

2.2

**Manor house and dual occupancy
(one above the other)**



2.2 Manor house and dual occupancies (one above the other)

This Section provides the Objectives and Design Criteria for development that contains a manor house or a dual occupancy where one dwelling is located above the other.

Key characteristics of development to which this Section applies are:

- Dwellings are located above other dwellings in the development;
- Development can contain up to four dwellings; and
- Development is typically strata titled with common areas for circulation, parking and landscaped areas.

Permissibility

Development types that can use this Section include:

- Dual occupancy (one above the other) where two dwellings on one lot of land are attached to each other, but does not include a secondary dwelling. Dual occupancies must be a permissible land use for this type of development to be carried out.
- Manor houses where three or four dwellings are on one lot of land, where each dwelling is attached to another dwelling by a common wall and/or floor, but cannot be characterised as multi dwelling housing.

The development type must be permissible on the land on which the development is proposed. The LEP that applies to the land will indicate if the development is permissible.



Figure 2-30 Manor House - 3 dwellings

Strata title subdivision

When subdivided:

- A dual occupancy will contain two dwellings on one lot; and
- A manor house will contain three or four dwellings on one lot. These may be strata titled to allow for separate ownership of each dwelling.

Development that complies with this Section may receive development approval for the development and strata title subdivision.

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 2-31.

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 should 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.



Figure 2-31 Workflows: Preparing a DA

2.2A Building Envelopes

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

Objectives	Design Criteria														
<p>Objective 2.2A-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>	<p>1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: 8.5m.</p> <p>2. The maximum number of storeys excluding basements is: 2</p>														
<p>Objective 2.2A-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. 	<p>3. Refer to the DCP for front setback or envelope controls.</p> <p>4. Where the DCP does not contain front setback controls the following should apply:</p> <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. • Where no existing dwellings are within 40m then: <table border="1"> <thead> <tr> <th>Lot Area (m²)</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>0 - 900</td> <td>4.5m</td> </tr> <tr> <td>>900 - 1500</td> <td>6.5m</td> </tr> <tr> <td>>1500</td> <td>10m</td> </tr> </tbody> </table> <p>5. Where the DCP does not contain setback controls for secondary roads or to public reserves the following apply:</p> <table border="1"> <thead> <tr> <th>Lot Area (m²)</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>0 - 1500</td> <td>3m</td> </tr> <tr> <td>>1500</td> <td>5m</td> </tr> </tbody> </table> <p>6. Setback from a parallel road for manor house or dual occupancy (one above the other): 3m.</p> <p>7. Setback from classified road: 9m</p> <p>8. Setback from public reserve: 3m</p>	Lot Area (m ²)	Setback	0 - 900	4.5m	>900 - 1500	6.5m	>1500	10m	Lot Area (m ²)	Setback	0 - 1500	3m	>1500	5m
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<p>Objective 2.2A-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>9. Refer to the DCP for side boundary setbacks or envelope controls.</p> <p>10. Where the DCP does not contain side setback controls the following should apply:</p> <ul style="list-style-type: none"> • not more than 10m from the front building line - 1.5m • greater than 10m from front building line - building envelope defined by a 45° plane 3m above the boundary. <p>See Figures 3-40 to 3-43 in section 3 of this Design Guide.</p>														

Objective 2.2A-4

The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.

- 11. Refer to the DCP for rear boundary setbacks or envelope controls.
- 12. Where the DCP does not contain rear setback controls the following apply:

Lot Area (m ²)	Building height	Minimum required setback from Rear boundary
0 - 1500	0m - 4.5m	6m
	> 4.5m	10m
>1500	0m - 4.5m	10m
	> 4.5m	15m
- 13. 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.

2.2B 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 2.2B-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 for all development on the site: 25% of lot area + 150m² to a maximum of 400m².</p>

2.2C Landscaped Area

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

Objectives	Design Criteria																																			
<p>Objective 2.1C-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 do not contain a minimum landscaped area the minimum landscaped area is:</p> <p>50% of the parent lot area minus 100m²</p>																																			
	<p>16. The minimum dimension of any area included in the landscaped area calculation is 1.5m</p> <p>17. At least 25% of the area of the lot forward of the building line must be landscaped. At least 50% of the required landscaped area must be behind the building line.</p>																																			
<p>Objective 2.2C-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 s 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>	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
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<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. 																																				
<p>Objective 2.2C-3</p> <p>Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.</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. Existing landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.</p>																																			

<p>Objective 2.2C-4</p> <p>Landscape design contributes to a local sense of place and creates a micro climate.</p>	<p>23. The landscape plan proposes 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>

2.2D Local Character and Context

Objectives	Design Criteria
<p>Objective 2.2D-1</p> <p>The built form, articulation and scale relates to the local character of the area and the context.</p>	<p>25. 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.</p>

2.2E Public Domain Interface

Objectives	Design Criteria
<p>Objective 2.2E-1</p> <p>Provide high level activation and passive surveillance to the public streets.</p>	<p>26. Pedestrian entries are to be directly visible from the public street.</p> <p>27. Windows from habitable rooms are to overlook the public domain.</p> <p>28. Direct visibility is provided along paths and driveways from the public domain to the front door.</p>
<p>Objective 2.2E-2</p> <p>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).</p>	<p>29. Private courtyards within the front setback are only to be located within the articulation zones and / or behind the required front building line.</p> <p>30. 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>31. 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>32. Retaining walls greater than 600mm within the front setback are softened by planting to a minimum depth of 600mm on the low side of the retaining wall.</p>
<p>Objective 2.2E-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>33. Where development adjoins public parks, open space, bushland, or is a corner lot, 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.

2.2F Pedestrian and Vehicle Circulation

Objectives	Design Criteria
<p>Objective 2.2F-1</p> <p>Ensure there is adequate space for vehicle circulation and off-street parking.</p>	34. Vehicle circulation complies with AS2890.1.
	35. Vehicular crossing is to have a maximum width of 3.5m at the street boundary.
	36. Where a driveway services more than 3 dwellings, the driveway must be designed to ensure all vehicles must leave the site in a forward direction.
	37. Only one driveway cross-over is located on the same street frontage.

2.2G Orientation, Siting and Subdivision

Summary Development Standard	
<i>Minimum lot size for carrying out dual occupancy development or manor house development.</i>	<i>The minimum lot area and / or minimum lot width as specified in the LEP.</i>

Objectives	Design Criteria
<p>Objective 2.2G-1</p> <p>To achieve planned residential density consistent with the local housing strategy.</p>	38. Where the LEP or DCP does not contain a minimum lot area and /or dimension <ul style="list-style-type: none"> • the minimum lot area for a dual occupancy (attached) is: 600m² • the minimum lot area for a manor house is: 600m² • minimum lot width measured at the building line is: 15m
	39. Dwellings orientate to the street or rear garden, not solely to the side boundary.
	40. The front door is visible from the public domain.
<p>Objective 2.2G-2</p> <p>The building is orientated to the street and provides opportunities for street surveillance and connectivity.</p>	41. Development is not located on a battle axe lot.

<p>Objective 2.2G-3</p> <p>Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.</p>	<p>42. 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 47 and is only required to one window serving the living room.</p> <p>43. 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 springing from 3.6m above the boundary.</p>
<p>Objective 2.2G-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 minimises the impacts of retaining walls.</p>	<p>44. The lowest level of the dwelling is not more than 1.3m above ground level, and no more than 1m below ground level.</p>
<p>Objective 2.2G-5</p> <p>To minimise impacts to vegetation on adjoining properties and allow for vegetation within the setbacks.</p>	<p>45. Basement car parking is not provided within the setbacks described in the table in Section 2.2A.</p>
<p>Objective 2.2G-6</p> <p>Independent services and utilities are available to service each lot.</p>	<p>46. All lots must have access to reticulated water, sewer, electricity, telecommunications and where available, gas.</p>

2.2H Solar and Daylight Access

Objectives	Design Criteria
<p>Objective 2.2H-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>47. At least 75% of dwellings in a development are to receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (June 21) to a living room and private open space.</p> <p>Note: Direct sunlight is achieved when there is 1m² of sunlight on the glass for a period of at least 15 minutes. To satisfy 3 hours direct sunlight, 12 periods of 15 minutes will need to be achieved - the periods do not need to be consecutive.</p>

<p>Objective 2.2H-2</p> <p>To provide good access to daylight suited to the function of the room, minimise reliance on artificial lighting and improve amenity.</p>	48. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road.
	49. No part of a habitable room is more than 8m from a window.
	50. No part of a kitchen work surface is more than 6m from a window or skylight.
	51. Courtyards are to be: <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, and area of 4m².
	52. A window is visible from 75% of the floor area of a habitable room.

2.2I Natural Ventilation

Objectives	Design Criteria
<p>Objective 2.2I-1</p> <p>All habitable rooms are naturally ventilated.</p>	53. All habitable rooms are naturally ventilated.
	54. Each dwelling is naturally cross ventilated.

2.2J Ceiling Height

Objectives	Design Criteria
<p>Objective 2.2J-1</p> <p>Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality.</p>	<p>55. 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>

2.2K Dwelling Size and Layout

Objectives	Design Criteria
<p>Objective 2.2K-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>56. Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> • Studio 35m² • 1 bed 50m² • 2 bed 70m² • 3+ bed 90m² <p>57. The minimum internal areas outlined above only include one bathroom. The minimum area of each additional bathroom is 5m² added onto the minimum dwelling area.</p> <p>58. 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 56.</p> <p>59. Kitchens are not to be part of a circulation space such as a hallway, except in studio apartments.</p>
<p>Objective 2.2K-2</p> <p>Room sizes are appropriately sized for the intended purpose and number of occupants.</p>	<p>60. One bedroom has a minimum area of 10m² excluding space for a wardrobe.</p> <p>61. Bedrooms have a minimum length and width of 3m excluding wardrobe space.</p> <p>62. 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>63. Living room or lounge rooms are to have a minimum length and width of 4m, excluding fixtures.</p>

2.2L Principal Private Open Spaces

Objectives	Design Criteria
<p>Objective 2.2L-2</p> <p>Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.</p>	<p>64. All dwellings are to have access to principal private open space with a minimum length and width of 3m:</p> <ul style="list-style-type: none"> • 1 bed or studio 8m² • 2+ bed 12m² • Dwellings with living area at ground level 16m²
<p>Objective 2.2L-1</p> <p>Principal private open space and balconies are appropriately located to enhance liveability for residents.</p>	<p>65. The principal private open space is located behind the front building line.</p> <p>66. The principal private open space is located adjacent to the living room, dining room or kitchen to extend the living space.</p> <p>67. 25% of the private open space is to be covered to provide shade and protection from rain.</p>

2.2M Storage

Objectives	Design Criteria
<p>Objective 2.2M-1</p> <p>Adequate, well designed storage is provided in each dwelling.</p>	<p>68. In addition to storage in kitchens, and bedrooms, the following storage with a minimum dimension of 500mm is provided:</p> <ul style="list-style-type: none"> • 1 bed or studio 6m³ • 2 bed 8m³ • 3+ bed 10m³ <p>69. At least 50% of the required storage is located inside the dwelling.</p> <p>70. Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area.</p>

2.2N Car and Bicycle Parking

Objectives	Design Criteria							
<p>Objective 2.2N-1</p> <p>Car parking is provided appropriate for the scale of the development.</p>	71. Dual Occupancies car parking is to be provided at the rate required for a dual occupancy within the DCP that applies to the land. If there is no rate in the DCP - 1 space per dwelling is to be provided.							
	72. Manor Houses car parking is to be provided at the rate required for a Manor House within the DCP that applies to the land. If there is no rate in the DCP - 1 space per dwelling is to be provided.							
	73. Car parking spaces and circulation are to comply with AS 2890.1:2004.							
<p>Objective 2.2N-2</p> <p>Parking facilities are provided for bicycles.</p>	74. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.							
<p>Objective 2.2N-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>	75. Basement car parking should not protrude more than 1m above finished ground level except at the entrance to the car park.							
	76. The maximum dimensions of any basement car park entry will be 2.7m high by 3.5m wide.							
	77. 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.							
	78. The setback of a car space from a primary, secondary or parallel road is to be at least:							
	<table border="1"> <thead> <tr> <th>Setback of Dwelling from Road</th> <th>Maximum Off-Street Parking Setback From Road</th> </tr> </thead> <tbody> <tr> <td><4.5m</td> <td>5.5m</td> </tr> <tr> <td>4.5m or more</td> <td>1m behind the building line</td> </tr> </tbody> </table>	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	
	Setback of Dwelling from Road	Maximum Off-Street Parking Setback From Road						
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4.5m or more	1m behind the building line							
79. The maximum width of all garage doors facing a primary, secondary or parallel road:								
<table border="1"> <thead> <tr> <th>Lot Width</th> <th>Maximum Width of Garage Door Openings</th> </tr> </thead> <tbody> <tr> <td>15m - 20m</td> <td>6m</td> </tr> <tr> <td>>20m - 25m</td> <td>9.2m</td> </tr> <tr> <td>>25m</td> <td>12m</td> </tr> </tbody> </table>	Lot Width	Maximum Width of Garage Door Openings	15m - 20m	6m	>20m - 25m	9.2m	>25m	12m
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>20m - 25m	9.2m							
>25m	12m							

2.20 Visual Privacy

Objectives	Design Criteria												
<p>Objective 2.20-1</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>80. Orientate living room windows, primary private open space to the street front or rear.</p>												
	<p>81. At least one window for each habitable room is provided without the need for a privacy screen.</p>												
	<p>82. 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
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<12m	>3m												
<p>Objective 2.20-2</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>83. 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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<6m	1 - 2m												
<12m	>2m												
<p>84. 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>													

2.2P Acoustic Privacy

Objectives	Design Criteria
<p>Objective 2.2P-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout.</p>	<p>85. Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the <i>Protection of the Environment Operations Act 1997</i> either within or at the boundaries of any property at any time of the day.</p>

2.2Q Noise and Pollution

Objectives	Design Criteria
<p>Objective 2.2Q-1</p> <p>Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings.</p>	<p>86. Any development within the 20 ANEF contour is constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion.</p> <p>87. Dwellings that are within 100m of a classified road or 80m from a rail corridor are to have LAeq measures not exceeding:</p> <ul style="list-style-type: none"> • in any bedroom: 35dB(A) between 10pm-7am; and • 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"> • Providing a full noise assessment prepared by a qualified acoustic engineer; and • Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of <i>RMS Development Near Rail Corridors and Busy Roads - Interim Guideline</i>.

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

2.2R Architectural Form and Roof Design

Objectives	Design Criteria
<p>Objective 2.2R-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>88. 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>Objective 2.2R-2</p> <p>The roof treatments are integrated into the building design and positively respond to the street.</p>	<p>89. The roof design is integrated harmoniously with the overall building form.</p> <p>90. Skylights and ventilation systems are integrated into the roof design.</p>

2.2S Visual Appearance and Articulation

Objectives	Design Criteria
<p>Objective 2.2S-1</p> <p>To promote well designed buildings of high architectural quality that contribute to the local character.</p>	<p>91. 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>92. 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.

2.2T Pools and Detached Development

Objectives	Design Criteria								
<p>Objective 2.2T-1</p> <p>The location of swimming pools and spas minimise the impacts on adjoining properties.</p>	<p>93. 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>94. 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>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.</p>								
	<p>95. The swimming pool pump must be located in an enclosure that is sound proofed.</p>								
<p>Objective 2.2T-2</p> <p>The location of the detached development minimises the impact on adjoining properties.</p>	<p>96. Maximum height above ground level (existing) - 4.5m</p>								
	<p>97. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m.</p>								
	<p>98. Maximum floor area for each dwelling:</p> <ul style="list-style-type: none"> • generally: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Lot Area (m²)</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>400 - 600</td> <td>45m²</td> </tr> <tr> <td>>600 - 900</td> <td>60m²</td> </tr> <tr> <td>>900</td> <td>100m²</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • detached studios: 36m² 	Lot Area (m ²)	Maximum GFA	400 - 600	45m ²	>600 - 900	60m ²	>900	100m ²
	Lot Area (m ²)	Maximum GFA							
	400 - 600	45m ²							
	>600 - 900	60m ²							
>900	100m ²								
<p>99. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following:</p> <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;"> <thead> <tr> <th>Lot Width at building line</th> <th>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			
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Lot Area	Rear setback								
0 - 900m ²	900mm								
>900-1500m ²	1.5m								
>1500m ²	2.5m								
<p>101. 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).</p>									

Note: Privacy and building separation and other Design Criteria still apply.

2.2U Energy Efficiency

Objectives	Design Criteria
<p>Objective 2.2U-1</p> <p>The development incorporates passive environmental design.</p>	102. Provide an outdoor area for clothes drying that can accommodate at least 8 lineal metres of clothes line for each dwelling.
	103. Any clothes drying area should be screened from public and communal areas.

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

2.2V Water Management and Conservation

Objectives	Design Criteria
<p>Objective 2.2V-1</p> <p>Flood management systems are integrated into site design.</p>	104. A stormwater system must: <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.
	105. Detention tanks are located under paved areas, driveways or in basements.

2.2W Waste Management

Objectives	Design Criteria
<p>Objective 2.2W-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>	106. Provide storage space for the type and number of bins designated in council's waste policy.
	107. 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.
	108. 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.
	109. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.

	<p>110. Any communal waste area is to:</p> <ul style="list-style-type: none"> • 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.
	<p>111. Despite any requirements in council's waste policy, on-site waste vehicle access is not required.</p> <p>Note: The waste collection point is typically located on the footpath.</p>
	<p>112. If a waste collection point is provided on-site and used for permanent storage of bins it is to:</p> <ul style="list-style-type: none"> • be screened from view from the public domain, • have a height no greater than 1.3m if forward of the building line, • 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's waste policy), and • have a path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps to all for the transfer of bins to the collection vehicle.
<p>Objective 2.2W-2</p> <p>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</p>	<p>113. Storage areas for rubbish and recycling bins are to be provided:</p> <ul style="list-style-type: none"> • Within garages; • In a screened enclosure that is part of the overall building design; or • In the basement car park. <p>114. Communal waste areas are to be located at least 3m from any bedroom of living room window.</p>

2.2X Universal Design

Objectives	Design Criteria
<p>Objective 2.2X-1</p> <p>Universal design features are included in dwelling design to promote flexible housing for all community members.</p>	<p>115. At least one ground floor dwelling is to include the Silver Level Seven Core Liveable Housing Design Elements contained in the <i>Liveable Housing Design Guidelines</i>.</p>

2.2Y Communal Areas and Open Space

Objectives	Design Criteria
<p>Objective 2.2Y-1</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>116. Communal open spaces are visible from habitable rooms and private open space while maintaining visual privacy.</p>
	<p>117. Any communal open space is directly accessible from the building entry and common circulation.</p>
	<p>118. For manor houses the active communal open space is at least 5% of the site area and has a maximum grade of 1:50.</p>
	<p>119. Active communal open space is at least 3m from the habitable room of a dwelling on the lot.</p>
<p>Objective 2.2Y-2</p> <p>Common circulation spaces achieve good amenity with access to daylight and ventilation.</p>	<p>120. Common circulation above ground is provided with natural daylight and ventilation.</p>