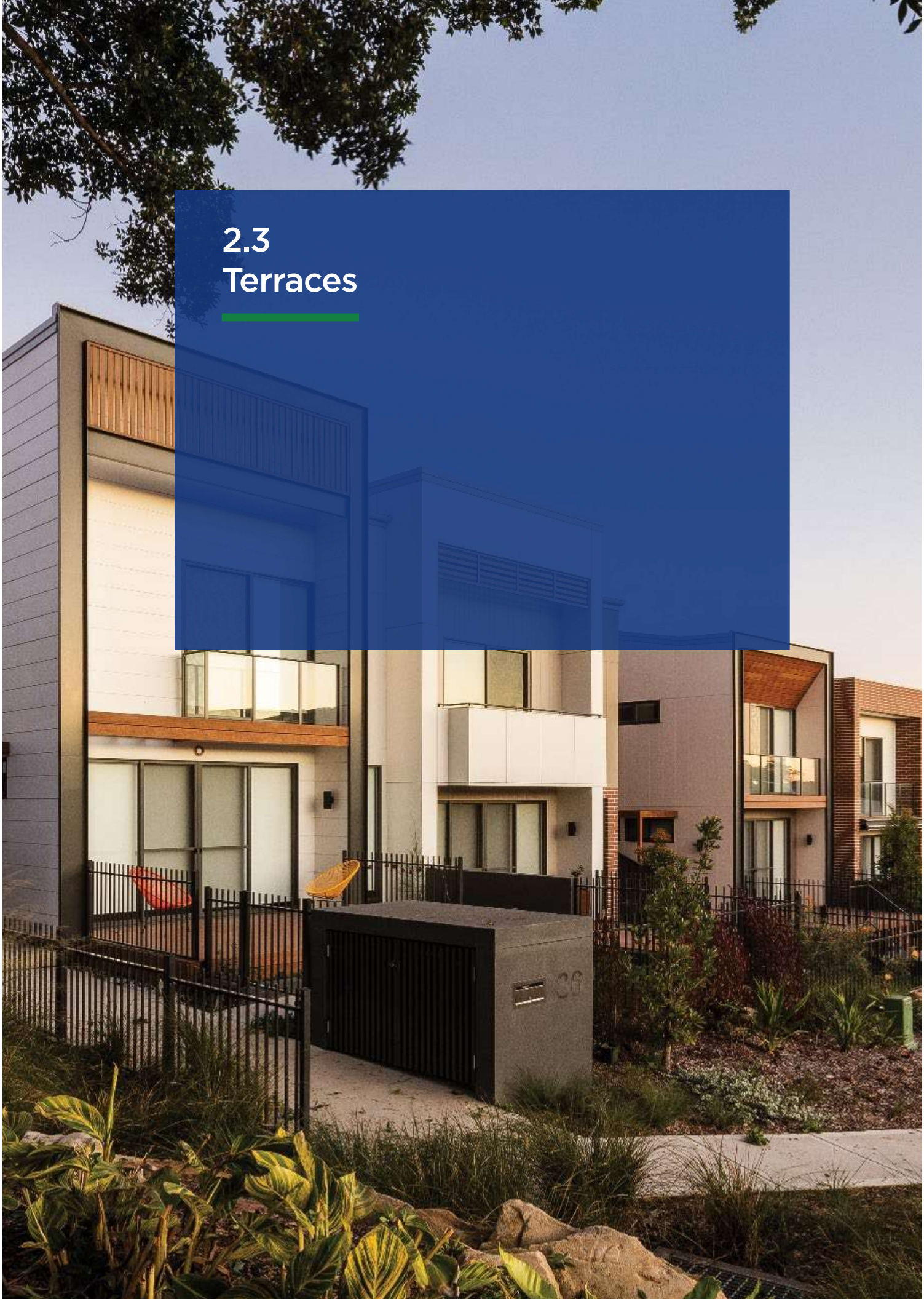

2.3 Terraces

2.3 Terraces

This Section provides the Objectives and Design Criteria for development that contains multi dwelling housing (terraces).

Key characteristics of development to which this Section applies are:

- The development contains three or more dwellings;
- Each dwelling has a frontage to a public road; and
- The dwellings are located side by side, with no part of a dwelling located above another dwelling.

Permissibility

Multi dwelling housing must be permissible on the lot on which the multi dwelling housing (terraces) development is proposed. The LEP that applies to the land will indicate if the development is permissible.

Figure 2-32 Multi dwelling (terraces)

Subdivision

Subdivision allows separate ownership of the three or more dwellings that can be constructed under this Section.

Development carried out under this Section may receive concurrent approval for the development and strata or Torrens title subdivision.

Strata title

Terraces that are strata subdivided will result in three or more dwellings on one lot of land.

They may be strata titled either because the individual dwellings do not meet the minimum lot size requirements for Torrens title subdivision, or they have a basement car parking or other common property that does not enable simple Torrens title subdivision.

The dwellings to be strata subdivided can be attached or detached.

Torrens title

A terrace development may be subdivided to create separate dwellings or attached dwellings. At the completion of the development each dwelling is located on a separate Torrens title lot allowing for separate ownership of the lots.

Each lot that proposes to be the Torrens title subdivision must comply with the minimum lot size requirement in the LEP.

Where rear laneways are created, this land could either be retained under a community title scheme (to ensure the effective and appropriate management of the road) or dedicated to Council as a public road if all relevant requirements are met.

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 2-33.

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

Figure 2-33 Workflows: Preparing a DA

Using this Section

This Section contains Objectives and Design Criteria.

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

Design Criteria: are the measurable standards that are deemed to meet the Objectives.

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

2.3A Building Envelopes

Summary Development Standard	
Height of Building	*The maximum building as specified in the LEP.*

Objectives	Design Criteria
Objective 2.3A-1 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.	1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: • R1, R2, or RU5 zoned land: 9m • R3 zoned land: 11m
	2. The maximum number of storeys (excluding basements) are: • R1, R2, or RU5 zoned land: 2 • R3 zoned land: 3
Objective 2.3A-2 The development provides a setback from the front boundary or public space that: • 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.	3. Refer to the DCP for front setback or envelope controls.
	4. Where the DCP does not contain front setback controls the following apply: • 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 then the front setback is 3.5m.
	5. R3 zoned land - Where the DCP does not contain front setback controls the setback to primary road is 3.5m.
	6. Where the DCP does not contain setback controls for secondary roads or to public reserves the following apply: **Lot Area (m^2) — Setback** 0 - 900 — 2m >900 - 1500 — 3m >1500 — 5m
	7. Setback from a parallel road: 3m, unless dwellings have a frontage to the parallel road, in which case the setback must be the same as if the parallel road were a primary road.
	8. Setback from classified road: 9m
	9. Setback from public reserve: 3m
Objective 2.3A-3 The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings.	10. Refer to the DCP for side boundary setback or envelope controls.
	11. Where the DCP does not contain side setback controls the side setback is 1.5m.

Objective 2.3A-4 The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.	12. Refer to the DCP for rear boundary setbacks or envelope controls. 13. Where the DCP does not contain a rear setback controls the following apply:

Lot Area (m^2)	Building height	Minimum required setback from Rear boundary
600 - 900	0m – 4.5m	3m
	> 4.5m	8m
>900 - 1500	0m – 4.5m	5m
	> 4.5m	12m
>1500	0m - 4.5m	10m
	> 4.5m	15m

14. The setback to a lane is 0m.

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. Refer to Section 3 for an explanation of the application of setbacks, and exceptions to the setbacks.

2.3B Gross Floor Area / Floor Space Ratio

Summary Development Standard	
Gross Floor Area / Floor Space Ratio	*The floor space ratio / gross floor area as specified in the LEP.*

Objectives	**Design Criteria**
Objective 2.3B-1 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.	15. 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: • R1, R2, or RU5 zoned land - 60% of lot area • R3 zoned land - 80% of lot area.

2.3C Landscaped Area

Summary Development Standard	
Landscaped Area	*The minimum landscaped area as specified in the LEP.*

Objectives

Objective 2.3C-1

To provide adequate opportunities for the retention of existing and provision of new vegetation that:
- contributes to biodiversity;
- enhances tree canopy; and
- minimises urban runoff.

Design Criteria

16. Where the LEP or DCP does not contain a minimum landscaped area, the minimum landscaped area is:

Zone	*Landscaped Area*
R1, R2 and RU5	*Where concurrent subdivision is proposed:* • *The minimum area that must be provided for each resulting lot - 30% of lot area.* *Where no subdivision is proposed:* • *The minimum landscaped area that must be provided is 30% of the parent lot area of which at least 54m² is to be allocated to each dwelling.*
R3	*Where concurrent subdivision is proposed:* • *The minimum area that must be provided for each resulting lot - 20% of lot area.* *Where no subdivision is proposed:* • *The minimum landscaped area that must be provided is 20% of the parent lot area of which at least 36m² is to be allocated to each dwelling.*

17. The minimum dimension of any area included in the landscaped area calculation is 1.5m.

18. At least 25% of the area forward of the building line is to be landscaped area.

19. At least 50% of the area behind the building line is to be landscaped.

Objective 2.3C-2 Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.	20. An ongoing maintenance plan is to be provided as part of the landscape plan. 21. Minimum soil standards for plant sizes are provided in accordance with the Table below. **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 6 x 6m 1.0m 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 22. If the DCP does not specify tree planting of a particular size or species the following is to be provided: • Front: 1 tree with mature height of 5m if primary road setback is greater than 3m. • Rear: 1 tree with mature height of 8m.
Objective 2.3C-3 Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.	23. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal). 24. Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.
Objective 2.3C-4 Landscape design contributes to a local sense of place and creates a micro climate.	25. The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers. 26. On grade parking should be provided with tree planting for canopy cover at a rate of 1 tree per 4 car spaces. 27. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.

2.3D Local Character and Context

Objectives	**Design Criteria**
Objective 2.3D-1 The built form, articulation and scale relates to the local character of the area and the context.	28. Provide a description in the Design Verification Statement 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.

2.3E Public Domain Interface

Objectives	Design Criteria
Objective 2.3E-1 Provide activation and passive surveillance to the public streets.	29. The front door of each dwelling is to be directly visible from the street. 30. Each dwelling has a habitable room that faces the street or public space.
Objective 2.3E-2 Front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the area (including internal streets).	31. Private courtyards within the front setback are only located within the articulation zones and / or behind the required front building line. 32. Front fences: • 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. 33. 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. 34. 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.
Objective 2.3E-3 The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment.	35. 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: • 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.

2.3F Pedestrian and Vehicle Circulation

Objective	Design Criteria
Objective 2.3F-1 Internal vehicle and pedestrian circulation should function like a street, minimise the dominance of the driveway, and minimise impact on habitable spaces.	36. Vehicle circulation and parking complies with AS2890.1. 37. All new internal streets and lanes are to be overlooked by windows from habitable rooms and or private open space. 38. 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. 39. Where less than 20 car spaces are provided reduce carriageway width to 3.5m, with passing areas as required by AS 2890.1. 40. 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 $1m^2$; and • the setbacks should contain plants to soften edges. 41. Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space. 42. Streets to be designed to accommodate appropriate service vehicles likely to access the site. 43. 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. 44. 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 $1m^2$. • The setbacks should contain plants. 45. New streets and lanes • maximum length of a dead end laneway - 40m. • minimum width between structures - 7m.

Objective 2.3F-2 Provide safe, connected environment for pedestrians.	46. 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.
	47. 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.
	48. 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.
	49. Roads and pedestrian spaces are to have lighting designed in accordance with A1158.3.1 that avoids light spill in to private spaces.

2.3G 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.*
Subdivision Lot Size (Torrens title subdivision)	*The minimum lot area and / or minimum lot width as specified in the LEP.*

Objectives	**Design Criteria**
Objective 2.3G-1 To achieve planned residential density consistent with the local housing strategy	50. The minimum lot size for carrying out multi dwelling housing (terraces) is: • the minimum area for multi dwelling housing specified in the LEP or DCP that applies to the land, or, • if the LEP or DCP does not specify a minimum lot dimension - 600m^2 and width measured at the building line of 18m.

Objective 2.3G-2 To ensure that lots created resulting for the subdivision of land have sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of the area.	51. If the LEP or DCP does not contain a minimum lot width the following provisions apply: On R3 zoned land: • Garages not fronting primary road - 5m • Garages fronting primary road - 7.5m On R1, R2, & RU5 zoned land: • Garages not fronting primary road - 6m • Garages fronting primary road - 7.5m.
	52. If the LEP or DCP does not contain a minimum lot area for subdivision of a multi dwelling (terraces), then the following provisions apply: • R1, R2, & RU5 zoned land - 200m^2 • R3 zoned land - 150m^2.
Objective 2.3G-3 The dwelling is orientated to the street and provides opportunities for street surveillance and connectivity.	53. Each dwelling has a frontage to a primary, secondary or parallel road. The road must be a public road as defined by the Roads Act 1993. The frontage of each terrace is to be at least 5m.
Objective 2.3G-4 Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.	54. 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. Note: Direct sunlight is measured consistent with Design Criteria 47 and is only required to one window serving the living room.
	55. Where the location of the living room windows of an adjoining dwelling cannot be verified the proposed development is accommodated within a building envelope defined by a 35° plane at 3.6m above the boundary.
Objective 2.3G-5 The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimises the impacts of retaining walls.	56. 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.
	57. Dwellings are located to step with the topography.
Objective 2.3G-6 Independent services and utilities are available to service each lot.	58. All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.

Objective 2.3G-7 Provide adequate space between buildings to allow for landscape, provide visual separation, reduce visual bulk and daylight access between buildings.	59. The minimum separation between two or more buildings containing dwelling on the same lot is 3m. Note: Greater separation may be required for privacy. 60. Provide a break of 3m between buildings more than 45m long.

2.3H Solar and Daylight Access

Objective	**Design Criteria**
Objective 2.3H-1 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.	61. 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). 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.
Objective 2.3H-2 To provide good access to daylight suited to the function of the room, minimise reliance on artificial lighting and improve amenity.	62. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road. 63. No part of a habitable room is more than 8m from a window. 64. No part of a kitchen work surface is more than 6m from a window or skylight. 65. Courtyards are to: • Be fully open to the sky; and • Have a minimum dimension of one third of the perimeter wall height, an area of 4m². 66. A window is visible from 75% of the floor area of a habitable room.

2.3I Natural Ventilation

Objectives	**Design Criteria**
Objective 2.3I-1 All habitable rooms are naturally ventilated.	67. All habitable rooms are naturally ventilated. 68. Each dwelling is naturally cross ventilated.

2.3J Ceiling Height

Objective	**Design Criteria**
Objective 2.3J-1 Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality.	69. Minimum ceiling heights are: • 2.7m to ground floor habitable rooms. • 2.7m to upper level living rooms. • 2.4m to upper level habitable rooms (excluding living rooms). The ceiling height is measured from finished floor level to finished ceiling level.

2.3K Dwelling Size and Layout

Objective	**Design Criteria**
Objective 2.3K-1 The dwelling has a sufficient area to ensure the layout of rooms are functional, well-organised and provide a high standard of amenity.	70. Dwellings to have the following minimum internal floor areas: • 1 bed 65m^2 • 2 bed 90m^2 • 3+ bed 115m^2
	71. The minimum internal areas outlined above only contain one bathroom. The minimum area of each additional bathroom is 5m^2 added onto the minimum dwelling area.
	72. The minimum area of any additional bedroom is 12m^2. The area of each additional bedroom is then added to the minimum internal floor area contained in Design Criteria 69.
	73. Kitchens are not part of a circulation space such as a hallway.
Objective 2.3K-2 Room sizes are appropriate for the intended purpose and number of occupants.	74. One bedroom has a minimum area of 10m^2, excluding space for a wardrobe.
	75. Bedrooms have a minimum length and width of 3m in any direction, excluding wardrobe space.
	76. Combined living and dining rooms are to have a minimum area of: • 1 and 2 bed 24m^2 • 3+ bed 28m^2
	77. Living room or lounge rooms are to have a minimum length and width of 4m, excluding fixtures.

2.3L Principal Private Open Spaces

Objectives	**Design Criteria**
Objective 2.3L-2 Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.	78. The area of principal private open space provided for each dwelling is at least 45m^2 with a minimum dimension of 4m.
Objective 2.3L-1 Principal private open space and balconies are appropriately located to enhance liveability for residents.	79. The principal private open space is located behind the front building line.
	80. The principal private open space is located adjacent to the living room, dining room or kitchen to extend the living space.
	81. 25% of the private open space is to be covered to provide shade and protection from rain.

2.3M Storage

Objectives	**Design Criteria**
Objective 2.3M-1 Adequate, well-designed storage is provided in each dwelling.	82. In addition to storage in kitchens and bedrooms, the following storage with a minimum dimension of 500mm is provided: • 1 bed 6m^3 • 2 bed 8m^3 • 3+ bed 10m^3
	83. At least 50% of the required storage is located inside the dwelling.
	84. Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area.

2.3N Car and Bicycle Parking

Objectives	Design Criteria
Objective 2.3N-1 Car parking is provided appropriate for the scale of the development.	85. 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. 86. Visitor parking is provided in multi dwelling housing (terraces) that are strata titled where a basement car park serves more than 10 dwellings. Provide 1 space per 5 dwellings. 87. Car parking spaces and circulation are to comply with AS 2890.1:2004.
Objective 2.3N-2 Parking facilities are provided for bicycles.	88. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.
Objective 2.3N-3 Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale relationship with the dwelling.	89. Basement car parking should not protrude more than 1m above finished ground level except at the entrance to the car park. 90. The maximum dimensions of any basement car park entry is to be 2.7m high by 3.5m wide. 91. Where a driveway is adjacent to an existing tree, it is either outside the tree canopy or complies with the recommendations in a report prepared by a qualified arborist. 92. The setback of a car space from a primary, secondary or parallel road is to be at least:

Setback of Dwelling from Road	Maximum Off-Street Parking Setback From Road
<4.5m	5.5m
4.5m or more	1m behind the building line

93. The maximum width of all garage doors facing a primary or secondary road:

Lot Width	Maximum Width of Garage Door Openings
18m - 20m	6m
>20m - 25m	9.2m
>25m	12m

Note: Lot width refers to the completed Torrens title lot or in the case of a strata subdivision being the development site.

2.3O Visual Privacy

Objectives	**Design Criteria**
Objective 2.3O-1 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.	94. Orientate living room windows, primary private open space to the street front or rear. 95. At least one window for each habitable room is provided without the need for a privacy screen. 96. A privacy screen is required when: **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 Note: This does not apply to bedroom windows that have an area less than $2m^2$ or windows that have a frontage to a road or public open space. 97. 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 **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 Note: This does not apply to a terrace, deck, balcony or patio that has an area less than $3m^2$ or has a frontage to a road or public open space.
Objective 2.3O-2 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.	98. 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.

2.3P Acoustic Privacy

Objectives	Design Criteria
Objective 2.3P-1 Noise transfer is minimised through the siting of buildings and building layout.	99. 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.

2.3Q Noise and Pollution

Objectives	Design Criteria
Objective 2.3Q-1 Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings.	100. Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion. 101. Dwellings that are within 100m of a classified road or 80m from a rail corridor are to have LAeq measures are not exceeding: • 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. This is achieved by: • Providing a full noise assessment report prepared by a qualified acoustic engineer; and • Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of RMS *Development Near Rail Corridors and Busy Roads - Interim Guideline.*

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**
Objective 2.3R-1 The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.	102. 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. Note: Refer to Section 3 for guidance.
Objective 2.3R-2 The roof treatments are integrated into the building design and positively respond to the street.	103. The roof design is integrated harmoniously with the overall building form. 104. Skylights and ventilation systems are integrated into the roof design.

2.3S Visual Appearance and Articulation

Objectives	**Design Criteria**
Objective 2.3S-1 To promote well designed buildings of high architectural quality that contribute to the local character.	105. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area. Note: Refer to Section 3 for guidance.
	106. 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. The following elements can be located in the articulation zone: • 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.

2.3T Pools and Detached Development

Objectives	Design Criteria
Objective 2.3T-1 The location of swimming pools and spas minimise the impacts on adjoining properties.	107. Swimming pools and spas are to have a maximum height above ground level (existing): • At the water line – 1.2m, • At the top of the coping - 1.4m, and • Where the coping is more than 300mm wide – 600mm.
	108. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1m from any side or rear boundary. The setback of a swimming pool from a secondary road must be consistent with the setback of a dwelling house from the secondary road boundary.
	109. The swimming pool pump must be located in an enclosure that is sound proofed.
Objective 2.3T-2 The location of the detached development minimises the impact on adjoining properties.	110. Maximum height above ground level (existing) - 4.5m
	111. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m.
	112. Maximum floor area for each dwelling: • generally: 45m^2 • detached studios: 36m^2
	113. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following: • 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:

Lot Width at building line	Rear setback
0 - 18m	900mm
>18m	1.5m

114. Where the DCP does not contain setbacks for detached development, rear setbacks are:	
Lot Area	**Rear setback**
0 - 900m^2	900mm
>900-1500m^2	1.5m
>1500m^2	2.5m
115. 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.

2.3U Energy Efficiency

Objectives	Design Criteria
Objective 2.3U-1 Development incorporates passive environmental design.	116. Provide an outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothes line for each dwelling. 117. Any clothes drying area is screened from public and communal areas.

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

2.3V Water Management and Conservation

Objectives	Design Criteria
Objective 2.3V-1 Flood management systems are integrated into site design.	118. A stormwater system must: • Comply with requirements in the DCP that applies to the land. • Be approved (if required) under s.68 of the Local Government Act 1993. 119. Detention tanks are to be located under paved areas, driveways or in basements.

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

2.3W Waste Management

Objectives	Design Criteria
Objective 2.3W-1 Waste storage facilities meet the needs of the residents, are easy to use and access, and enable efficient collection of waste.	120. Provide storage space for the type and number of bins designated in council's waste policy (or DCP).
	121. 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.
	122. 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.
	123. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.
	124. Any communal waste area is to: • provide water supply for cleaning, • have a solid floor grated to a floor waste (connected to sewer), and • be designed to meet the requirements of council's waste policy.
	125. Despite any requirements in council's waste policy, on-site waste vehicle access is not required where: • there are less than 20 dwellings, or • the development is Torrens title subdivided
	126. A communal on site waste collection point is to be provided where: • there are 20 or more dwellings, and • the development is strata title subdivided.
	127. Where vehicle access is not provided to the site, any communal on-site collection point is to: • 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
	128. 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.
Objective 2.3W-2 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	129. Storage areas for rubbish and recycling bins are to be provided: • Within garages; • In a screened enclosure that is part of the overall building design; or • In the basement car park.
	130. Communal waste areas are to be located at least 3m from any bedroom or living room window.

2.3X Universal Design

Objectives	**Design Criteria**
Objective 2.3X-1 Universal design features are included in dwelling design to promote flexible housing for all community members.	131. 30% of all dwellings will include the Silver Level Seven Core Liveable Housing Design Elements contained in the *Liveable Housing Design Guidelines.*