decks and balconies within a site and to adjoining existing or future buildings provide a degree of visual privacy without the reliance on fixed screening</p> | <p>97. Orientate living room windows, primary private open space to the street or rear.</p> | | | | | | | | | | | | |
| | <p>98. At least one windows for each habitable room is provided without the need for a privacy screen.</p> | | | | | | | | | | | | |
| | <p>99. A privacy screen is required when:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Distance from Boundary</th> <th style="text-align: left;">Finished Floor Level Above Ground Level (Existing)</th> </tr> </thead> <tbody> <tr> <td><3m</td> <td>1 - 3m</td> </tr> <tr> <td><6m</td> <td>>3m</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Distance from Windows in Dwelling on Same Lot</th> <th style="text-align: left;">Finished Floor Level Above Ground Level (Existing)</th> </tr> </thead> <tbody> <tr> <td><6m</td> <td>1 - 3m</td> </tr> <tr> <td><12m</td> <td>>3m</td> </tr> </tbody> </table> <p>Note: This does not apply to bedroom windows that have an area less than 2m² or windows that have a frontage to a road or public open space.</p> | Distance from Boundary | Finished Floor Level Above Ground Level (Existing) | <3m | 1 - 3m | <6m | >3m | Distance from Windows in Dwelling on Same Lot | Finished Floor Level Above Ground Level (Existing) | <6m | 1 - 3m | <12m | >3m |
| Distance from Boundary | Finished Floor Level Above Ground Level (Existing) | | | | | | | | | | | | |
| <3m | 1 - 3m | | | | | | | | | | | | |
| <6m | >3m | | | | | | | | | | | | |
| Distance from Windows in Dwelling on Same Lot | Finished Floor Level Above Ground Level (Existing) | | | | | | | | | | | | |
| <6m | 1 - 3m | | | | | | | | | | | | |
| <12m | >3m | | | | | | | | | | | | |
| <p>Objective 2.40-2</p> <p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p> | <p>100. A privacy screen is required at the edge of that part of a terrace, deck, balcony or verandah that is parallel or faces towards a side or rear boundary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Distance from Boundary</th> <th style="text-align: left;">Finished Floor Level Above Ground Level (Existing)</th> </tr> </thead> <tbody> <tr> <td><3m</td> <td>1 - 3m</td> </tr> <tr> <td><6m</td> <td>>3m</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Distance from Windows in Dwelling on Same Lot</th> <th style="text-align: left;">Finished Floor Level Above Ground Level (Existing)</th> </tr> </thead> <tbody> <tr> <td><6m</td> <td>1 - 2m</td> </tr> <tr> <td><12m</td> <td>>2m</td> </tr> </tbody> </table> <p>Note: This does not apply to a terrace, deck, balcony or patio that has an area less than 3m² or has a frontage to a road or public open space.</p> | Distance from Boundary | Finished Floor Level Above Ground Level (Existing) | <3m | 1 - 3m | <6m | >3m | Distance from Windows in Dwelling on Same Lot | Finished Floor Level Above Ground Level (Existing) | <6m | 1 - 2m | <12m | >2m |
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| | <3m | 1 - 3m | | | | | | | | | | | |
| <6m | >3m | | | | | | | | | | | | |
| Distance from Windows in Dwelling on Same Lot | Finished Floor Level Above Ground Level (Existing) | | | | | | | | | | | | |
| <6m | 1 - 2m | | | | | | | | | | | | |
| <12m | >2m | | | | | | | | | | | | |
| <p>101. Where privacy screens are provided to windows, they must not cover part of the window required to meet the minimum daylight or solar access requirements, or restrict ventilation.</p> | | | | | | | | | | | | | |

2.4P Acoustic Privacy

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4P-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout</p> | <p>102. Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 either within or at the boundaries of any property at any time of the day.</p> |

2.4Q Noise and Pollution

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4Q-1</p> <p>Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings</p> | <p>103. Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion.</p> <p>104. Dwellings that are within 100m of a classified road or 80m from a rail corridor are to have LAeq measures are not exceeding:</p> <ul style="list-style-type: none"> • In any bedroom: 35dB(A) between 10pm-7am. • Anywhere else in the building (other than a kitchen, garage, bathroom or hallway): 40dB(A) at any time. <p>This can be achieved by:</p> <ul style="list-style-type: none"> • A full noise assessment prepared by a qualified acoustic engineer • Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of <i>Draft Guide to Infrastructure Development Near Rail Corridors Busy Roads</i>. |

Note: Development that is on land immediately adjacent a rail corridor and development that involves penetration of ground to a depth of 2m within 25m of a rail corridor may be integrated development. Refer to the *State Environmental Planning Policy (Infrastructure) 2007*.

2.3R Architectural Form and Roof Design

| Objectives | Design Criteria |
|---|---|
| <p>Objective 2.4R-1</p> <p>The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.</p> | <p>105. Provide in the Design Verification Statement a description as to how the architectural form reduces the visual bulk and responds and provides a cohesive design response.</p> <p>Note: Refer to Section 3 for guidance.</p> |

| | |
|---|---|
| <p>Objective 2.4R-2</p> <p>The roof treatments are integrated into the building design and positively respond to the street.</p> | 106. The roof design is integrated harmoniously with the overall building form. |
| | 107. Skylights and ventilation systems are integrated into the roof design. |

2.4S Visual Appearance and Articulation

| Objectives | Design criteria |
|---|--|
| <p>Objective 2.4S-1</p> <p>To promote well designed buildings of high architectural quality that contribute to the local character</p> | <p>108. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area.</p> <p>Note: Refer to Section 3 for guidance.</p> <p>109. The development may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road.</p> <p>The following elements can be located in the articulation zone:</p> <ul style="list-style-type: none"> • An entry feature or portico. • A balcony, deck, pergola, terrace or verandah. • A window box treatment. • A bay window or similar feature. • An awning or other feature over a window. • A sun shading feature. • An eave. |

2.4T Pools and Detached Development

| Objectives | Design criteria |
|--|--|
| <p>Objective 2.1T-1</p> <p>The location of the swimming pools and spas minimise the impacts of adjoining properties</p> | <p>110. Swimming pools and spas are to have a maximum height above ground level (existing):</p> <ul style="list-style-type: none"> • At the water line - 1.2m, • At the top of the coping - 1.4m, and • Where the coping is more than 300mm wide - 600mm. <p>111. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1m from any side or rear boundary.</p> <p>112. The swimming pool pump must be located in an enclosure that is sound proofed.</p> |

Objective 2.1T-2

The location of the detached development minimise the impacts of adjoining properties

| 113. Maximum height above ground level (existing) - 4.5m | | | | | | | | |
|--|----------------------------|--------------|-----------------------|-------|-------------------------|------|---------------------|------|
| 114. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m. | | | | | | | | |
| 115. Maximum floor area for each dwelling: <ul style="list-style-type: none"> • generally: 45m² • detached studios: 36m² | | | | | | | | |
| 116. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following: <ul style="list-style-type: none"> • side setback: 0.9m, or • side setback with wall height less than 3.3m: 0m, and adjoining lot building is <0.9m from boundary and building wall is of masonry construction with no windows, • side setback of detached studio with frontage to a lane: 0m • side setback of detached studio without a frontage to a lane: <table border="1" style="margin-left: 40px; background-color: #e0e0e0;"> <thead> <tr> <th style="text-align: left;">Lot Width at building line</th> <th style="text-align: left;">Rear setback</th> </tr> </thead> <tbody> <tr> <td>0 - 18m</td> <td>900mm</td> </tr> <tr> <td>>18m</td> <td>1.5m</td> </tr> </tbody> </table> | Lot Width at building line | Rear setback | 0 - 18m | 900mm | >18m | 1.5m | | |
| Lot Width at building line | Rear setback | | | | | | | |
| 0 - 18m | 900mm | | | | | | | |
| >18m | 1.5m | | | | | | | |
| 117. Where the DCP does not contain setbacks for detached development, rear setbacks are: <table border="1" style="margin-left: 40px; background-color: #e0e0e0;"> <thead> <tr> <th style="text-align: left;">Lot Area</th> <th style="text-align: left;">Rear setback</th> </tr> </thead> <tbody> <tr> <td>0 - 900m²</td> <td>900mm</td> </tr> <tr> <td>>900-1500m²</td> <td>1.5m</td> </tr> <tr> <td>>1500m²</td> <td>2.5m</td> </tr> </tbody> </table> | Lot Area | Rear setback | 0 - 900m ² | 900mm | >900-1500m ² | 1.5m | >1500m ² | 2.5m |
| Lot Area | Rear setback | | | | | | | |
| 0 - 900m ² | 900mm | | | | | | | |
| >900-1500m ² | 1.5m | | | | | | | |
| >1500m ² | 2.5m | | | | | | | |
| 118. The maximum floor level of a detached deck, patio, pergola or terrace that is less than 0.9m from the side boundary is 0.6m above ground level (existing). | | | | | | | | |

Notes:

1. A child-resistant barrier must be constructed or installed in accordance with the requirements of the Swimming Pools Act 1992
2. Privacy and building separation and other Design Criteria still apply.

2.4U Energy Efficiency

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4U.1</p> <p>Development incorporates passive environmental design</p> | <p>119. Provide an outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothes line for each dwelling.</p> <p>120. Any clothes drying area should be screened from public and communal areas.</p> |

Note: A DA for a dwelling is required to have a BASIX Certificate that applies a minimum energy consumption target.

2.4V Water Management and Conservation

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4V-1</p> <p>Urban stormwater is treated on site before being discharged to receiving waters</p> | <p>121. A stormwater system is to:</p> <p>The system must:</p> <ul style="list-style-type: none"> • Comply with requirements in the DCP that applies to the land. • Be approved (if required) under s.68 of the Local Government Act 1993). |
| <p>Objective 2.1V-2</p> <p>Flood management systems are integrated into site design</p> | <p>122. Detention tanks are to be located under paved areas, driveways or in basements.</p> |

Note: A DA for a dwelling is required to have a BASIX Certificate that applies a minimum water consumption target.

2.4W Waste Management

| Objectives | Design criteria |
|---|---|
| <p>Objective 2.4W-1</p> <p>Waste storage facilities meet the needs of the residents, are easy to use and access and enable efficient collection of waste</p> | <p>123. Provide storage space for the type and number of bins designated in council's waste policy (or DCP).</p> <p>124. Where waste storage is provided in a communal area, access to this waste area is to be provided for all residents without crossing a private lot.</p> <p>125. Where waste storage is provided in the basement car park, a maximum ramp gradient of 1:6 is to be provided to the waste collection point.</p> <p>126. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.</p> <p>127. Despite any requirements in council's waste policy, on-site waste vehicle access is not required where:</p> <ul style="list-style-type: none"> • there are less than 20 dwellings, or • the development is Torrens title subdivided <p>128. Where vehicle access is not provided to the site, any communal on-site collection point is to:</p> <ul style="list-style-type: none"> • be less than 10m from the street boundary, • be located on a surface with a gradient less than 1:20 • not require access through a security door or gate (unless this is permitted by council waste policy). • have path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps for the transfer of bins to the collection vehicle <p>129. If the waste collection point is used for permanent storage of bins, it is to be screened from view from the public domain and any structure to have height no greater than 1.3m, if forward of the building line.</p> |
| <p>Objective 2.4W-2</p> <p>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p> | <p>130. Storage areas for rubbish and recycling bins are to be provided:</p> <ul style="list-style-type: none"> • Within garages; • In screened enclosure that is part of the overall building design; or • In the basement car park. <p>131. Communal waste areas are to be located at least 3m from any bedroom or living room window.</p> |

2.4X Universal Design

| Objectives | Design criteria |
|---|--|
| <p>Objective 2.4X-1</p> <p>Universal design features are included in dwelling design to promote flexible housing for all community members</p> | <p>132. All dwellings are to include the Liveable Housing Design Guideline's Silver level universal design features.</p> |

2.4Y Communal Areas and Open Space

| Objectives | Design criteria |
|---|--|
| <p>Objective 2.4Y-1</p> <p>Adequate area for communal open space is provided that enhances residential amenity.</p> | <p>133. Where more than 10 dwellings are proposed a communal space with minimum area of 5% of the site area with a minimum dimension of 8m is to be provided for active communal open space.</p> |
| | <p>134. The active communal open space is at least 3m from a habitable room of a dwelling on the lot.</p> |
| | <p>135. The active communal open space is to receive at least 2hrs of direct sunlight between 9am and 3pm at the winter solstice (June 21) to 50% of the required area.</p> |
| <p>Objective 2.4Y-2</p> <p>Communal areas are designed to enhance residential amenity and maximise safety and connectivity to the dwelling and promote social interaction between residents.</p> | <p>136. Communal areas and open space are visible from habitable rooms and private open space while maintaining visual privacy.</p> |
| | <p>137. Where communal open space is provided, it has a direct connection to the internal street along the longest edge.</p> |
| | <p>138. Public through site links should have direct line of site between public streets.</p> |
| <p>Objective 2.4Y-3</p> <p>Common circulation spaces achieve good amenity with access to daylight and ventilation</p> | <p>139. Daylight and natural ventilation is provided to all common circulation above ground.</p> |
| | <p>140. Provide lighting to common spaces .</p> |