

## D2 Multi-Unit Housing

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## **1.0 INTRODUCTION**

This Part applies to new, alterations and additions or change of use to residential flat buildings, multi-unit development and multi dwelling housing throughout the Waverley Local Government Area (LGA).

In the preparation of a development application (DA) to which this Part applies it is necessary to consider the following environmental planning instruments and their respective provisions, as relevant:

- Waverley Local Environmental Plan 1996 (WLEP 1996); and
- Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (WLEP (Bondi Junction Centre) 2010).

### **1.1 Relationship to other Parts**

This Part needs to be read in conjunction with the following Parts:

- Part B – Submitting a Development Application;
- Part C – Advertising and Notification;
- Part F1 – Bondi Junction Centre;
- Part F2 – Bondi Beach;
- Part F5 – Local Village Centres;
- Part G1 – Site Waste Minimisation and Management;
- Part G2 – Solar Access;
- Part G4 – Water Management;
- Parts H1 and H2 – Heritage Conservation (as relevant); and
- Part I1 – Land Use and Transport.

### **1.2 Relationship to other Council Policies**

This Part needs to be read in conjunction with the following Council policies as relevant:

- Waverley Affordable Housing Program Policy 2007; and
- Planning Agreement Policy 2007.

### **1.3 Objectives of this Part**

- (a) Ensure the scale of development is appropriate for the streetscape and buildings in the vicinity.
- (b) Ensure proposed development does not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.
- (c) Ensure development does not significantly detract from the amenity, privacy and views of other dwellings.
- (d) Ensure regard to principles of ecologically sustainable development when assessing applications to construct or make alterations and additions to development.
- (e) Ensure multi-unit housing is sympathetic in form and character with other buildings in their vicinity.
- (f) Maximise environmental sustainability and energy efficiency of dwellings; reduce waste generation and the impact of excessive water run-off from land on which dwellings are situated and to assist in the reduction of crime through design.
- (g) Encourage developments have high design standards.
- (h) Maintain and enhance distinct built form and unique residential

- 
- characteristics exhibited in Special Character areas.
- (i) Ensure the aims and strategies of the Waverley Affordable Housing Program are incorporated in the assessment of applications for multi-unit housing. Additionally, ensure the development, retention and protection of low-cost accommodation.

#### **1.4 How to use this Part**

This Part contains Objectives, Performance Criteria, Strategies and Controls. The Objectives describe the intention of the Controls. The Strategy describes the process of achieving the Objective. Controls outline criteria required to achieve compliance with this Part. It should be noted that simply complying with a control does not guarantee that an objective will be satisfied.

#### **1.5 Special Character Areas**

Section 2.0 describes the Special Character Areas of Bondi Heights, North Bondi, Ben Buckler and Mill Hill. Each Special Character Area contains a written description of the existing character elements and a set of Desired Future Character Objectives. Specific Performance Criteria are provided to achieve the objectives. The Objectives and Performance Criteria identified in the character studies are localised criteria only and apply in addition to the generic performance criteria contained in the main body of this Part. When proposing a development, applicants need to specifically refer to the controls in this Part and local performance criteria relevant to the Special Character Area. Where there is any discrepancy with performance criteria, specific Special Character Area controls prevail.

#### **1.6 Protection of Aboriginal Objects and Items**

It is essential to note that there may be a number of undiscovered and/or unrecorded Aboriginal objects and places within Waverley LGA. Aboriginal objects and places are protected under the *National Parks & Wildlife Act 1974* (NSW). When undertaking excavation persons should proceed with caution and report any findings of possible Aboriginal objects and places to Council's Planning & Environmental Services Department before proceeding with further works.

### **2.0 SPECIAL CHARACTER AREAS**

Neighbourhoods in Waverley are characterised by rows of consistency. A row of consistency is a group of 3 or more buildings that have uniform qualities such as street and side setbacks, materials and colour, roof form and pitch, architectural style, building form and massing. The uniform quality of a row of consistency contributes to pleasant streetscapes.

#### **2.1 Objectives**

- (a) Ensure development adjacent rows of consistency contribute to streetscape character and are sympathetic to buildings within a row of consistency.

- (b) Maintain predominant building frontage to street.
- (c) Ensure appropriate building orientation and configuration.
- (d) Balance streetscape and amenity issues.

## 2.2 Strategies

- (a) Design buildings to relate to their context in terms of arrangement and scale of massing elements.
- (b) Allow elements which characterise a particular area to inform the building form, such as the proportions or forward projections in the façade, recessed entry porches or landscaped areas.
- (c) Orient buildings so entries and primary openings address the street. Minimise the visual bulk of attic roof forms.

## 2.3 Controls

### 2.3.1 New infill buildings

- (a) Arrange building massing to relate to existing pattern in the street.
- (b) Use landscape elements to break up building massing.
- (c) Use building form and massing to increase legibility of development, giving prominence to individual & communal entries.
- (d) Reflect an understanding of the adjacent rows of consistency in street facades ensuring buildings continue the line of horizontal elements i.e. sill and head heights, eave and ridge lines, street wall heights and horizontal line of balconies.
- (e) Ensure that new buildings respect and use similar materials and colours to rows of consistency.

### 2.3.2 Alterations and additions

- (a) Small projecting balconies, juliet and re-entrant balconies are preferred for alterations and additions on street facades.
- (b) Alterations and additions in the roof of an existing building should occur within the main roof form. Dormer windows and the like are to be less than 30% of the roof elevation.



**Figure 1.** A row of consistency, Beach Road.



**Figure 2.** A row of consistency, Blair Street.



**Figure 3.** New infill buildings adjacent to a row of consistency.

### 2.3.3 Private open space and landscape character

- (a) Communal landscaped gardens are required within the front setback to contribute to the public domain.
- (b) Ground floor apartments must have minimum 10m<sup>2</sup> private open space. The private open space is permitted to encroach 2.5m into the communal landscaped front setback provided that the front setback is a minimum of 6m from the street boundary.

## 2.4 Bondi Heights

Bondi Heights Special Character Area applies to the area bound by Old South Head Road and Francis Street to the north, Wellington Street to the east, Bondi Road to the south and Flood Lane to the west (refer to Figure 4). A portion of the Bondi Road Local Village Centre is included within the area (refer to Part F5).



**Figure 4.** Bondi Heights Special Character Area.

### 2.4.1 Existing Character Elements

Bondi Heights Special Character Area is located on a local topographical high point. This vantage allows district views to and from the area. It is characterised by north-south oriented streets with well established street trees. Street blocks are generally long (700m – 750m) with a range of site lot sizes. A range of building types and styles exist that relate to lot sizes and development history of the area. The overall character of the area is of buildings that sit in a landscape setting.

#### ***Building Types and Development Pattern***

- (a) From the Federation period, Inter-war period, 1970s and present.
- (b) Pockets of heritage items.
- (c) Rows of consistency, including 1920s – 40s residential flat buildings in Angelsea Street characterised by uniform materials and colour, building mass and form and architectural style.
- (d) Traditionally characterised by taller buildings in a landscape setting.
- (e) Larger, newer apartment buildings that provide less landscaped area and vegetation, resulting in newer buildings being more visually dominant.

#### ***Streetscape***

- (a) Mature and consistent street tree planting.
- (b) Front garden planting that contributes to the streetscape greenery.
- (c) Low garden walls and fences.
- (d) Limited driveways and vehicular crossings.

#### ***Landscape and Topography***

- (a) Located on a local high point, many apartments can take advantage of district views.
- (b) High and low side of the street has the following impacts:
  - Results in different on-site car access responses.
  - Retaining walls are required on the high side of the street. More successful examples are those that have a low retaining wall and present an elevational grassed front setback. Less successful examples are those that present garages to the street, with a terrace or deck that has no deep soil areas for planting and does not contribute to the overall perceived greenery of the streetscape.

#### ***Materials and Colours***

- (a) Rows of consistency have established patterns of materiality and colour.

### 2.4.2 Desired Future Character Objectives

- (a) Ensure the landscape character is the dominant image of Bondi Heights. Maintain consistent street tree planting with grass verges in the public domain.
- (b) Maintain the predominant street and rear setback for front gardens and mid-block planting of mature trees.
- (c) Encourage well planted front and rear gardens that contribute to the streetscape and overall sense of green of Bondi Heights when viewed from within and surrounding areas. Maintain the

- (d) predominant character of buildings in a landscape setting.  
Ensure buildings respond to their location on the low and high sides of the street with respect to height and site access. Front garden walls and fences respond to the street.

### 2.4.3 Performance Criteria

#### **Landscape Controls**

- (a) Garden walls and fences on the low side of the street are to be a maximum of 1.0m, to allow front gardens to contribute to the streetscape. Garden retaining walls on the high side of the street are to be a maximum of 1.5m. Front gardens should be predominantly planted or grassed, to allow the elevated view of the front garden to contribute to the streetscape.
- (b) Outdoor terraces and decks are not permitted over garages located on the street boundary on the high side of the street. This is to ensure that sufficient deep soil is provided to allow for the mature planting of trees and shrubs that contribute to the streetscape.
- (c) Communal landscaped gardens are required within the front setback to contribute to the public domain. Ground floor apartments must have minimum 10m<sup>2</sup> private open space. The private open space is permitted to encroach 2.5m into the communal landscaped front setback provided that the front setback is a minimum of 6m from the street boundary.

### 2.5 North Bondi

North Bondi Special Character Area applies to the area bound by O'Donnell Street, Frederick Street, Murrivier Road to the north, Military Road to the east, Campbell Parade and Warners Avenue to the south, and Glenayr Avenue to the west (refer to Figure 5). A portion of the North Bondi Neighbourhood Local Village Centre is included in this area. (refer to Part F5).



**Figure 5.** North Bondi Special Character Area.

North Bondi Special Character Area has an undulating topography. The roofscape is prominent when viewed from surrounding high points. There is often a high and low side of the street. Streets generally have wide grassed verges that are sometimes privately planted (through Council's Footpath Gardens Scheme) with vegetation that contributes to the natural headland character. Regular block and lot pattern responds to the changing topographical conditions.

The predominant building stock is characterised by minimum side setbacks, consistent front setbacks and building frontages to the street whether the building type is apartments or semi detached dwellings. Roofs are predominantly pitched and red tiled, and are visually dominant on the low side of the street. Much of the area is already developed with very little opportunity for redevelopment on infill sites.

### 2.5.1 Existing Character Elements

#### ***Building Type and Development Pattern***

- (a) Ageing building stock that requires retro-fitting.
- (b) Consistent built form.
- (c) Building frontages are limited.
- (d) Much of the area is already developed.
- (e) Incremental change occurring for infill sites.

#### ***Streetscape***

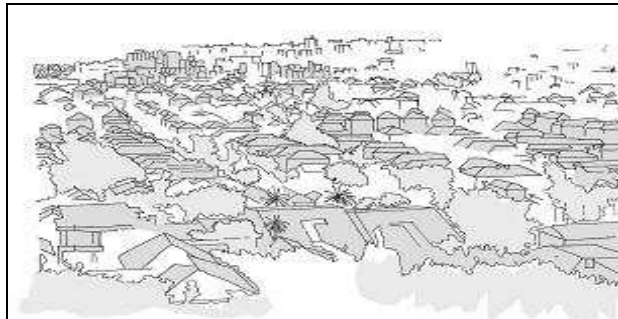
- (a) Wide road reserves.
- (b) Low garden walls and fences.

#### ***Landscape and Topography***

- (a) Natural headland landscape character.
- (b) Low and high side of the street.
- (c) Views from northern escarpment over the area, emphasising the pitched and tiled roof character.

#### ***Materials and Colours***

- (a) Consistent roof form and colour.



**Figure 6.** The North Bondi Special Character Area is characterised by a sea of red tiled roofs.

### 2.5.2 Desired Future Character Objectives

- (a) Maintain the streetscape rhythm created by uniform building frontages to the street.
- (b) Improve the amenity for residents but do not detract from the amenity of adjacent buildings. Allow minor alterations and additions in the roof.
- (c) Encourage private planting of verges.



### 2.5.3 Performance Criteria

#### **Public Domain and Landscape Character**

- (a) Planting should utilise minimum maintenance species growing to no more than one metre in height at maturity. The overall appearance and species selection should be compatible with the adjoining gardens. Growth must not encroach on the footpath or obstruct pedestrian access.
- (b) Communal landscaped gardens are required within the front setback to contribute to the public domain. Ground floor apartments must have a minimum of 10m<sup>2</sup> private open space. Private open space is permitted to encroach 2.5m into communal landscaped front setback provided the front setback is a minimum of 6m from the street boundary.

#### **Alterations and Additions (Balcony)**

- (a) Maintain proportion of openings along street facades when retrofitting with balconies.

#### **Roof Design and Attic**

- (a) Red tiles are the preferred roofing material.
- (b) Maintain the pitched roof character of the area.
- (c) Attics are to be secondary to the main pitched roof form.

#### **Materials and Colours**

- (a) Maintain established patterns of materiality and colour where there are existing rows of consistency along a street.

### 2.6 Ben Buckler

Ben Buckler Special Character area is located on the northern headland at Bondi Beach and applies to the area bound by Campbell Parade and the coastline to the west, Bondi Golf Course to the north, and the coastline to the east and south (refer to Figure 7). A portion of the North Bondi Neighbourhood Local Village Centre is included (refer to Part F5).



**Figure 7.** Ben Buckler Special Character Area.

Streets generally have wide verges that contribute to the headland character. Side setbacks between buildings allow for ocean and beach glimpses. Ben Buckler contributes to the public image of Bondi Beach as it is highly visible from the Beach. The area is also characterised by long street blocks and a generally uniform subdivision pattern that is oriented north-south. The main exception is the building lots located on Ramsgate East that front Bondi Beach. Some of these building lots are battle-axed to allow frontage to Bondi Beach and to Ramsgate Avenue East. Much of the headland has already been redeveloped for multi-unit residential with little scope for future change.

### 2.6.1 Existing Character Elements

#### ***Building Type and Development Pattern***

- (a) Ageing building stock that requires retro-fitting or refurbishment.
- (b) Consistent lot orientation and boxy building form.

#### ***Streetscape***

- (a) Wide grassed and planted verges.

#### ***Landscape and Topography***

- (a) Coastal views.
- (b) Strong boundaries of the ocean, golf course and Campbell Parade.

#### ***Materials and Colours***

- (a) Unique materials and colour palette of pastel colours.



**Figure 8.** Streetscape Character – wide grassed and planted verges contribute to the public domain.

### 2.6.2 Desired Future Character Objectives

- (a) Maintain the headland character of Ben Buckler through landscaping front gardens and appropriate planting of verges.
- (b) Maintain the rhythm of buildings frontages to the street.
- (c) Ensure side setbacks allow glimpses of the beach or ocean.
- (d) Respect the existing building character of boxy proportioned buildings, architectural elements and range of materials and finishes.
- (e) Encourage view sharing.

### 2.6.3 Performance Criteria

#### ***Public Domain***

- (a) Planting should utilise minimum maintenance species growing to no more than 1 metre in height at maturity. The appearance and species selection should be compatible with the adjoining

gardens. Growth must not encroach the footpath or obstruct pedestrian access.

#### **Side Setbacks**

- (a) Ensure side setbacks are clear of obstructions to allow views between buildings to the beach.

#### **Landscaped Area and Deep Soil Zones**

- (a) Sites adjacent to laneways and pedestrian connections may be able to achieve increased site coverage with a reduced deep soil requirement. Where deep soil requirements are not met, this area is to be replaced with landscaped open space above ground level.
- (b) Communal landscaped gardens are required within the front setback to contribute to the public domain.
- (c) Ground floor apartments must have a minimum of 10m<sup>2</sup> private open space. The private open space is permitted to encroach 2.5m into the communal landscaped front setback provided that the front setback is a minimum of 6m from the street boundary.

#### **Materials and Colours**

- (a) Rendered and painted finish is appropriate in this area.

#### **Alterations and Additions**

- (a) Allow balconies to be provided over existing car courts for existing buildings on battle-axed blocks along Ramsgate Avenue.

## **2.7 Mill Hill**

Mill Hill Special Character Area applies to the area loosely bounded by Oxford Street and Ebley Street to the north, Brisbane Street and Donald Place to the east, Birrell Street to the south, and York Road and St James Road to the west (refer to Figure 9).



**Figure 9.** Mill Hill Special Character Area.

Mill Hill Special Character Area is characterised by consistency and high quality streetscape environment. The positive factors contributing to the strong streetscape character are consistent building types (terraces and semi-detached houses) that relate to the fine grain subdivision pattern. The buildings have uniform architectural style and elements like a consistent roof treatment (such as pitched and gabled roofs of a uniform roof pitch), parapets, party walls that create a vertical rhythm, uniform street setbacks and front gardens with low street walls or fences. Streets have consistent mature street tree planting and mainly oriented north-south. Service lanes are common and generally there are no side setbacks.

### **2.7.1 Existing Character Elements**

#### ***Building Type and Development Pattern***

- (a) Consistent building types – terraces and semi-detached housing.
- (b) Consistent architectural elements: party walls, roof type and pitch.
- (c) Fine-grained subdivision.
- (d) Consistent street and side setbacks.

#### ***Streetscape***

- (a) Consistent mature street tree planting.
- (b) Some landscaping along laneway edges.

#### ***Landscape and Topography***

- (a) Regular east-west street blocks.

### **2.7.2 Desired Future Character Objectives**

- (a) Desired future character also controlled by Conservation zone and Special Character Area guidelines in Part D1.
- (b) Narrow lots are not generally suitable for townhouse or residential flat building developments.

### **2.7.3 Performance Criteria**

#### ***Streetscape***

- (a) Encourage planting of laneways with appropriate vegetation, e.g., drought resistant natives.

#### ***Landscaped Area and Deep Soil Zones***

- (a) Sites adjacent to laneways and pedestrian connections may be able to achieve increased site coverage with a reduced deep soil requirement. Where deep soil requirements are not met, this area is to be replaced with landscaped open space on terraces or rooftops.

## **3.0 BUILDING ENVELOPE CONTROLS**

### **3.1 Building Envelope Definition**

#### **3.1.1 Objectives**

- (a) Provide building envelopes which allow multi-unit housing to relate to the scale and form of the existing context.
- (b) Provide building envelopes which are flexible to accommodate a range of building types and designs in response to variations in

the context. Provide building envelopes which allow for detailed modulation and articulation within the maximum envelope.

### **3.1.2 Strategy**

- (a) Building envelopes are defined by the controls in this section, including site frontage, height, setbacks, building frontage, depth and separation.

### **3.1.3 Controls**

The building envelope includes elements such as balconies; blade walls and shading devices. As such the total area defined by the building envelope is greater than the achievable gross floor area of the building. The building envelope excludes elements such as bay windows; awnings and lightweight pergolas; chimneys, gutters and eaves; lift overrun and plant equipment; and carparking levels for sites with special topography issues.

### **3.1.4 Building Envelope Variations**

Within Special Character Areas, building envelopes may be modified to achieve specific performance criteria. Alterations and additions are to respond to predominant streetscape characteristics and be in keeping with identified Special Character Areas where applicable. Alterations and additions must be designed to minimise impact on bulk and scale.

Attic alterations must be contained within the building envelope and comply with height controls.

Where the existing building does not comply with setback controls, balcony additions may be permitted provided streetscape character, separation and privacy are maintained.

## **3.2 Minimum Site Frontage**

### **3.2.1 Objectives**

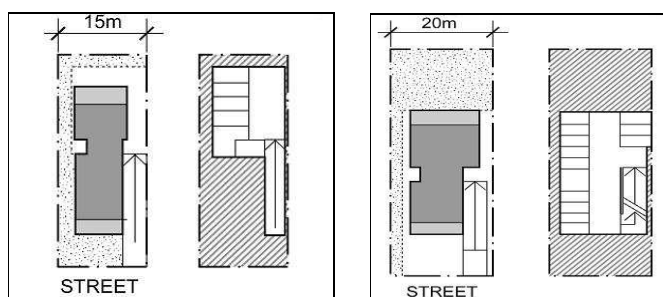
- (a) Ensure development sites have adequate street frontage to meet side setback and building separation requirements, whilst achieving a building form appropriate to the streetscape.
- (b) Ensure development sites are large enough to accommodate a basement car park, without it extending the full width of the site.

### **3.2.2 Strategies**

- (a) Encourage narrow sites to amalgamate by providing minimum site frontage dimensions. Encourage development to not isolate a site with less than the minimum developable site frontage.
- (b) Allow small (terrace/townhouse) development without basement parking to vary minimum frontage controls, where appropriate.

### **3.2.3 Controls**

- (a) 2(b), 2(c1) and R3 zone - 15m minimum site frontage.
- (b) 2(c2) and R4 zone - 20m minimum site frontage.



**Figure 10. (to the left)**  
Residential 2(b), 2(c1) and R3  
zones minimum site frontage.

*Building footprint plan:* side setbacks are achieved with a developable building form.

*Basement plan:* 15m minimum site frontage – basement carparking can be achieved without extending the full site width.

**Figure 11. (to the right)**  
Residential 2(c2) and R4 zones  
minimum site frontage.

*Building footprint plan:* side setbacks are achieved with a developable building form.

*Basement plan:* 20m minimum site frontage – basement carparking can be achieved without extending the full site width.

### 3.3 Height

The height provisions within this Section apply to all development relevant to this Part. Land subject to WLEP (Bondi Junction Centre) 2010 may contain height controls that vary from height controls contained in this Part. Where discrepancies occur, the LEP control shall prevail but only to the extent of the discrepancy.

#### 3.3.1 Objectives

- Ensure future development responds to the desired scale and character of the street and local area.
- Minimise the impact of attics and basement car parks on overall building height.
- Provide good residential amenity for apartments.

#### 3.3.2 Strategies

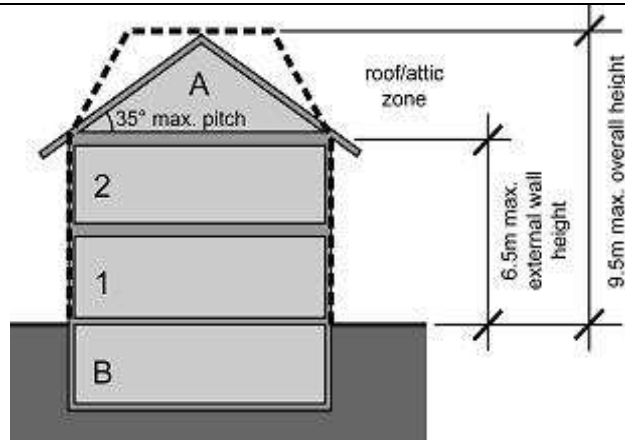
- Provide external wall height controls, limiting the height of habitable storeys. Provide overall building height controls, limiting the height of the attic/roof/services above the external wall.
- Limit the maximum number of storeys achievable within the height controls. Provide height controls that allow for a range of roof forms, in response to contextual issues.

#### 3.3.3 Controls

- Basement carparking is to be located fully below ground level.
- On sloping sites, height is to be measured from the street level to ensure a consistent height of buildings along the street.

#### I. 2(b) Residential zone (WLEP 1996) or R3 [WLEP(BJC)2010] with an FSR of .6:1 or .9:1

- Maximum external wall height 6.5m.
- Maximum overall building height 9.5m, within a building envelope determined by projecting a plane at 60° from the ceiling level of the uppermost storey.
- Maximum number of storeys is 2.
- An attic level may be permitted, but must be fully contained within the roof form.

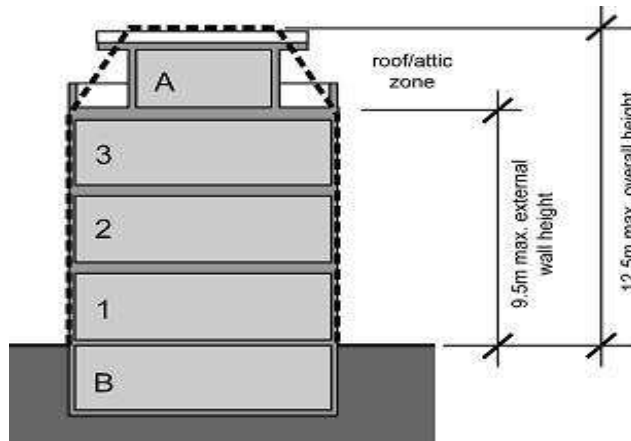


**Figure 12.** Residential 2(b) zone height controls.

**II. 2(c1) Residential zone (WLEP 1996) or R3 [WLEP(BJC)2010] with an FSR of .75:1 or .9:1**

**III.**

- (a) Maximum external wall height 9.5m.
- (b) Maximum overall building height 12.5m within a building envelope determined by projecting a plane at 60° from the ceiling level of the uppermost storey.
- (c) Maximum number of storeys is 3.
- (d) An attic level, or part additional floor, may be permitted.

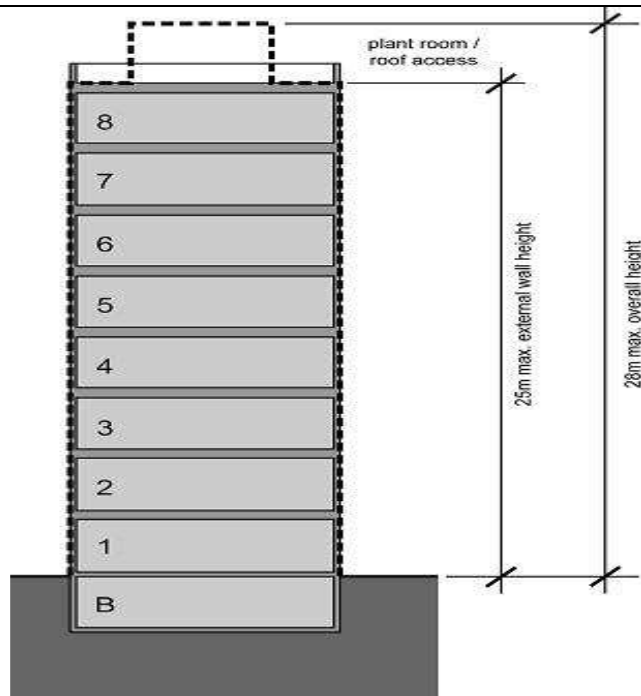


**Figure 13.** Residential 2(c1) zone height controls – pitched roof example.

**IV. 2(c2) Residential zone (WLEP 1996) or R4 [WLEP(BJC)2010] with an FSR of 2:1**

**V.**

- (a) Maximum external wall height 25m.
- (b) Maximum overall building height 28m.
- (c) Maximum number of storeys is 8.



**Figure 14. 2(c2) Residential zone height controls.**

### 3.4 Floor Space Ratio (FSR)

The FSR provisions within this Section apply to all development relevant to this Part. Land subject to WLEP (Bondi Junction Centre) 2010 may contain FSR controls that vary from FSR controls contained in this Part. Where discrepancies occur, the LEP control shall prevail but only to the extent of the discrepancy.

#### 3.4.1 Objective

- (a) To control the size, bulk and scale of developments to reflect the existing and desired future character of the area.

#### 3.4.2 Strategies

- (a) Maximum FSR controls are provided for each zone.
- (b) Maximum permissible floor space ratios are not “as of right” controls. Achievement of the maximum FSR will be dependant on compliance with other Building Envelope Controls.
- (c) Clause 4.12 contains objectives and controls which address matters with respect to the Waverley Affordable Housing Program (WAHP).

#### 3.4.3 Controls

- (a) 2(b) zone (WLEP 1996) – 0.6:1 floor space ratio
- (b) 2(c1) zone (WLEP 1996) – 0.9:1 floor space ratio
- (c) 2(c2) zone (WLEP 1996) – 1.5:1 floor space ratio
- (d) Zones within WLEP (Bondi Junction Centre) 2010 – refer to the FSR map in the LEP



### 3.5 Street Setback

#### 3.5.1 Objectives

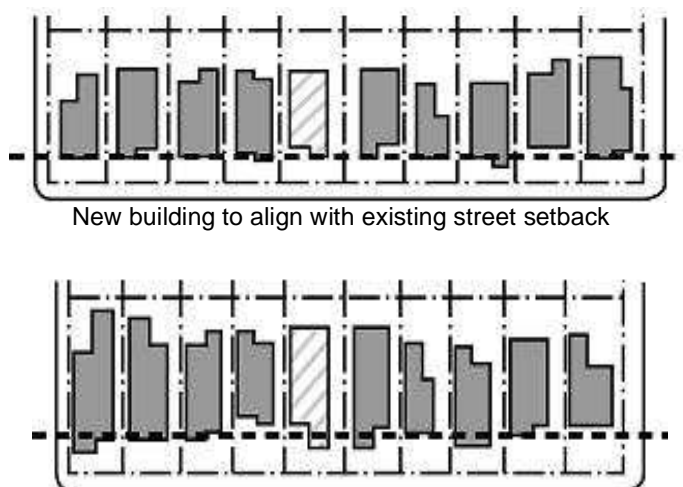
- (a) Establish desired spatial proportions and define street edge.
- (b) Create a clear threshold by providing a transition between public and private space. Assist in achieving visual privacy to apartments from the street.
- (c) Create good quality entry spaces to lobbies, foyers or individual dwelling entrances.
- (d) Ensure developments contribute to the landscape character of the street.

#### 3.5.2 Strategy

- (a) Street setback must relate to the setback of surrounding buildings along the street. The alignment of building setbacks must be measured in a manner consistent with the surrounding pattern of development along the street.

#### 3.5.3 Controls

- (a) Street setbacks must be consistent with the prevailing setback along the street. The alignment of building elements is to be consistent with other similar building elements in the streetscape.
- (b) Where there is no predominant street setback buildings are to be set back a minimum of 6m from the street; and on corner sites, buildings are to be setback 4m from the secondary street.
- (c) Street setback areas are to be landscaped to reinforce existing positive streetscape characteristics.
- (d) The front setback is to have a soil depth to support mature trees and shrubs that contribute to the streetscape and the amenity of the public domain. The front setback is to be free of any above or below ground structures.
- (e) Where the property is adjacent to a Council park or reserve, no portion of the proposed development including the footings, gates, roof eaves and fences are to encroach over the Council land.

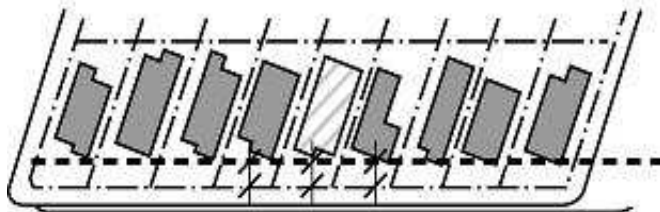


**Figure 15.** Street setback conditions.

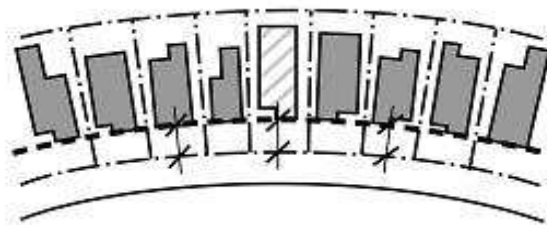
*Scenario 1:* Consistent existing street setbacks.

*Scenario 2:* Varied existing street setbacks.

New building to align with predominant street setback



New building angled and maintaining predominant street setback



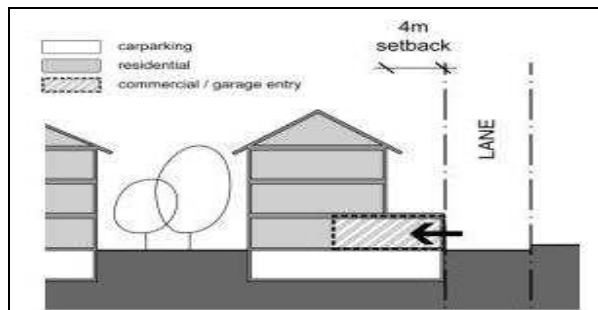
Street setback measured perpendicular to front boundary – predominant dimension arrayed around curve

*Scenario 3:* Existing buildings set back on an angle to the street.

*Scenario 4:* Street setback measured perpendicular to front boundary – predominant dimension arrayed around curve.

### 3.5.4 Laneways

- (a) Setbacks from laneways are determined by the building use.
- (b) Retail/Commercial uses/ Garage entries - zero setback for the first 2 storeys, 4-metre setback for additional upper storeys.
- (c) Residential uses - 4-metre setback.



**Figure 16.** Laneway setbacks.

## 3.6 Rear Setback

### 3.6.1 Objectives

- (a) Maximise building separation with adjoining sites to the rear, providing visual and acoustic privacy.
- (b) Maximise the opportunity to retain and reinforce mature vegetation at the rear of sites. Maintain deep soil zones to maximise natural site drainage and protect the water table.

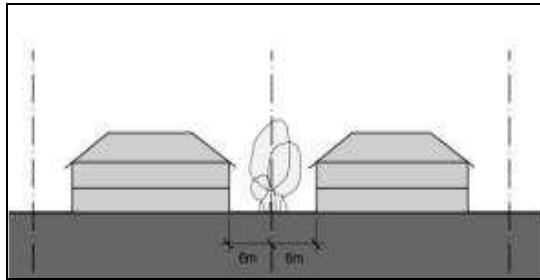
### 3.6.2 Strategies

- (a) Provide rear setbacks which allow planting of substantial trees.
- (b) Optimise the continuity of deep soil zones beyond the site's boundaries by locating them at the rear of the site, contiguous

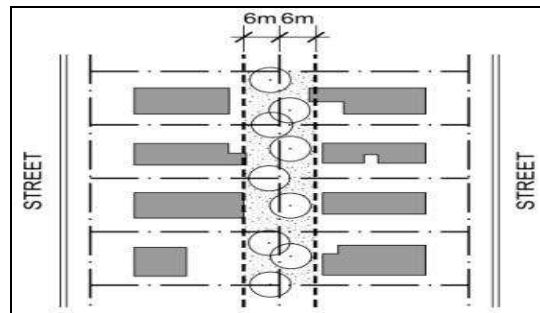
with the deep soil areas of surrounding lots.

### 3.6.3 Controls

- (a) 2(b), 2(c1) and R3 zone – minimum 6m rear setback.
- (b) 2(c2) and R4 zone – minimum 10m rear setback.



**Figure 17.** Rear setbacks – section.



**Figure 18.** Rear setbacks – plan.

## 3.7 Side Setback

### 3.7.1 Objectives

- (a) Minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.
- (b) Retain development patterns that positively define the streetscape.

### 3.7.2 Strategies

- (a) Maximise the useability of side setback space and ensure that these areas contribute to the private open space of dwellings, or are utilised as active circulation areas.
- (b) Provide side setbacks that positively contribute to the landscape of the site, and it's presence in the streetscape.

### 3.7.3 Controls

- (a) Basement car parks must not extend the full width of the site.
- (b) A deep soil area of 2m must be provided along one side boundary at a minimum. On wider sites a deep soil area of 2m along both side boundaries is to be provided where possible.
- (c) 2(b) and R3 zone (with a height of 9.5m and FSR of 0.9) - Minimum of 3m and a minimum of 4.5m where living areas primarily address side boundaries.
- (d) 2(c1) and R3 zone (with a height of 12.5m and FSR of 0.75) -

- Minimum of 4.5m and a minimum of 6m where living areas primarily address side boundaries.
- (e) 2(c2) and R4 zone - Minimum of 6m and a minimum of 9m where living areas primarily address side boundaries.

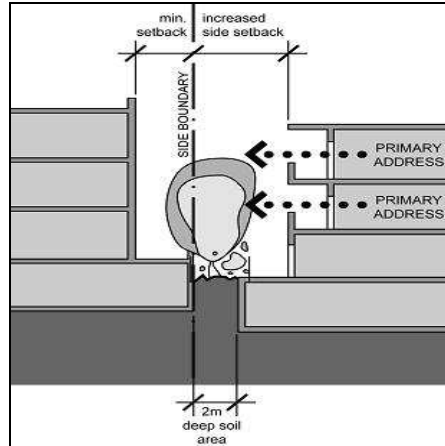


Figure 19. Side setback controls.

### 3.8 Building length at street frontage

#### 3.8.1 Objectives

- Ensure development responds to the existing subdivision pattern and the scale of surrounding buildings.
- Continue the pattern of sightlines through to the rear of blocks between buildings along the street.

#### 3.8.2 Strategy

- Limit the length of buildings along the street on sites with a long street frontage.
- On sites with a long street frontage, provide breaks between buildings that comply with building separation requirements.

#### 3.8.3 Controls

- Maximum length of a building along the street is 24m.
- Within the maximum length, buildings must be articulated to respond to the established pattern of existing building length along the street.

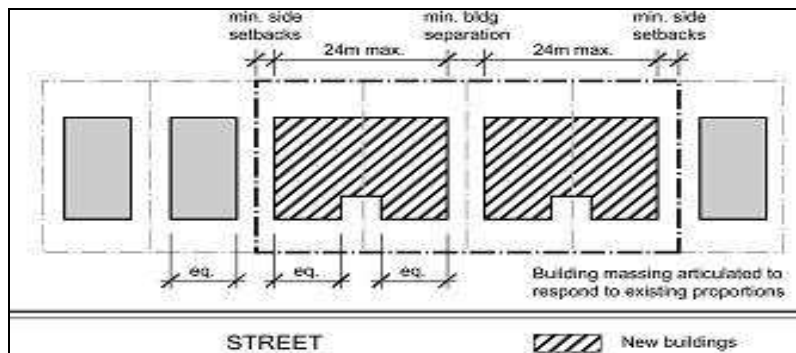


Figure 20. Building length controls.

### 3.9 Building Depth

#### 3.9.1 Objectives

- (a) Provide adequate amenity for building occupants in terms of solar access and natural ventilation.
- (b) Provide for dual aspect apartments.

#### 3.9.2 Strategy

- (a) Limit the maximum cross-sectional depth of building envelopes, and internal building plans.

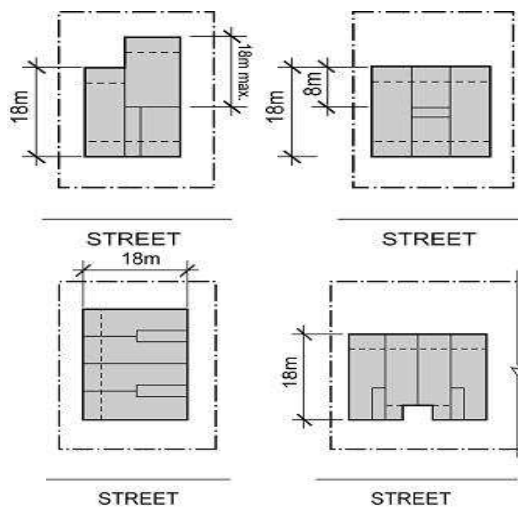
#### 3.9.3 Controls

- (a) Maximum dimension of any apartment including balconies is 18m.
- (b) Single aspect apartments should be limited in depth to 8m from a window.

### 3.10 Building Separation

#### 3.10.1 Objectives

- (a) Provide visual and acoustic privacy for residents.
- (b) Ensure new development is scaled to maintain the desired character of the area with appropriate massing and spaces between buildings.
- (c) Allow for the development of smaller infill sites where existing adjacent building setbacks result in unbalanced building separation requirements.



**Figure 21.** Measuring maximum apartment dimensions.

#### 3.10.2 Strategies

- (a) Building Separation Controls relate to the lot size and street frontage to allow development of smaller sites which cannot achieve optimum building separations and ensure large sites do not result in bulky building forms out of scale with their context.
- (b) On small sites, minimum side setbacks are to be applied to

- achieve separation between adjacent sites.
- (c) On large sites, minimum building separations are to be applied providing solar access and breaks between buildings in the streetscape.

### 3.10.3 Controls

- (a) 2(b) and R3 zone (with a height of 9.5m and FSR of 0.9):
- (i) Small sites (maximum street frontage of 20m and a maximum area of 700m<sup>2</sup>) - minimum side setback controls regulate building separation.
  - (ii) Large sites (street frontage greater than 20m and site area greater than 700m<sup>2</sup>) - the following separations must be provided between buildings within a development, and between buildings on adjoining sites:
    - 6m between non-habitable rooms.
    - 9m between balconies, habitable / non-habitable rooms.
    - 12m between habitable rooms/balconies.
- (b) 2(c1) and R3 zone (with a height of 12.5m and FSR of 0.75):
- (i) Small sites (maximum street frontage of 24m and a maximum site area of 1000m<sup>2</sup>) - minimum side setback controls regulate building separation.
  - (ii) Large sites (street frontage greater than 24m and site area greater than 1000m<sup>2</sup>) - the following separations must be provided between buildings within a development, and between buildings on adjoining sites:
    - 6m between non-habitable rooms.
    - 9m between balconies, habitable / non-habitable rooms.
    - 12m between habitable rooms/balconies.
- (c) 2(c2) Residential zone and R4 High Density Residential zone:
- (i) Small sites (maximum street frontage of 25m and a maximum site area of 1300m<sup>2</sup>) - minimum side setback controls regulate building separation.
  - (ii) Large sites (street frontage greater than 25m and a site area greater than 1300m<sup>2</sup>) - the following separations must be provided between buildings within a development, and between buildings on adjoining sites:
    - 9m between non-habitable rooms.
    - 13m between balconies, habitable / non-habitable rooms.
    - 18m between habitable rooms / balconies.

## 4.0 STREETSCAPE AND SITE DESIGN CONTROLS

### 4.1 Fences and Walls

#### 4.1.1 Objectives

- (a) Define boundaries between communal and private areas within the site and to provide privacy and security for the development.
- (b) Contribute positively to the public domain.

#### 4.1.2 Strategies

- (a) Maintain the predominant street edge character of low garden walls and fences.
- (b) Provide appropriate design solutions where front gardens are private open space.

### 4.1.3 Controls

- (a) Front fences must not exceed 1.2m in height.
- (b) Front fences must have a maximum proportion of two thirds solid to one third open design. On sloping sites, the height is averaged so that fences step down the street.
- (c) Rear and side fences behind the building line must not exceed 1.8m in height. Side fences must taper down from the front building line to the front boundary fence.

### *Architectural Character*

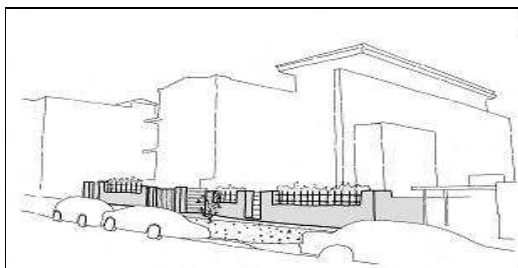
- (a) Select materials which respond to the architectural character of the street including the percentage of solid to transparent materials.
- (b) Respond to the predominant height and vertical/horizontal rhythm of fences along the street.
- (c) Respond to the predominant setback from the site boundary along the street (e.g. fence aligned with boundary, or setback to provide planting along the footpath).
- (d) Select durable materials, easily cleaned and graffiti resistant.

### *Private and Public Domain*

- (a) Design fences to clearly delineate between public, communal and private areas.
- (b) Design fences to provide privacy and security for developments while not eliminating views to the street and communal areas.
- (c) Limit the length and height of retaining walls along street frontages, and provide high quality finishes relating to the streetscape where appropriate.

### *Streetscape*

- (a) Avoid using continuous lengths of blank walls at street level.
- (b) Use planting to soften the edges of any raised terraces to the street, such as over basement car parking.



**Figure 22.** Street edge solid fences and walls enclosing private courts.

## 4.2 Vehicular Access and Parking

### 4.2.1 Objectives

- (a) To integrate adequate carparking without compromising street character, landscape quality, or pedestrian amenity and safety.
- (b) Encourage increased use of public transport and bicycles.

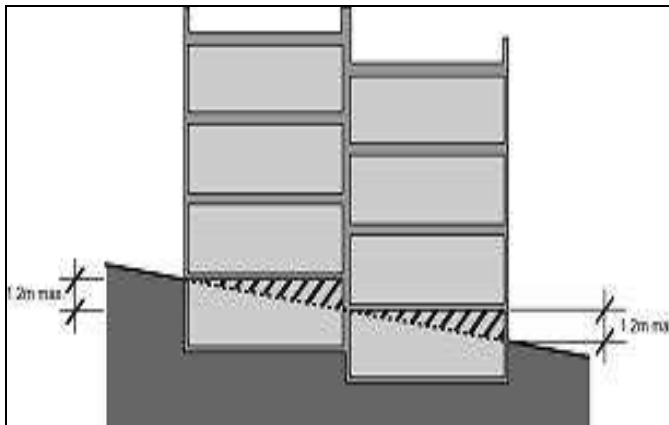
### 4.2.2 Strategies

- (a) Ensure the building façade is the dominant streetscape element.

- (b) Provide a carpark entry secondary to pedestrian building entry.
- (c) Limit the number of carpark entry points to a development.
- (d) Reduce the width of driveways.
- (e) Provide carparking at a rate that responds to the development's proximity to public transport and commercial centres.
- (f) Respond to the predominant pattern and treatment of carpark entries in the streetscape.

#### 4.2.3 Controls

- (a) Basement carparking is to be located fully below natural ground level. Where this cannot be achieved due to topographic constraints, a maximum protrusion 1.2m is permissible.
- (b) Provide no more than one 2-way vehicular access point per individual development. Provide carpark access from secondary streets or lanes where possible.
- (c) Minimise driveway and garage door widths.
- (d) Ensure that the safety of pedestrian entry and circulation is not compromised by the location of driveways and car park access.
- (e) The carparking, bicycle parking rates and accessible parking rates are to be in accordance with Part I1.
- (f) Existing sandstone walls and natural rock faces are generally not to be removed for the purpose of car accommodation and ancillary residential development.



**Figure 23.** On sloping sites, the basement parking level may protrude by a maximum of 1.2 above natural ground level.

### 4.3 Building Services

#### 4.3.1 Objective

- (a) Provide and integrate site services and facilities in a sensitive manner such that they relate to the building and landscape design, enable easy access, and require minimal maintenance.

#### 4.3.2 Strategy

- (a) Ensure that building services are integrated into the design of buildings. Building service elements include garbage rooms, mailboxes, fire hydrant boosters, electrical substations, downpipes, plant rooms and satellite/communications structures



#### **4.3.3 Controls**

- (a) Provide mailboxes adjacent to the major entrance and integrated into a wall of the building where possible, ensuring that they are secure and can accommodate large articles such as newspapers.
- (b) Coordinate and integrate building services with overall façade and balcony design. Building service elements include drainage pipes, rainwater heads and tanks, meter boxes and substations and the like.
- (c) Locate any ancillary structures such as plant rooms and satellite dishes away from the building entry and set back from the street frontage. Where located on podium or roof levels, ensure that they are adequately setback from the perimeter wall or roof edge.

#### **4.4 Roof Design and Attic Levels**

##### **4.4.1 Objectives**

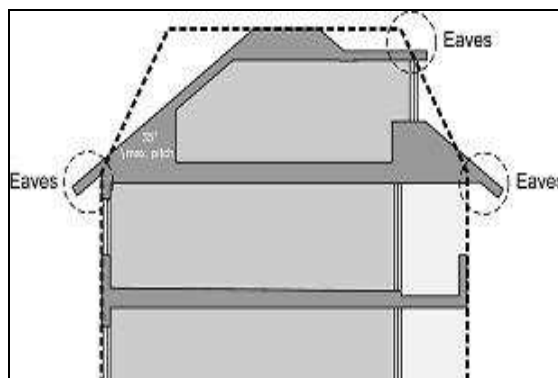
- (a) Minimise the impact of attic levels and plant/service areas when viewed from the street.
- (b) Allow a variety of roof forms in response to the context.
- (c) Maximise the environmental performance of attic rooms.

##### **4.4.2 Strategy**

- (a) Provide specific controls to respond to the varied scale and character of each zone.

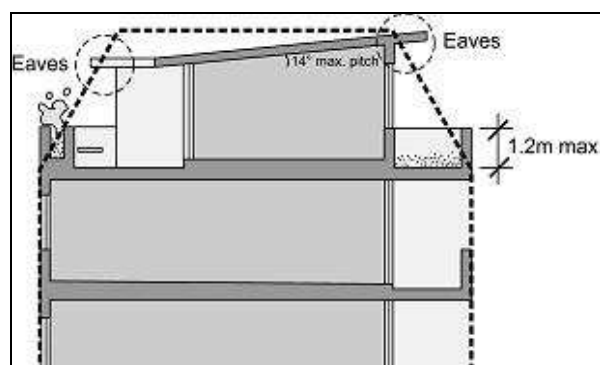
##### **4.4.3 Controls**

- (a) 2(b) and R3 zone (with a height of 9.5m and an FSR of 0.9): Attics allowed within pitched roof form.
- (b) 2(c1) and R3 zone (with a height of 12.5m and FSR of 0.75): Attics allowed in response to context, either:
  - (i) within a pitched roof form, or
  - (ii) within a part additional floor (flat roof).
- (c) 2(c2) and R4 zone: Attics not permitted.
- (d) Pitched Roof Attics – 2(b), 2(c1) and R3 zone: Pitched roof attics are to retain the pitched roof form as the major visual element of the roof and must be:
  - (i) Maximum roof pitch of 35 degrees.
  - (ii) Respond to the context. Mansard roof forms are not permitted.
  - (iii) Have habitable attic space designed to fit within the roof form (with the exception of dormer windows) and must not increase the bulk or height of the roof.
  - (iv) Attics must not contain independent dwellings and spaces must be connected to a unit on the level below.
  - (v) Dormer windows are used – these must be no higher than the height of the main roof form, no greater than 1.5m in width, and are not to incorporate or access a balcony.
  - (vi) Designed to fit within the building envelope.
  - (vii) Not exceed the maximum overall building height controls.

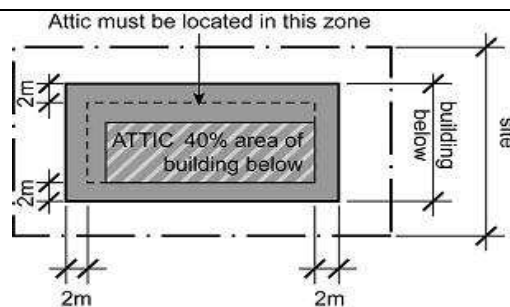


**Figure 24.** Pitched roof attic: Eaves may project beyond the building envelope by up to 1m.

- (a) Part Additional Floor/Flat roof attic – 2(c1) and R3 zone: Accommodating attic space in a part additional floor allows for variations in the roof form in response to the diverse character of the area the following matters must be considered:
- (i) Flat roofs are not to exceed a maximum pitch of 14 degrees.
  - (ii) Where flat roofs are appropriate, a part additional floor may be used to provide an attic.
  - (iii) Part additional floors must be set back a minimum of 2m from the edges of the building below.
  - (iv) Part additional floors must not exceed 40% of the floor area of the floor below.
  - (v) Part additional floors must not contain independent dwellings and must be connected to a unit on the level below.
  - (vi) Part additional floors may not be used where they compromise the privacy of residents within the development, or within neighbouring buildings.
  - (vii) Part additional floors may access a roof terrace. These areas are to be designed to minimise opportunities for overlooking.
  - (viii) Parapet height must not exceed 1.2m.
  - (ix) Flat roofs and part additional floors are to be designed to fit within the building envelope.
  - (x) Flat roofs and part additional floors must not exceed the maximum overall building height controls.



**Figure 25.** Part additional floor: Eaves may project beyond the building envelope by up to 1m.



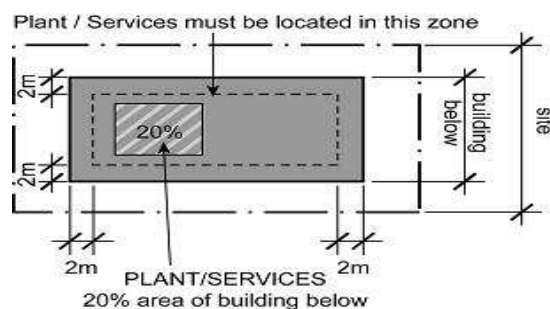
**Figure 26.** Plan showing attic zone 40% of level below, and set back from perimeter walls.



**Figure 27.** Three storey external wall height responds to context.

### **Roof Structures and Building Service Elements**

- (a) Integrate building service elements (such as lift overruns, service plants, chimneys, vent stacks, etc), into the design of the roof.
- (b) Building service elements occupying less than 20% of the roof area may project beyond the building envelope.
- (c) Building service elements must be setback a minimum of 2m from the outer walls of the building below and not visible from the street or impact on public or private views.
- (d) Provide landscaped communal roof terraces where possible. Roof terraces must be designed to minimise opportunities for overlooking (refer to Section 4.8).
- (e) Where trafficable roof terraces are proposed, lightweight structures incorporating stairs may project beyond the building envelope.
- (f) Roof terraces are generally not permitted throughout the Waverley LGA. Small roof terraces (area of less than 15m<sup>2</sup>) may be permitted only in areas where the predominant character includes roof terraces and the proposed roof terrace will not result in unreasonable amenity impacts on the surrounding neighbourhood.



**Figure 28.** Building services zone – mainly relevant to 2 (c2) and R4 zones.

## 4.5 Pedestrian Access and Entry

### 4.5.1 Objectives

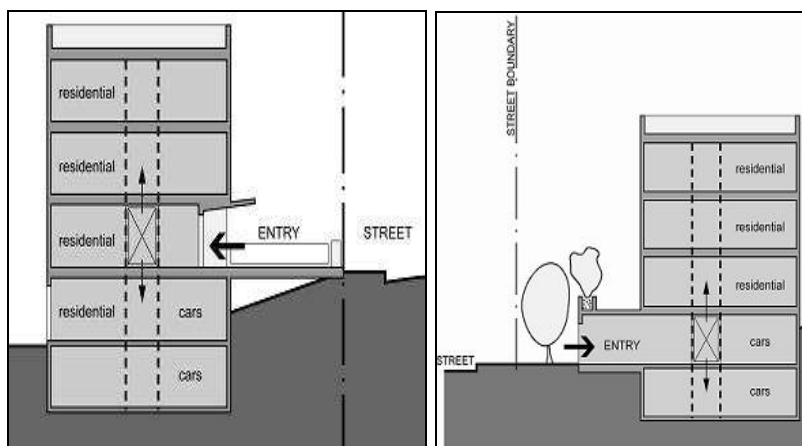
- Create entrances which provide a desirable residential identity for the development to orient the visitor(s).
- Contribute positively to the streetscape and building façade design.
- Promote development which is well connected to the street and contributes to the accessibility of the public domain.

### 4.5.2 Strategies

- Discourage below street level main building entries.
- Ensure amenity for entry areas (such as separation of garbage rooms from entry areas).
- Allow access to buildings by people with disabilities.

### 4.5.3 Controls

- Provide main building entries at street level. Respond to patterns in the streetscape in terms of design for high-sided and low-sided streets.
- Provide an accessible path of travel from the street to and through the front door of all units on the ground floor, where the level of the land permits. Lifts should be provided in all buildings of more than two habitable levels.
- Separate and clearly distinguish between pedestrian accessways and vehicle accessways/building service areas (e.g. garbage rooms).
- Locate entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian footpath.
- Provide main building entries that are legible, safe and well lit.
- Provide as direct a physical connection as possible between the street and the building entry.
- Where appropriate, provide individual ground floor apartment entries which address the street.



**Figure 29.** (to the left) Entry at street level – low side of street.

**Figure 30.** (to the right) Entry at street level – high side of street.

## 4.6 Landscaping and Deep Soil Planting

### 4.6.1 Objectives

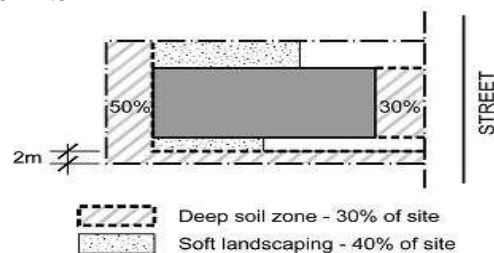
- (a) Encourage mature and substantial tree planting to improve the amenity of developments.
- (b) Allow for soft landscaping to provide screening between buildings.
- (c) Ensure landscaped areas are useable and maintainable spaces that contribute to the open space structure of the area.
- (d) Contribute to stormwater efficiency.

#### 4.6.2 Strategies

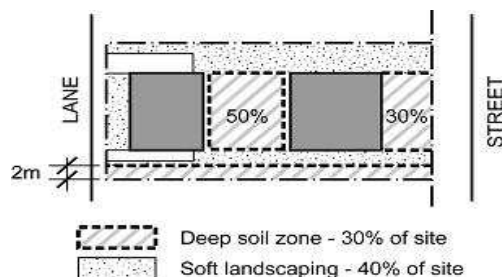
- (a) Maximise the area of deep soil to allow for mature tree growth.
- (b) Provide landscaped areas of useable size and proportions.
- (c) Integrate on-site stormwater management with the design of landscaped areas.

#### 4.6.3 Controls

- (a) Minimum of 30% of the site area is to be provided as a deep soil zone, of this:
  - (i) Minimum of 50% is to be located at the rear of the site. On sites with dual-street or laneway frontage, this area may be relocated to allow buildings to address the secondary street/lane.
  - (ii) Minimum of 30% is to be located at the front of the site.
  - (iii) Minimum 2m wide strip soft landscaping is to be located along one side boundary. A minimum 2m wide strip is to be provided along both side boundaries where site width permits.



**Figure 31.** Deep soil planting and soft landscaping.



**Figure 32.** Deep soil planting and soft landscaping: dual street frontage.

- (b) An additional 10% of the site area is to be provided as soft landscaped open space. To measure landscaped open space:
  - (i) Impervious surfaces such as driveways, paved areas, roofed areas, carparking and stormwater structures, decks and the like are excluded.
  - (ii) The water surface of swimming pools is included.
  - (iii) Landscaping may be at ground or podium level.
  - (iv) The minimum depth of soil that can be included as landscaped open space is 1m (refer to Section 4.8).

## **4.7 Communal Open Space**

### **4.7.1 Objectives**

- (a) Provide communal ground floor areas of high design quality.
- (b) Encourage a positive street and identity for the development.
- (c) Provide residents with recreational opportunities.
- (d) Provide a pleasant outlook for development.

### **4.7.2 Strategy**

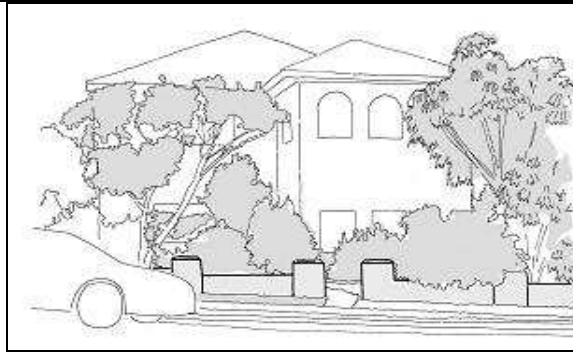
- (a) Consolidate, configure and design communal open space to be useable and attractive. Provide communal areas appropriate to the development size and type.

### **4.7.3 Controls**

- (a) 2(b) and R3 zone (with a height of 9.5m and an FSR of 0.9): 15% of the total site area is to be provided as consolidated Communal Open Space. This is additional to the private open space requirements.
- (b) 2(c1) and R3 zone (with a height of 12.5m and FSR of 0.75): 15% of the total site area is to be provided as consolidated Communal open space.
- (c) 2(c2) and R4 zone: 25% of the total site area is to be provided as consolidated Communal open space.

### **General Controls**

- (a) Communal open space is to:
  - (i) Be consolidated into a useable area with a minimum dimension of 6m x 6m.
  - (ii) Be located so that solar access is maximised.
  - (iii) Provide a landscape buffer between buildings.
  - (iv) Demonstrate that its size and dimensions allow for a variety of uses, complimentary to balconies and private courtyards. These may include active recreation (BBQ or play areas) or passive amenity (shade trees/structures, water features, setting).
- (b) Communal open space is to be accessible to all dwellings within a development.
- (c) Front setback may incorporate communal open space where this reinforces a pattern in the streetscape.
- (d) A continuous accessible pathway of travel is to be provided from all entrances to all of the common facilities on site. All facilities in communal areas are to be constructed so as to enable their use by people with disabilities.
- (e) Communal open space may be provided on a podium or roof terrace provided the controls at (d) to (e) can be met.
- (f) Existing natural features including sandstone and rock features should be retained and incorporated as landscape features on the site to maintain the natural character of the landscape. Sandstone walls and finishes fronting the public domain need to match the traditional pattern and colour of sandstone in the Waverley LGA.



**Figure 33.** Front setback providing communal open space.

## 4.8 Planting on Structures

### 4.8.1 Objectives

- (a) Contribute to the quality and amenity of open space on rooftops, podiums and internal courtyards. Encourage the establishment and healthy growth of trees in multi-unit developments.
- (b) Provide screening between private, communal and public spaces.

### 4.8.2 Strategies

- (a) Provide soil depth, volume and area appropriate to the size of plants selected, according to the table below.
- (b) Provide appropriate soil irrigation and drainage systems.

### 4.8.3 Controls

Table 1 indicates the minimum soil depths to be provided.

Plant Size	Minimum Soil Requirements	
Large Trees (16m canopy diameter at maturity)	Volume	150 cubic metres
	Depth	1.3 metres
	Area	10m x 10m area (or equivalent)
Medium Trees (8m canopy diameter at maturity)	Volume	35 cubic metres
	Depth	1 metre
Shrubs	Depth	500mm-600mm
Ground cover	Depth	300mm-450mm
Turf	Depth	100mm-300mm

**Table 1.** Showing minimum soil depths.

Note: Any subsurface drainage systems are in addition to the minimum depths above. A soil depth of 1m must be provided for inclusion in the Landscaped Area calculation.

## 4.9 Solar Access and Overshadowing

### 4.9.1 Objectives

- (a) Ensure daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat developments.
- (b) Provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.

- (c) Allow the development of small infill sites where access to direct sunlight is compromised by existing adjacent buildings.

#### **4.9.2 Strategies**

- (a) Plan the site so that new residential flat development is oriented to optimise northern aspect. Lay out the building to optimise northern aspect for living areas and balconies.
- (b) Require large sites to achieve optimal solar access by applying building separation controls.
- (c) Allow smaller sites to achieve solar access based on the minimum side setbacks.

#### **4.9.3 Controls**

- (a) Large Sites - Living rooms & private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9:00am and 3:00pm in mid winter.
- (b) Small Sites - 2(b), 2(c1) and R3 zone - Living rooms and private open spaces of at least 50% of apartments in a development, should receive a minimum of three hours direct sunlight between 9:00am and 3:00pm in mid winter.
- (c) 2(c2) and R4 zone - Living rooms and private open spaces of at least 40% of apartments in a development, should receive a minimum of three hours direct sunlight between 9:00am and 3:00pm in mid winter. This can be achieved by applying the Side Setback Controls.

### **4.10 Views and View-Sharing**

#### **4.10.1 Objectives**

- (a) Ensure that views are shared, providing equitable access to views from dwellings.
- (b) Protect and enhance views from streets and other public spaces.
- (c) Ensure that the desire for view does not conflict with privacy.

#### **4.10.2 Strategies**

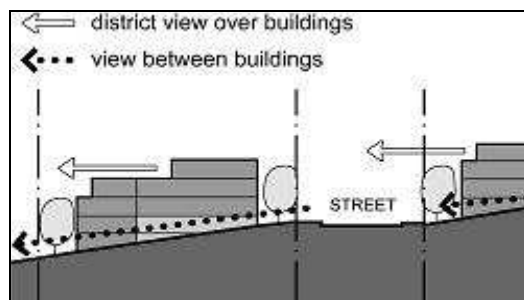
- (a) Design building forms to enable a sharing of views from the primary living areas of surrounding dwellings.
- (b) Reinforce vistas along streets through sensitive building location and form.

#### **4.10.3 Controls**

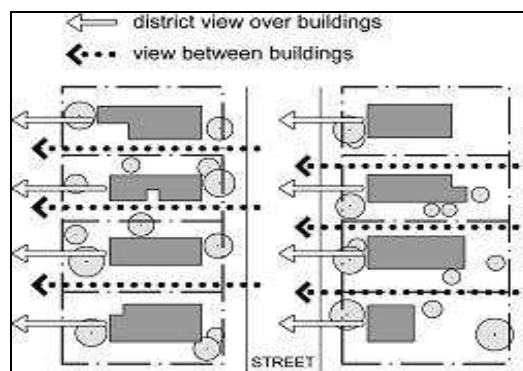
- (a) Maintain significant views along streets.
- (b) Provide street setbacks as required in Clause 3.5, to ensure views along public streets and open spaces are maintained, particularly views from public areas to the coastline (refer to Figure 35).
- (c) Provide articulation, and minimise the bulk and scale of roof forms on the low side of streets allowing views to the landscape beyond.
- (d) Design the landscape to allow for views between buildings, particularly on the low side of streets.



- (e) Where the property is adjacent a Council park or reserve, private landscaping should be sympathetic to and complement the public domain landscaping in order to soften the public-private interface.



**Figure 34.** District views over lower buildings.



**Figure 35.** Views between buildings.

#### 4.11 Design for Mixed Use

##### 4.11.1 Objectives

- Allow for the redevelopment of sites with existing use commercial rights within multi-unit housing zones.
- Allow for integration of supporting small retail uses with housing.
- Ensure the design of mixed use development is compatible with surrounding residential uses.

##### 4.11.2 Strategy

- Design mixed-use buildings to relate to built form and use established by surrounding development of a similar type.
- Design mixed-use buildings to maintain the amenity of surrounding residential development.

##### 4.11.3 Controls

- Mixed-use developments are to align with buildings of a similar type and use in the streetscape. Zero street setbacks are permissible for this type of development. Mixed-use buildings may have non-residential uses at ground level only.
- Residential entries must be clearly identifiable at ground level.

#### 4.12 Waverley Affordable Housing Program (WAHP)

This section has been designed to provide mechanisms directed at enabling affordable rental housing within the Waverley LGA.

#### **4.12.1 Accessing affordable housing floor space allowances**

All offers to access affordable housing floor space must be made at the time of a development application. All offers and contributions are prepared in accordance with Section 93F of the EP&AA 1979 and Regulations 2000 through a Planning Agreement (PA).

The consent authority shall only grant consent to affordable housing floor space allowances through compliance with Waverley Affordable Housing Program Policy 2007 (WAHPP 2007).

#### **4.12.2 Objectives**

- (a) Enable the opportunity for the provision of affordable housing within multi-unit development and mixed-use developments comprising of a residential component;
- (b) Ensure probity, transparency and legality in the increased provision of affordable housing pursuant voluntary contributions by way of planning agreements between the consent authority and external parties;
- (c) Ensure that affordable housing provisions are met when granting consent for development proposing an affordable housing contribution;
- (d) Encourage a variety of types and tenures of new affordable housing, and
- (e) Ensure granting affordable housing floor space does not result in adverse impacts on the environmental amenity of neighbouring properties or the surrounding area.

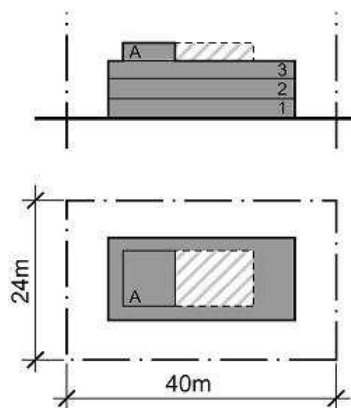
#### **4.12.3 Controls**

- (a) In the preparation of a development application, variation from the floor space provisions must result in an affordable housing contribution in line with the WAHP and provided in the relevant form at the time of lodgment of a development application.
- (b) Developments must demonstrate that all environmental criteria within this Part are satisfied for floor space allowance provisions to be considered.
- (c) Council will only grant consent based upon compliance with the respective provisions of WAHPP 2007, VPAP 2007 and WAHP Calculator.
- (d) Council stresses that the decision to enter into the WAHP is entirely voluntary. If an applicant does not wish to enter the program there is no compulsion to do so. Council will only grant additional floor space in the matter detailed in the WAHPP 2007 and VPA 2007 where the impacts of this additional floor space are offset by sharing the planning gain and the environmental impacts are deemed acceptable.
- (e) Affordable housing contributions are determined in accordance with the WAHP Calculator. Contributions may include:
  - (i) dedication of unit(s) within the development in perpetuity to Council; or
  - (ii) unit(s) within the development for a defined period with a rental level capped at a certain rate ("a rental unit"); or
  - (iii) unit(s) within the development for a defined period with a rental level capped at a certain rate ("a rental unit"); or

- (iv) monetary contribution to the value of a unit in perpetuity or a rental unit; or
- (v) another method that is of equal value to the benefit estimated to be achieved pursuant the WAHP.
- (f) In the preparation of a development application, the offer of a contribution consistent with clause (d) of this sub-section will not guarantee nor ensure a 'development right'. An application must comply with all other relevant provisions and merit considerations held within WDCP 2010 for the provision of an affordable housing allowance to be considered.
- (g) In meeting the provisions, units that are provided shall be in the following minimum configuration and standard:
  - (i) Bedroom type to conform with WAHP requirements.
  - (ii) Designed to be adaptable with 10% to be accessible where more than 10 units are proposed to be provided. Council encourages the provision of adaptable affordable housing.
  - (iii) Be of an equivalent standard of finishes to the other units in the development in terms of floor and wall finishes, and to conform with Councils Affordable Housing Program requirements.
  - (iv) Be supplied with parking to an equivalent standard and rate of other units in the development.
  - (v) Have storage to an equivalent standard to other units in the development where this is provided.

#### **Attic Levels**

- Some sites can achieve the base FSR without an attic, or with less than the allowable attic space.
- FSR allowances pursuant this section can be incorporated in an attic level, within the building envelope.



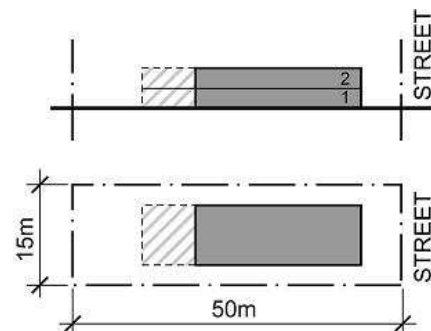
**Figure 36.** Opportunities for bonus FSR incorporated in attic levels.

#### **Deep Sites**

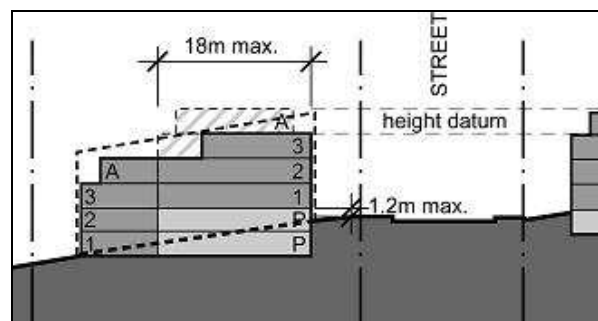
- Some deep sites can achieve the base FSR without building to the minimum rear setback.
- FSR allowances can be incorporated at the rear of buildings, within the building envelope.

### ***Sloping Sites***

- On some steep sites, the maximum height in metres can be exceeded in order to achieve the allowable number of storeys.
- The height of buildings is to be measured from street level, maintaining the scale of the streetscape.
- FSR allowances pursuant this section can be provided outside the building envelope on such sites, where affordable housing is provided.
- The maximum depth of building exceeding the envelope is 18m (refer to Figure 41).



**Figure 37.** Opportunities for bonus FSR incorporated at the rear of buildings on deep sites.



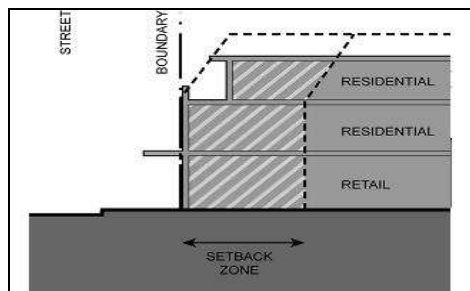
**Figure 38.** Height in storeys is maintained, but the height in metres may be exceeded for a maximum depth of 18m.

### ***Mixed-use Sites***

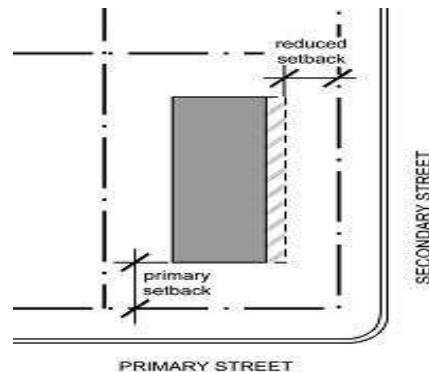
- Mixed use developments may have zero street setbacks.
- The building envelope may be extended to the boundary on these sites, to achieve FSR allowances pursuant this section.

### ***Dual Street Frontage***

- Sites with a dual street frontage (including laneway frontages) are permitted a reduced setback to the secondary street or lane, to reflect surrounding corner sites and to respond to reduced setbacks along lanes.
- This reduced setback extends the building envelope and can incorporate FSR allowances pursuant this section.



**Figure 39.** Reduced front setbacks for mixed use buildings create an affordable housing opportunity.



**Figure 40.** Reduced setbacks to secondary streets create an affordable housing opportunity.

## 5.0 BUILDING DESIGN CONTROLS

### 5.1 Ceiling Heights

#### 5.1.1 Objectives

- Increase the sense of space in apartments and provide well proportioned rooms.
- Promote penetration of daylight into the depths of the apartment.
- Achieve quality interior spaces while considering the external building form requirements.

#### 5.1.2 Strategies

- Maximise heights in habitable rooms by stacking wet areas from floor to floor.
- Encourage use of taller windows, highlight windows and fan lights.
- Coordinate internal ceiling heights and slab levels with external height datum lines e.g., datum and parapet lines set by surrounding existing buildings, particularly in the case of heritage buildings.

#### 5.1.3 Controls

- Residential floors: 2.7m minimum floor to ceiling height.
- Attic levels: 2.4m minimum floor to ceiling height.
- Ground level retail: 3.0m minimum floor to ceiling height.

## 5.2 Habitable Attic Rooms

### 5.2.1 Objectives

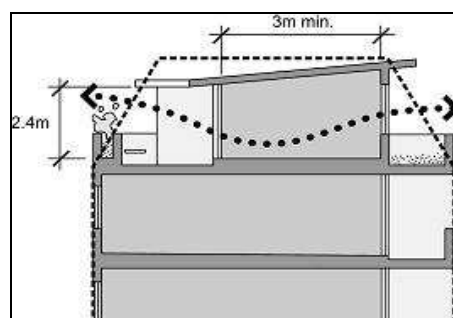
- (a) Ensure attic rooms achieve good residential amenity and environmental performance.

### 5.2.2 Strategies

- (a) Design attic rooms to perform at an environmental level comparable to other habitable rooms within the development.
- (b) Restrict the size and impact of attic room on the overall scale of the development (also refer to Section 3.3).

### 5.2.3 Controls

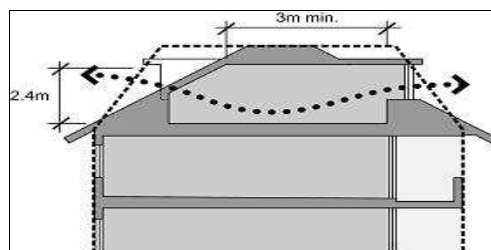
- (a) Attic rooms must have a minimum width of 3m.
- (b) Attics must achieve a minimum floor to ceiling height of 2.4m, for at least two thirds of the floor area.
- (c) Attics must be cross ventilated.
- (d) Attic spaces must not contain living and dining rooms, and must be attached to a unit on the floor below.
- (e) Attic rooms must not allow overlooking of adjacent dwellings, or their private open spaces (refer to Figures 41 to 44).



**Figure 41.** (to the left) Skylights and dormer windows providing good natural light to habitable attics.

**Figure 42.** (to the right) Cross ventilated attic rooms provide good environmental performance.

**Figure 43.** Habitable attic controls – flat roof.



**Figure 44.** Habitable attic controls – pitched roof.

### 5.3 Private Open Space

#### 5.3.1 Objectives

- (a) Provide all apartments with secure private open space.
- (b) Provide private open space of useable proportions.
- (c) Ensure solar access and privacy for private open space.
- (d) Protect the privacy of residents within and around the development.

#### 5.3.2 Strategies

- (a) Provide private open space in the form of either a private court or a balcony. Private open space is to be dimensioned promoting indoor/outdoor living.
- (b) Design private open space to respond to site conditions, including sun, wind, noise and privacy.

#### 5.3.3 Controls

##### **Balconies**

- (a) All upper level apartments must have access to one primary balcony, directly accessible from the main living area.
- (b) Provide balconies of the following minimum dimensions - Minimum 10m<sup>2</sup> area - Minimum depth dimension of 2.5m.
- (c) Locate primary balconies to achieve maximum solar access. Balconies should be north facing where possible.
- (d) Orient balconies towards the street and common courtyards rather than towards adjacent buildings.
- (e) Sun screens, pergolas, shutters and operable walls are to be used to increase amenity where appropriate, and to ensure privacy for neighbours.
- (f) Design balustrades to allow views and casual surveillance of the street, whilst maintaining visual privacy.
- (g) Additional controls apply to balcony additions to existing buildings (refer to Section 6.11).

##### **Private Courtyards**

- (a) All ground / podium level apartments must have access to a private court, directly accessible from the main living area. Private courts must have the following minimum dimensions:
  - (i) Minimum 25m<sup>2</sup> area
  - (ii) Minimum width and depth of 3m
- (b) Provide opportunity for planting in private courts, including access to deep soil areas wherever possible.

- (c) Provide a clear distinction between private courts and public/common open space, eg, a change in level can distinguish private courts from common areas.
- (d) Private courts are to have a maximum gradient of 1 in 10.
- (e) Sun screens, pergolas, shutters and operable walls are to be used to increase amenity where appropriate, and to ensure privacy for neighbours.

## **5.4 Storage**

### **5.4.1 Objectives**

- (a) Provide adequate storage for everyday household items within easy access of the apartment.
- (b) Provide storage for sporting, leisure, fitness and hobby equipment.

### **5.4.2 Strategies**

- (a) Locate storage conveniently for apartments.
- (b) Storage may be provided within the apartment, or as a dedicated internal or basement area.
- (c) Ensure storage outside the apartment is secure for individual use.

### **5.4.3 Controls**

In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:

- (a) Studio apartments - 6m<sup>3</sup>
- (b) One bedroom apartments - 6m<sup>3</sup>
- (c) Two bedroom apartments - 8m<sup>3</sup>
- (d) Three plus bedroom apartments - 10m<sup>3</sup>

Note: If the storage facilities are provided at the basement level (total excavation), they will not be included in the gross floor area.

## **5.5 Visual Privacy**

### **5.5.1 Objectives**

- (a) Provide reasonable levels of privacy externally and internally, during the day and at night.
- (b) Maximise outlook and views from principal rooms and private open space without compromising visual privacy.

### **5.5.2 Strategies**

- (a) Locate and orient new development to maximise visual privacy between buildings within the site, and between adjacent buildings.
- (b) Design building layouts to minimise direct overlooking of other rooms and private open spaces adjacent to apartments.
- (c) Design site and building elements to increase privacy without compromising access to light and air.



### **5.5.3 Controls**

- (a) Provide building separation and setbacks in accordance with this Part.
- (b) Private open space issues:
  - screen balconies from other balconies and ground level private open space, separate communal open space,
  - common areas and access routes through the site from the windows of habitable rooms,
  - change the level between ground floor private courtyards and adjacent communal/public areas.
- (c) Building adjacency issues:
  - offset windows of apartments in new development and adjacent development,
  - recess balconies and/or provide vertical fins between adjacent balconies, provide solid or semi-solid balustrades to balconies where necessary,
  - provide louvres or screens to windows/balconies where necessary,
  - use vegetation as a privacy screen between buildings,
  - incorporate planter boxes into walls or balustrades to increase the visual separation between areas, and
  - utilise pergolas or shading devices to limit overlooking of lower apartments or private open space.

## **5.6 Acoustic Privacy**

### **5.6.1 Objective**

- (a) Ensure a high level of amenity for residents, by protecting the acoustic privacy of apartments and their private open spaces.

### **5.6.2 Strategies**

- (a) Plan the site to maximise the potential for acoustic privacy by providing adequate building separation within the development and between neighbouring buildings.
- (b) Arrange apartments within a development to minimise noise transmission between apartments.
- (c) Design the internal apartment layout to separate noisy spaces from quiet spaces within apartments.

### **5.6.3 Controls**

- (a) To reduce the transmission of noise internally, sound insulation requirements between separating floors, ceilings and walls of adjoining dwellings should exceed the minimum standards set out in the Building Code of Australia.
- (b) Minimise noise transmission between apartments by:
  - locating noisy and quieter areas next to other noisy or quiet areas, eg, Living rooms adjacent to living rooms, and bedrooms adjacent to bedrooms.
  - using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical

- services or corridors and lobby areas and minimising the amount of party (shared) walls with other apartments.
- (c) Minimise noise transmission within apartments by grouping like uses together, e.g., bedrooms with bedrooms, services areas such as kitchen, bathroom and laundry together.

## **5.7 Natural Ventilation**

### **5.7.1 Objective**

- (a) Ensure apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.
- (b) Provide natural ventilation in non-habitable rooms, where possible.
- (c) Reduce energy consumption by minimising the use of mechanical ventilation, particularly air-conditioning.

### **5.7.2 Strategy**

- (a) Plan the site and design buildings to maximise potential for natural cross ventilation.

### **5.7.3 Controls**

- (a) At least 60% of apartments in a development are to be naturally cross-ventilated. These may be either dual aspect (e.g., cross through apartments and corner apartments), or maisonette/2 storey apartments which draw cool air in at lower levels and allow warm air to escape at higher levels.
- (b) Plan the site to utilise natural breezes by:
- determining prevailing breezes and orienting buildings to maximise access to breezes, where possible.
  - locating vegetation to direct breezes and cool air as it flows across the site.
  - selecting and planting trees that do not inhibit airflow.
- (c) Design the internal apartment layout to promote natural ventilation by minimising interruptions (such as corners and walls) to air flow through an apartment.
- (d) Doors and operable windows are to maximise natural ventilation by:
- locating small windows on the windward side and larger windows on the leeward side of the building, allowing air pressure to draw air through the apartment;
  - using higher level casement or sash windows, clerestory windows or operable fanlight windows to facilitate convective currents; and
  - selecting windows which can be reconfigured to funnel breezes into the apartment.
- (e) Innovative technologies to naturally ventilate internal rooms such as laundries, bathrooms and basement car parks are to be explored, eg using stack-effect ventilation or solar chimneys.

## **5.8 Apartment Mix**

### **5.8.1 Objective**

- (a) Provide a diversity of apartment types, which cater for different household requirements now and in the future.
- (b) Maintain equitable access to new housing by cultural and socio-economic groups.

### **5.8.2 Strategy**

- (a) Provide a variety of apartment sizes and types multi-unit development.

### **5.8.3 Controls**

Developments with six or more apartments must provide the following mix of apartment sizes:

- (a) Studio/1 bedroom 35%
- (b) 2 bedroom 50%
- (c) 3 bedroom 15%

## **5.9 Minimum Dwelling Sizes**

### **5.9.1 Objective**

- (a) Ensure apartment sizes provide high standards of residential amenity and provide a range of apartment sizes that do not exclude affordable housing.

### **5.9.2 Controls**

- (a) Studio 35m<sup>2</sup>
- (b) 1 bedroom 50m<sup>2</sup>
- (c) 2 bedroom 80m<sup>2</sup>
- (d) 3+ bedroom 100m<sup>2</sup>

## **5.10 Alterations and Additions**

### **5.10.1 Objectives**

- (a) Allow alterations and additions to improve the residential amenity of existing multi-unit housing. Ensure that alterations and additions respond to the existing scale and character of the building, and of the surrounding buildings in the streetscape.

### **5.10.2 Strategies**

- (a) Where the existing building sits outside the building envelope required in this Part, the extent to which the addition projects outside the building envelope should be minimised.
- (b) Maintain the architectural integrity and character of existing multi unit and mixed use developments.
- (c) Minimise the adverse visual impact of ad hoc alterations that are not applied to the entire building.

### 5.10.3 Controls

- (a) Alterations and additions must comply with the building envelope controls in this Part where possible.
- (b) Where an existing building is outside the building envelope controls in this Part, alterations and additions must not increase the height, bulk or scale of the existing building.
- (c) The design of alterations and additions must respond to Special Character Area guidelines where appropriate.
- (d) Alterations to individual units within a multi unit or mixed use development should maintain the overall architectural integrity and character of the building. Ad hoc additions, including the enclosure of balconies and window alterations must not undermine the design of the building and be consistently applied to the entire building.

#### **Balcony Additions**

- (a) Balcony additions are to be designed to relate to the character of the existing building.
- (b) Where the balcony addition forms the principal private open space for a dwelling, the balcony must comply with Section 5.3.
- (c) Balcony additions may be permitted where there is no negative impact on the streetscape or surrounding buildings.
- (d) Balconies should be located to minimise their impact on the streetscape and privacy of neighbouring buildings.
- (e) Balcony additions may project beyond the building envelope by a maximum of 1.2m.
- (f) Balconies should not visually dominate the façade. This may require balconies to be limited in width, and to be designed as re-entrant or Juliet balconies.
- (g) Continuous wrap around balconies that add to the bulk of the building are not encouraged. The enclosure of balconies for the purpose of additional floor space is discouraged.
- (h) Piecemeal enclosure of balconies for weather protection where a precedent on existing buildings does not exist is discouraged.

#### **Habitable Attic Additions**

- (a) Habitable attic additions are to comply with Section 4.4 Roof Design and Attic Levels, and Section 5.2 Habitable Attic Rooms.

## 6.0 Community Crime Prevention

Crime Prevention through Environmental Design (CPTED) seeks to encourage the design and management of the built environment to reduce the opportunity for crime. This section seeks to enhance the safety of developments and minimise crime, specifically:

- (a) enhancing safety by reducing opportunities for crime to occur;
- (b) improving observation of public and private spaces;
- (c) optimising the use of public spaces and facilities by the community; and
- (d) promoting the design of safe, accessible and well maintained buildings and spaces.

The following key principles should be applied to the design and management of land uses to reduce opportunities for crime:

- (a) Surveillance – encourages opportunities for casual surveillance;
- (b) Accessibility and target hardening – restricts access and maximise use of appropriate security measures;
- (c) Reinforce territory/space management – encourages ownership of communal areas and sense of community and formally supervise/care for urban space; and
- (d) Defensible space – appearance that space is cared protected.

This section sets out the design criteria which should be considered in relation to multi unit housing developments. Applicants must consider all the relevant provisions and aim to meet all relevant Performance Criteria. The section holds Design Solutions as one way of meeting these criteria. Suggestions may be varied if it can be demonstrated that the criteria can be met. In certain circumstances a specific Design Suggestion will be a requirement as outlined as 'Note'.

## 6.1 Site and Building Layout

The aim of these controls is to ensure that the way in which the site and the buildings within the site are laid out, enhance security and feelings of safety and clearly delineate between private and public space.

Performance criteria	Design Suggestions/Requirements
Maximise casual surveillance by orientating buildings towards the street.	
Individual dwellings should be designed to overlook communal areas such as play areas, swimming pools, gardens etc.	<ul style="list-style-type: none"> <li>Dwellings adjacent to communal areas should have at least one window from a habitable room overlooking the area.</li> </ul>
Dwellings and communal areas should be designed to give a sense of territory and ownership.	<ul style="list-style-type: none"> <li>Individual levels or section of levels should be distinguishable from the others through design features to enhance the sense of ownership.</li> <li>Separate public and private areas by using features such as street furniture, pavers, fencing and landscaping.</li> <li>Ensure all units and facilities are clearly signposted. Install location maps on larger sites.</li> </ul>
<ul style="list-style-type: none"> <li>The site should be planned and designed to ensure maximum opportunities for casual surveillance and recognition of residents.</li> </ul>	<ul style="list-style-type: none"> <li>Communal areas and facilities should be readily accessible to all residents to ensure maximum usage.</li> <li>The number of individual dwellings sharing an entry point should be kept to a minimum.</li> <li>Locate facilities such as laundries in visible areas to reduce feelings of vulnerability by users.</li> <li>Entry points should not be concealed by landscaping.</li> <li>Incorporate active uses such as shops,</li> </ul>

	cafes at street level to encourage pedestrian activity and thereby enhance opportunities for casual surveillance.
Pathways providing access to, around and within the site should be designed to ensure good visibility for and of the user.	<ul style="list-style-type: none"> <li>• Pathways should be direct and designed to ensure there are no blind corners or opportunities for concealment along them.</li> <li>• All barriers along routes should be visually permeable (see through) including landscaping.</li> </ul>
Ensure dwelling entry is clearly visible from the street frontage by day and night.	<ul style="list-style-type: none"> <li>• Dwelling entries should generally not be setback more than 10m from the street frontage.</li> <li>• People should be able to see into entry lobbies before entering.</li> <li>• Dwelling entries should be well lit at night.</li> <li>• Ensure entry points are unobstructed.</li> </ul>
Blind corners should be avoided in stairwells, hallways etc.	<ul style="list-style-type: none"> <li>• Consider the installation of mirrors to allow users to see ahead of them around corners.</li> <li>• Install glass panels at the end of stairwell to enhance opportunities for casual surveillance.</li> </ul>

## 6.2 Lighting

The aim of these controls is to ensure lighting enhances the amenity and safety of a site after dark by increasing opportunities for casual surveillance, deterring unauthorised access and reducing feelings of fear and vulnerability of legitimate site users.

Performance criteria	Design Suggestions/Requirements
All entrance and exits must be clearly identifiable after dark by appropriate lighting.	<ul style="list-style-type: none"> <li>• All lighting must be vandal resistant.</li> </ul>
Service areas such as garbage areas, loading bays must be well lit.	<ul style="list-style-type: none"> <li>• All lighting must be vandal resistant.</li> </ul>
All pathways providing access to, around and within the site must be well lit.	<ul style="list-style-type: none"> <li>• Pedestrian routes should be sufficiently well lit to enable users to identify a face 15m away.</li> <li>• All lighting must be vandal resistant.</li> </ul>
All lighting on the site should be designed so it doesn't produce areas of glare and shadow.	<ul style="list-style-type: none"> <li>• Lighting should have a wide beam of illumination, which reaches to the beam of the next light or to the perimeter of the site, thereby avoiding dark shadows.</li> </ul>

Note: Details of all lighting for public areas must be submitted with a development application for multi-unit housing i.e. details of location, type and intensity.

## 6.3 Landscaping and Fencing

The aim of these controls are to ensure landscaping does not jeopardise security of the site and that fencing which is used to delineate private space is used in a way which enhances safety.

Performance criteria	Design Suggestions/Requirements
Ensure sight lines between the entry and street frontage are unobscured.	<ul style="list-style-type: none"> <li>Avoid medium level vegetation. Low ground cover or high canopied foliage is preferable.</li> </ul>
Avoid planting large trees/shrubs in a manner which could facilitate abnormal/unwanted access to a dwelling.	<ul style="list-style-type: none"> <li>Avoid planting trees close to balconies which could provide a means of access to an upper level.</li> </ul>
Ensure landscaping does not provide opportunities for concealment.	<ul style="list-style-type: none"> <li>Low ground cover or high canopied trees, clean trunked to a height of 2m should be planted around high use facilities such as children's play areas, pedestrian routes and car parks.</li> <li>Ensure vegetation is maintained regularly.</li> </ul>
Front fencing should be designed to maximise opportunities for casual surveillance between the dwellings and the street frontage.	<ul style="list-style-type: none"> <li>Fence should be predominantly open in design to allow sight through the fences e.g. picket fences, wrought iron.</li> </ul>
Fencing should minimise opportunities for concealment.	<ul style="list-style-type: none"> <li>Front fences should not exceed 1.2m in height. If noise insulation is required, consider the installation of double glazing rather than solid fencing.</li> </ul>
	<ul style="list-style-type: none"> <li>Fences and walls are a maximum of 1.8m in height. Solid fences or walls are no greater than 1.2m in height. Fence and wall height between 1.2m and 1.8m are at least 50% transparent.</li> </ul>

Note: a landscape plan shall be submitted with all applications for multi-unit housing and should include details of proposed species and planting locations.

#### 6.4 Security

The aim of the controls is to ensure an appropriate level of security is achieved.

Performance criteria	Design Suggestions/Requirements
Ensure individual dwellings are equipped with security devices.	<ul style="list-style-type: none"> <li>Locks should be fitted on all doors and windows.</li> <li>Viewers and/or door chains should be fitted on all entry doors to dwellings.</li> </ul>
Ensure an appropriate level of security is achieved in communal areas.	<ul style="list-style-type: none"> <li>Access to buildings should be restricted at all times. Entry phones should be installed to enable access to be controlled by individual residents.</li> <li>Entry doors should be self-closing and signs displayed requesting residents not to leave doors wedged open.</li> <li>Consideration should be given to employing a resident caretaker.</li> <li>Consideration should be given to the installation of user/sensor controlled electronic</li> </ul>

	<p>security gates at car park entrance.</p> <ul style="list-style-type: none"> <li>Security devices such as grilles on door and window openings should be “permeable” to allow casual surveillance. Solid shutters are not permitted on the window and door openings, which have frontage to the street or are adjacent to open space.</li> </ul>
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Note: Details of all security measures should be submitted with an application for multi-unit housing.

## 6.5 Building Identification

The aim of these controls is to ensure buildings and areas within the site are clearly identifiable at all times to prevent unintended access and assist persons trying to locate premises, especially in times of emergency.

Performance criteria	Design Suggestions/Requirements
Street numbers should be clearly visible from the street frontage.	<ul style="list-style-type: none"> <li>Street numbers should be at least 7cm high.</li> <li>Street numbers should be positioned 0.6m – 1.5m above ground level on the site boundary which fronts the street.</li> <li>Street numbers should be made of durable (preferably reflective) material.</li> <li>Street numbers should be unobstructed.</li> </ul>
Individual dwelling units and facilities should be clearly identifiable.	<ul style="list-style-type: none"> <li>Each dwelling unit should be clearly marked by number. All communal areas should be clearly marked.</li> <li>Each level should provide clearly visible unit numbers from entry/exit points on that level e.g. lifts/stairwell.</li> </ul>

## 6.6 Building Materials and Maintenance

The aim of these controls is to ensure that materials used minimise opportunities for criminal damage, and can be easily maintained.

Performance criteria	Design Suggestions/Requirements
Materials should minimise opportunities for vandalism.	<ul style="list-style-type: none"> <li>Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem. Use non porous material such as glazed ceramics or treated masonry products.</li> <li>Street furniture should be made of hardwearing vandal resistant materials and secured by sturdy anchor points.</li> </ul>
Ensure regular maintenance of material and swift removal of graffiti to enhance ‘cared for’ image.	<ul style="list-style-type: none"> <li>Where large blank walls are unavoidable, consider the use of a “green screen” i.e. planting vegetation in front of the wall or using vegetation to cover the wall itself. Alternatively use vandal resistant paint or artwork to reduce opportunities for graffiti or articulate or modulate the wall.</li> </ul>



## **7.0 Accessibility and Adaptable Housing**

The aims of this section to ensure that all new and refurbished buildings provide access for people with disabilities as required by the Federal Government's *Disability Discrimination Act 1992* (DDA 1992). This section seeks to promote recognition and acceptance within the community of the principle that persons with disability have the same rights of access as the rest of the community.

The EP & AA 1979 requires consideration be given to whether adequate provision for access by people with disabilities has been made pursuant a development application. The DDA 1992 takes precedence over the EP & AA 1979 and the BCA, where there is conflict in the area of access for people with disabilities.

### **Controls**

The following controls apply to new development applicable to this Part:

- (a) An accessible path of travel from the street to and through the front door of all units on the ground floor, where the level of the land permits.
- (b) If the development has three or more residential storey's, with 10 or more units, an accessible path of travel from the street to all units, on each floor is required;
- (c) In developments with three or more habitable storeys and 10 or more units, a percentage of units shall comply with the provisions for a Class A adaptable unit as specified in AS4299, that is, from 1 -9 units, the provision does not apply; 10 – 15 units, 1 adaptable unit; 16 – 20 units, 2 adaptable units; 21 – 30 units, 3 adaptable units; (10% of units thereafter).