

# PART C RESIDENTIAL DEVELOPMENT

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## GENERAL NOTES

A number of provisions within *Part C Residential Development* refer to the Planning Principles based on cases from the NSW Land & Environment Court. More information on Planning Principles and the respective cases can be found at:

[http://www.lec.justice.nsw.gov.au/Pages/practice\\_procedure/principles/planning\\_principles.aspx](http://www.lec.justice.nsw.gov.au/Pages/practice_procedure/principles/planning_principles.aspx)

### State Legislation Affecting Residential Development

The controls within this Part should be read in conjunction with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) and the *Waverley Local Environmental Plan (WLEP)*, which define what can be carried out as exempt or complying development and override these controls.

*Low Rise Medium Density Housing Code* – the Department of Planning & Environment has prepared legislation and a Low Rise Medium Density Design Guide for Development Applications. For the purposes of the Low Rise Medium Density Housing Code, Part C3 of this DCP applies.

*State Environmental Planning Policy (Housing) 2021* and the associated *Apartment Design Guide (ADG)* aim to improve the design quality of residential apartment development. The policy applies to the residential components of residential flat building, shop top housing and mixed-use developments that are three or more storeys, and contain four or more dwellings.

### Inter-War Buildings

Part B16 Inter-War Buildings applies to all Inter-War buildings and is to be read in conjunction with this Part and the *Waverley Inter-War Building Design Guidelines*.

An Inter-War building is a building constructed in the period from c.1914 to c.1940. In a case of contention as to whether Part B17 should apply to a development, the burden of proof is on the applicant to demonstrate that a building is not an Inter-War building.

### Special Character Areas

Refer to Part E4 for Special Character Areas which may apply to certain residential properties.

**C1 LOW DENSITY RESIDENTIAL DEVELOPMENT**

This Part applies to any type of low density residential development proposing a new building or alterations and additions to an existing building or buildings in the Waverley LGA. For the purposes of *Part C1 Low Density Residential Development* the term lower density residential accommodation includes the following types of development:

- Dwelling house;
- Dual occupancy;
- Semi-detached dwelling;
- Attached dwelling (terrace styled development); and
- Secondary dwelling.

Each type of lower density residential accommodation is defined in the WLEP.

Development is to comply with the provisions of this part, as well as all other relevant parts of the WDCP. Parts C1.1 – C1.12 are general controls, and Parts C1.13 – C1.16 of this Part apply to specific development types, in addition to the general controls.

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**1.0 GENERAL OBJECTIVES**

- (a) To ensure that the scale of lower density residential accommodation is appropriate for allotment sizes and other dwellings in the vicinity.
- (b) To ensure that lower density residential accommodation does not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.
- (c) To ensure that the consent authority has regard to the principles of ecologically sustainable development when assessing applications.
- (d) To ensure that new development and alterations and additions to existing lower density residential accommodation is sympathetic in bulk, scale and character with the desired future character of the area.
- (e) To encourage lower density residential accommodation to have high design standards and are built in accordance with the objectives and controls of this Part.

## 1.1 HEIGHT

The WLEP outlines the maximum permissible building height of a site. Achieving the maximum building height may not be appropriate in all cases and should not be considered as prescribed or allowable regardless of circumstance. Amenity or streetscape impacts may require a lower height or additional setbacks. Nothing in this part restricts Council's ability to require the height of a building to be less than the maximum height as specified in the LEP.

### Objectives

- (a) To provide appropriate building heights for flat or pitched roof forms for lower density residential accommodation.
- (b) To ensure the height and scale of development relates to the topography and street character.
- (c) To ensure the height and scale of development does not unreasonably impact on views enjoyed by neighbouring and nearby properties.
- (d) To ensure that the height and scale of development does not result in unreasonable overshadowing of neighbouring and nearby properties.
- (e) To minimise loss of views from, and overshadowing of, public places.
- (f) To ensure development in excavation areas does not add to the overall visual bulk of the dwelling.

### Controls

- (a) For a building with a pitched roof the maximum wall height is 7m above existing ground level (refer to Figures 4 and 5), except as determined in Control (b) below.
- (b) For a building with a flat roof, the maximum wall height is 7.5m above existing ground level.
- (c) Where it is permissible for buildings to be built to a height greater than 9.5m under WLEP, the wall height will be determined by a merit assessment of the design of the building and its relationship to adjoining dwellings.
- (d) Buildings on steep sites are to be stepped down to avoid high columns, elevated platforms and large undercroft areas.

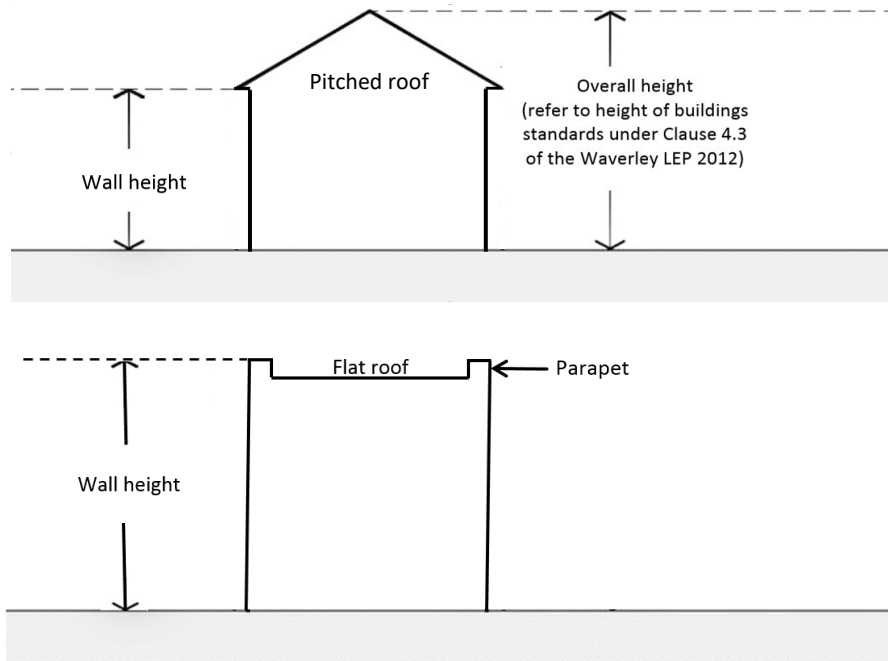


Figure 4 How to measure wall height for dwellings with pitched and flat roofs

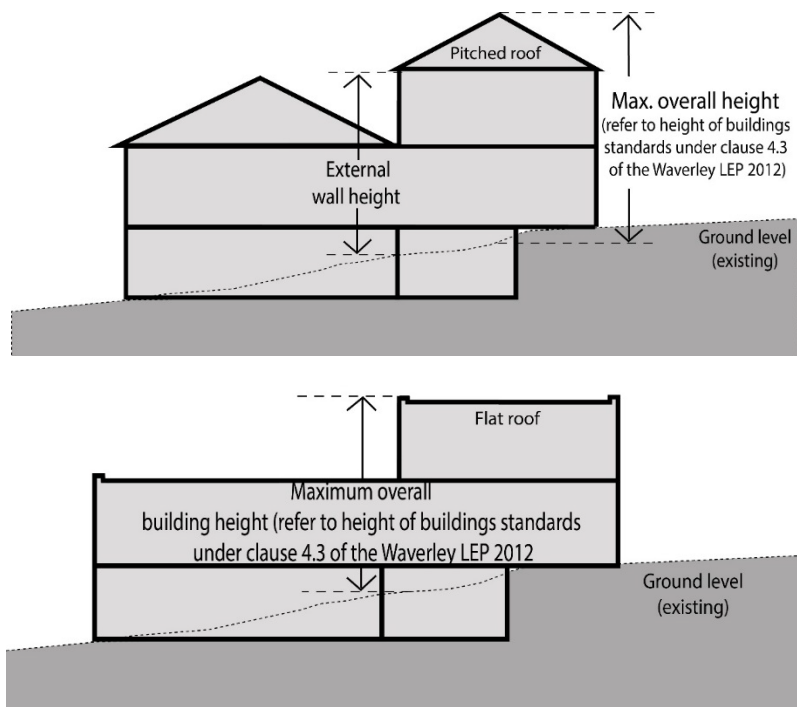


Figure 5 How to calculate height on sloping land

Note: The maximum building height (LEP) is calculated from the basement floor for sites with an existing basement. The maximum external wall height only includes the portion of wall above ground.

## 1.2 SETBACKS

### Objectives

- (a) To ensure that the bulk and appearance of the proposed development is appropriate to the streetscape.
- (b) To set a rhythm and character to residential streets.
- (c) To ensure the distance between buildings on adjacent properties allows adequate solar access, ventilation and privacy.
- (d) To ensure that the amenity of rear yards, their function as private open space, and their visual and landscape contribution to the surrounding area is protected and enhanced.
- (e) To accommodate flexibility in the siting of buildings, where appropriate.
- (f) To ensure the front and rear setbacks of buildings are consistent with surrounding buildings and do not visually detract from the streetscape.
- (g) To ensure significant views and view corridors available from the public domain and existing properties are considered as part of the local context of any development. Refer to *Part C1.10 Views*.
- (h) To ensure buildings on corner lots are consistent with the predominant building lines of adjoining sites.

### Controls

#### 1.2.1 Front and rear building lines

- (a) New buildings and extensions to existing buildings are to extend no further than the front and rear predominant building lines (refer to Figures 6 and 7). The predominant building line can be considered to be the three adjacent neighbours on either side.
- (b) The predominant rear building line is determined separately for each floor level. Notwithstanding (a) above, development at first floor level and above shall be set back from the rear building line of the ground floor level in order to minimise bulk and scale impacts and provide visual relief for the open space and living areas at adjacent properties (refer to Figure 6).
- (c) The siting of dwellings on corner lots should take reference from the setbacks of dwellings on adjacent sites.
- (d) Where it is proposed to build beyond the predominant front and/or rear building line at any level, or where there is no predominant front and/or rear building line, or where it is not possible to setback from the rear building line at first floor level, then greater consideration must be given to the following;
  - (i) Compliance with applicable development standards, including Floor Space Ratio and Building Height;
  - (ii) Compliance with the landscaped and open space controls;
  - (iii) Compliance with side setback controls;
  - (iv) Emergence of a new front and/or rear building alignment beyond the dwellings either side of the subject site (note that any reliance on an emerging front and/or rear building alignment as a precedent can only be justified where the emerging alignment is itself based on compliant development with respect to building height, FSR and side setback controls);
  - (v) Location and retention of existing significant vegetation;

- (vi) Visual aspect of the bulk and scale as viewed from the private open space and living areas of adjoining properties;
- (vii) Acceptability of amenity impacts on adjacent properties with regard to solar access, and visual and acoustic privacy;
- (viii) Views available from the subject site and adjoining properties including an assessment against the Land and Environment Court Views Planning Principle in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140 at 25-29*;
- (ix) In areas of heritage significance, the importance of preserving the front portion of the building by providing an additional setback from the front building line.

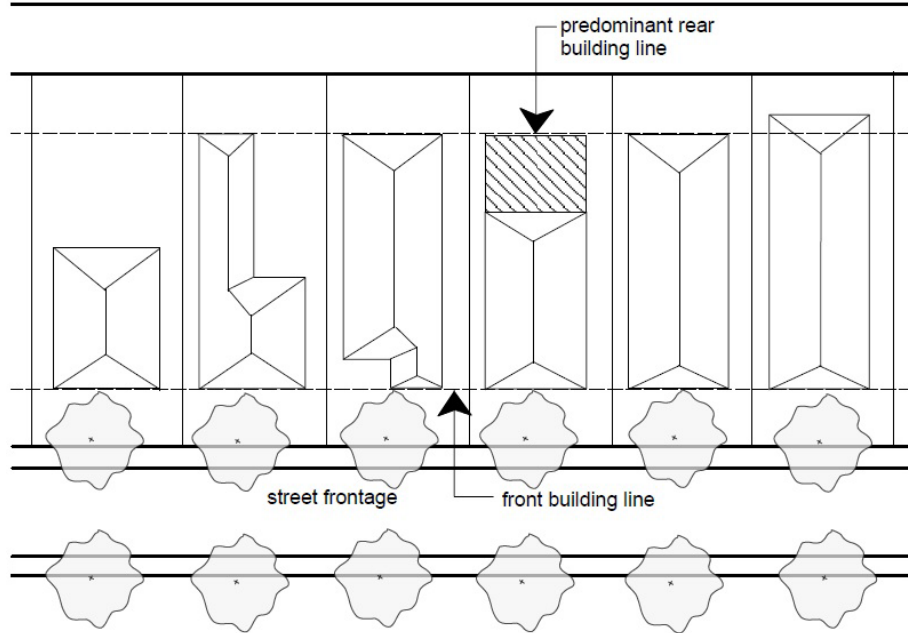


Figure 6 Example of front and rear predominant building lines on regular shaped lots

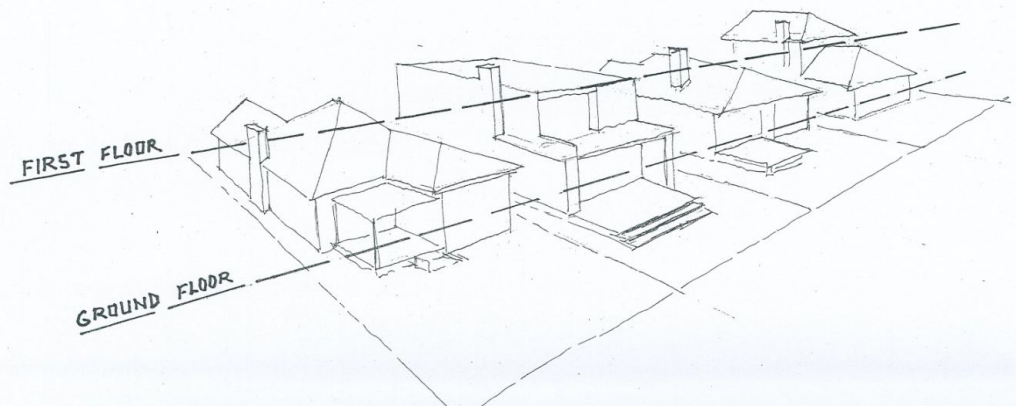


Figure 7 Example of ground and first floor level predominant rear building lines

**1.2.2 Side Setbacks**

- (a) Comply with the minimum setbacks as follows:

Location of proposed works	Side setback (min.)
Ground Floor	0.9m
First Floor	0.9m
Second Floor	1.5m



Third Floor	On merit
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Table 1 Minimum side setbacks

**Note:**

- The side setbacks may be reduced if the proposed dwelling or alteration adjoins another dwelling without a setback along the shared boundary. This applies only to that section of the boundary which the neighbouring dwelling is built. The ‘ground floor’ is considered the lowest floor on site when considering which side setback floor to apply.
- Greater side setbacks may be required to achieve compliance with Parts C1.3, C1.5, C1.6, C1.7 and C1.9 of this DCP.
- Side setbacks for components of existing buildings being retained do not need to be changed to comply with Table 1, however, new works proposed to an existing building do need to be changed to comply.
- Where a brand new three storey structure is proposed, all floors must be setback by 1.5m.

### 1.3 STREETScape AND VISUAL IMPACT

#### Objectives

- (a) To enhance the built form by encouraging quality design that corresponds harmoniously with the surroundings.
- (b) To encourage and facilitate lower density residential accommodation of a high architectural and aesthetic standard, that acknowledges and responds to the architectural style, scale, materials and character of the existing built environment.
- (c) To ensure development provides a clear distinction between private and public space and encourages casual surveillance of the street.
- (d) To ensure views to and from a public place including parks, reserves, beach or the ocean are preserved.

#### Controls

- (a) New development should be visually compatible with its streetscape context. It should contain or at least respond to essential elements that make up the character of the surrounding area.
- (b) When replacing existing windows, the style is to complement the style and proportions of the existing dwelling when viewed from the street.
- (c) Contemporary alterations and additions should include windows characteristic of the style of the addition.
- (d) Development must not dominate or erode the character of the streetscape, particularly when viewed from a public place such as parks, reserves, beach or the ocean.
- (e) New development as well as alterations and additions to existing dwellings are to maintain the established character of the building in terms of significant landscaping. Existing ground levels and significant landscaping is to be maintained.
- (f) Existing verandahs and balconies fronting the street are not to be enclosed.
- (g) Porticos above a fence or entrance way are to minimise bulk and are only appropriate where it can be demonstrated that they are consistent with the existing street character.

## 1.4 FENCES

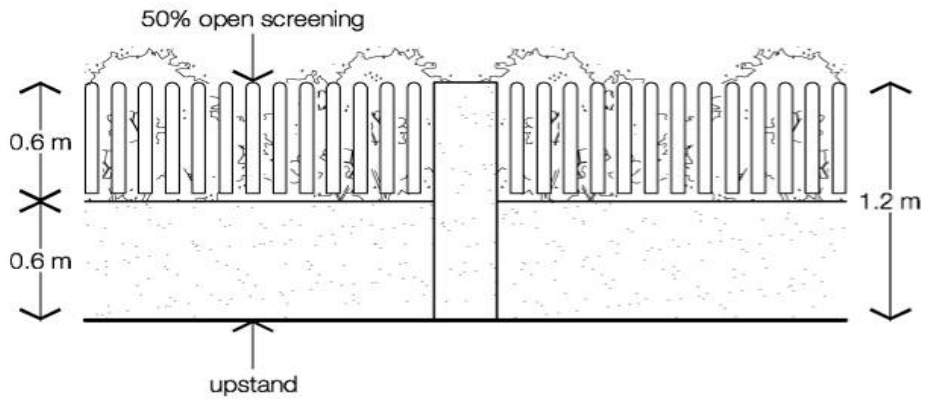
### Objectives

- (a) To ensure that fences relate to the period and architectural style of buildings on the site and in the vicinity.
- (b) To avoid adverse visual impacts from the creation of high blank walls to the street.
- (c) To promote a streetscape where the ground floor front facades of dwellings are visible from the street.
- (d) To ensure front fences and entrance porticos do not dominate the streetscape, and that they are cohesive with the character of the streetscape.
- (e) To ensure that side and rear fences are not excessive in height, resulting in adverse impacts on adjoining properties.
- (f) To ensure boundary treatments of properties adjoining parks are consistent with the materials palette in the relevant Plan of Management to maintain the amenity of parks.

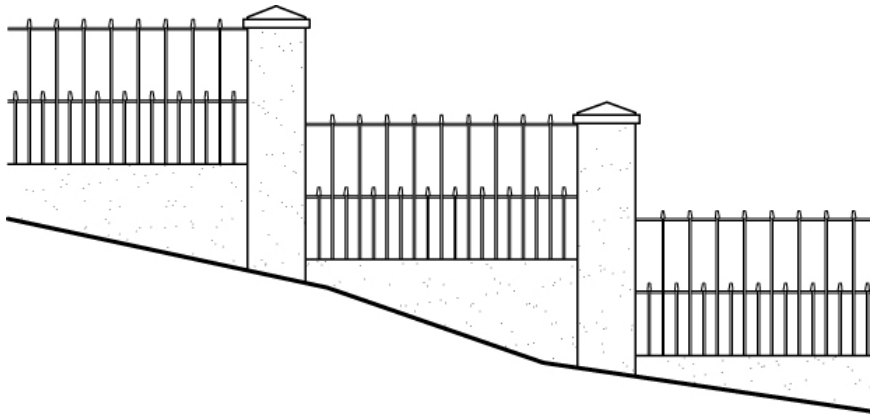
### Controls

- (a) The design of front fences is to take reference from, and complement, the architectural style of the dwelling on the site and dwellings on adjacent sites in terms of style, height and materials.
- (b) Front fences should generally not exceed 1.2m in height. Any solid upstand section should be limited to 600mm in height. The top half of the fence should be an open design with a minimum open area of 50%, for visibility to and from the site (refer to Figure 8). Components such as arched gates, piers and the like may exceed the predominant 1.2m height.
- (c) On sloping sites, the height limit is averaged so that the fence steps down the slope (refer to Figure 9).
- (d) Side and rear boundary fences are not to exceed 1.8m above the existing ground level of adjoining properties and are to taper down from the front building line to match the height of the front fence at the front boundary (refer to Figure 10).
- (e) Council may permit front fences up to a height of 1.8m and/or of solid material provided it can be shown that the fence acts as an effective noise barrier as a result of adjoining a street with high traffic volume. Such fences are to be setback from the boundary to allow landscaping to soften the bulk or the structure is to be articulated as an alternative to a solid blank wall.
- (f) Where there is dual street frontage, consideration may be given for the allowance of a higher side fence to ensure privacy.
- (g) All boundary treatments for properties adjoining public parks are consistent with materials palette from the relevant Plan of Management.
- (h) New brickwork increasing the height of brick fences should match the existing wall.
- (i) Decoration and/or architectural relief shall be provided to masonry fences, avoiding expansive blank walls facing the street.
- (j) No part of a fence, including its footings, is to encroach on the street alignment or adjoining properties.
- (k) Gates are not to open into the street alignment or adjoining public parks.

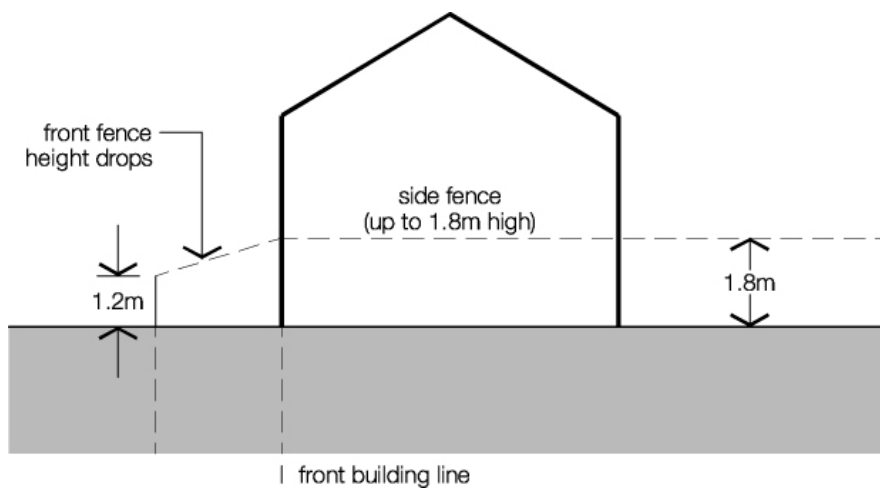
- (l) All fence controls are subject to the provision of adequate sight lines for emerging vehicles to enable surveillance of pedestrians using the footpath in front of a dwelling.
- (m) A setback is to be provided for pedestrian entry gates.



**Figure 8** Example of front fence with maximum solid up stand of 600mm and open design top section



**Figure 9** Fence height limit is averaged on sloping sites



**Figure 10** Side fences should taper down from the front building line.

## 1.5 VISUAL AND ACOUSTIC PRIVACY

### Objectives

- (a) To ensure that development does not unreasonably impact upon existing residential or other properties due to unacceptable loss of privacy or generation of noise.
- (b) To minimise the impact of roof terraces on adjoining properties.
- (c) To ensure that development provides residents with a reasonable level of acoustic and visual privacy.
- (d) To minimise the provision of roof terraces where it is uncharacteristic of the area.

### Controls

- (a) Development is to consider the Privacy Planning Principle in *Super Studio v Waverley Council [2004] NSWLEC 91* at 5-7.
- (b) Windows to habitable rooms are not to directly face windows to habitable rooms and / or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design.
- (c) In order to protect the visual and acoustic privacy of adjoining properties and to maintain an appropriate aesthetic quality of development, external stairs are not acceptable.
- (d) Where an elevated courtyard, balcony, terrace or deck is visually prominent from, or in close proximity to, a neighbouring dwelling, permanent screening, landscaping and vegetation is to be used in combination to minimise any impacts to an acceptable level.
- (e) Where an elevated deck or balcony is proposed it should have a maximum area of 10m<sup>2</sup> and a maximum depth of 1.5m. Where a larger area is proposed then greater consideration must be given to the following:
  - (i) Compliance with the building height development standard;
  - (ii) Compliance with setback controls;
  - (iii) Efforts to mitigate visual and acoustic privacy impacts including the use of permanent screening devices, increased setbacks, and retention of existing vegetation;
  - (iv) Pre-existing pattern of development in the vicinity of elevated decks and balconies; and
  - (v) The visual impact of the elevated deck or balcony and any proposed privacy screening in terms of bulk and scale as viewed from the private open space and living areas of adjoining properties and from the street.
- (f) Roof tops are to be non-trafficable and not capable of being used as roof terraces or as entertainment areas, except in the following circumstances:
  - (i) There is a predominance of roof terraces in the immediate vicinity of the site;
  - (ii) They will not result in unreasonable amenity impacts such as overlooking and loss of privacy and acceptable noise;
  - (iii) They are not to exceed 15m<sup>2</sup> in area;
  - (iv) They are provided for casual and infrequent activity and not as an extension of private open space or entertaining areas; and
  - (v) Any access must be provided within the envelope of the main building and there are to be no access hoods or lift overruns proposed above the

main roof level. Operable skylights and hydraulic lifts are acceptable where they finish generally flush with the roof level.

It is acknowledged that in some areas within Waverley there are a number of large roof-top terraces. These large terraces (larger than 15m<sup>2</sup>) may impact upon the visual and acoustic privacy of adjoining properties. Control (f) above specifically aims to limit this development outcome continuing and the existence of larger roof top terraces in close proximity to the proposed roof terrace does not justify a variation from the maximum size control in (f) above.

- (g) Consideration must be given to noise mitigation measures including:
  - (i) Noise efficient building materials;
  - (ii) Avoiding noisy walking surfaces (such as external metal decks) and unenclosed elevated side passages.
  - (iii) Incorporate all sewerage, water pipes, ducting, cables, fans, vents and other utilities within the building envelope;
  - (iv) Plumbing for each dwelling is to be contained using appropriate noise resistant wall, ceiling and floor treatments in order to prevent the transmission of noise between dwellings.
- (h) External lighting is to be directed away from the main internal living areas and bedrooms of adjacent dwellings.

**1.6 SOLAR ACCESS****Objectives**

- (a) To maximise solar access to surrounding properties and the proposed development through appropriate orientation and siting.
- (b) To ensure reasonable levels of direct sunlight to living areas and private open space of lower density residential accommodation.
- (c) To maximise solar amenity and energy efficiency to existing surrounding lower density residential accommodation.
- (d) To minimise overshadowing of windows to internal living areas and private open space of surrounding dwellings.

**Controls**

- (a) Development is to be designed so as to provide for a minimum of 3 hours direct sunlight to at least 50% of the proposed living areas and principal private open space areas, when measured between 9am and 3pm during winter solstice (June 21).
- (b) Development is not to reduce the amount of direct sunlight to at least 50% of the principal private open space of adjoining properties to less than 3 hours when measured between 9am and 3pm during winter solstice (June 21).
- (c) Despite controls (a) & (b) above, where a development does not comply with a development standard and causes a reduction in direct sunlight to adjoining properties, *any* reduction may be considered unacceptable.
- (d) If the provision of direct sunlight is already below 3 hours (as per above), any reduction may be unacceptable.
- (e) Development is to avoid the unreasonable overshadowing of solar collectors on a nearby property.

## 1.7 VIEWS

It is generally accepted that views do not 'belong' to anyone or any property, nor is a view the exclusive right to any one property or to certain individuals. 'View sharing' is an important principle to consider when developing a property.

This Part should be read in conjunction with the NSW Land and Environment Court Planning Principle based on *Tenacity Consulting v Warringah [2004] NSWLEC 140* which provides general principles for the assessment of views and view sharing.

### Objectives

- (a) To minimise the impact on existing views and vistas enjoyed from existing residential development and from the public domain.
- (b) To encourage view sharing as a means of ensuring equitable access to views from private dwellings
- (c) To maintain views from public places of landmark or iconic features.

### Controls

- (a) Existing views and vistas available from the public domain, including but not limited to ocean, harbour, beach, city and parks views are to be maintained where possible by the design of buildings.
- (b) Existing views of landmark or iconic features from the public domain (such as Sydney Harbour, Opera House, Harbour Bridge, Bondi Beach) are to be maintained and where possible, enhanced. In some circumstances, complying with maximum development controls may not be achievable if an iconic view is impeded.
- (c) Lower density residential accommodation is to be designed and sited so as to enable a sharing of views with surrounding dwellings particularly from habitable rooms and decks.
- (d) Where views are enjoyed by a neighbouring property across a proposed terrace, balcony or deck, it is accepted that privacy is of lesser value than the retention of views and it may not be appropriate to erect a privacy screen.



## 1.8 CAR PARKING

### Objectives

- (a) To provide convenient and accessible parking that is appropriately designed and located.
- (b) To achieve a high standard of urban design and retain the visual quality of lower density residential accommodation, streetscapes and landscapes.
- (c) To protect the amenity and safety of pedestrians.
- (d) To ensure that car parking accommodation does not dominate or adversely impact on the existing built or landscape character of the street.
- (e) To encourage the use of alternative modes of transport in areas well serviced by public transport.
- (f) To ensure on-street parking supply is protected by minimising impacts of additional vehicular kerb crossings.

### Controls

#### 1.8.1 Design Approach

- (a) Approval for on-site parking will only be granted where the site and locality conditions permit.
- (b) Car parking must be designed to complement the design of the building and streetscape to which it relates and incorporate a range of appropriate materials and design.
- (c) Car parking structures are to be located behind the front building line to reduce visual impact upon the streetscape.
- (d) Driveways and vehicular access should be designed to minimise the loss of on-street parking wherever possible.
- (e) Access to car parking and car parking structures are to be provided from secondary streets or lanes where possible.

#### 1.8.2 Parking Rates

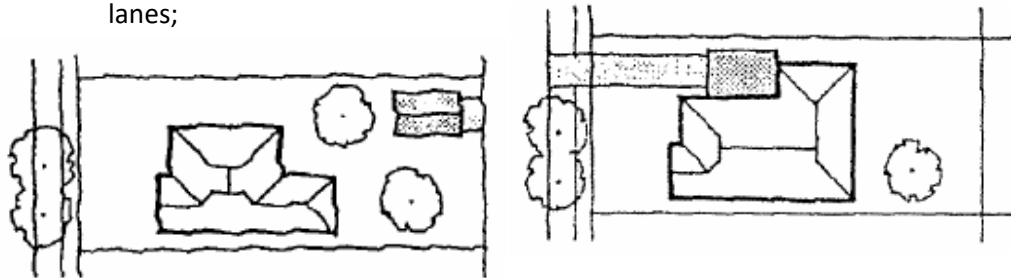
- (a) Development is to comply with the provisions of Table 4 in *Part B7 Transport*.
- (b) Notwithstanding the above, a reduced rate (or no parking) may be required in the following circumstances, where:
  - (i) Parking may have a detrimental impact on the character of the streetscape, heritage item or heritage conservation area, or health of a significant tree.
  - (ii) A driveway cannot comply with maximum gradients and design standards required by the Australian Standards.
  - (iii) Vehicle entry and exit may have a detrimental impact on pedestrian and traffic movements and safety or nearby services or infrastructure.
  - (iv) The access to the on-site car parking will result in the loss of more than 1 on-street car parking space.
  - (v) There is low on-street parking availability and no net car parking public benefit.

- (c) Where an applicant proposes to provide more than the number of on-site car spaces specified in (a), additional justification must be provided to cover matters such as, but not limited to the impact of:
  - (i) The visual impact of parking accommodation compared to alternatives such as landscaping;
  - (ii) Any increased building bulk on the streetscape;
  - (iii) Any increased building bulk on the amenity of adjoining properties;
  - (iv) The loss of existing on-street parking illustrating existing and proposed off street parking;
  - (v) The level and impact of any excavation; and
  - (vi) Access to public transport.

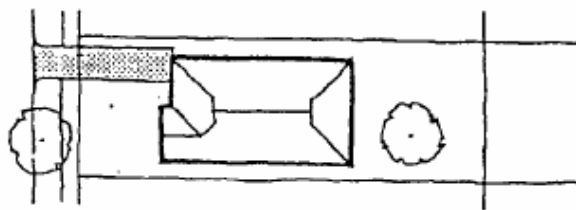
**1.8.3 Location**

- (a) For new dwellings all on-site car parking is to be located behind the front building line.
- (b) For existing development, car spaces should be sited having regard to the following hierarchy (refer to Figure 11):

- (i) Hardstand, carport or garage located at the rear of the site with access from secondary streets or lanes;
- (ii) Hardstand, carport or garage located at the side of the dwelling behind the building alignment; or



- (iii) Hardstand car space forward of the front building line.



**Figure 11** Hierarchy of preferred car parking locations

- (c) Garages on rear lanes must not create conflict with parking in the lane and result in the loss of laneway parking for any property other than the subject site.
- (d) A hardstand (in the form of wheel strips) or carport forward of the building line may be permitted where:
  - (i) There is no rear access;
  - (ii) The site is of sufficient width where the car space will not dominate the existing building (i.e. does not exceed 45% of the width of the site frontage);

- (iii) It is no greater than a single car space;
- (iv) The distance between the building and the front property boundary is a minimum of 5.4m so as to provide sufficient space for a standard car;
- (v) Public views would not be adversely affected;
- (vi) There is a predominance of this form of off street car parking in the immediate vicinity of the site;
- (vii) It is designed so that it does not detract from the heritage significance of the building or area;
- (viii) There is limited availability to public transport;
- (ix) The safety of vehicles, pedestrians and cyclists is maintained; and
- (x) There is adequate bin storage space other than on the hardstand.
- (e) Where an allotment is subdivided to create a "battleaxe" shaped allotment, the access "handle" is to have a minimum width of 3.5m.
- (f) On-site car parking (other than from rear lanes) is not acceptable in heritage conservation areas where it will:
  - (i) Break a consistent building line;
  - (ii) Introduce uncharacteristic elements within an established streetscape; and/or
  - (iii) Adversely impact on the integrity of the listed or contributory building or setting.

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#### 1.8.4 Design

- (a) All car parking should be designed to complement the style, massing and detail of the dwelling to which it relates.
- (b) Car parking is to be sympathetically integrated into the design of residences and to be secondary in area and appearance to the primary residence and related site.
- (c) No element of the street façade/frontage of a building, including verandahs and window awnings are to be removed or demolished in order to accommodate car parking.
- (d) Car parking is to preserve the natural features of the site and incorporate substantial screen planting to both the surrounds and any structure facing the street.
- (e) Exposed natural rock faces and heritage listed sandstone walls must not be removed for any car parking.
- (f) Vehicle access is not to remove existing street planting without consent. Any street tree approved for removal is to be replaced with two like mature species or Council- approved alternate species, where practicable in front of the subject site. If only one replacement tree is practicable in front of the subject site, the second replacement tree is to be planted preferably in another Council determined location in the street, or on the site itself.
- (g) Where parking is provided for dual occupancies parking is to utilise shared access ways. Parking to dual occupancies is to be located behind the front building line and to utilise open spaces between residences preferably screened from the street.
- (h) Where existing retaining walls form part of the streetscape any new garage is to have single vehicle width entries. Entry set within stone faced exterior walls of matching stone work to that in the streetscape. Stone facing to new garages is to incorporate whole stone return corners and not mitred or butt jointed veneer.

- (i) Where gates are proposed they should have an open design to allow for improved security by way of street surveillance and are not to open over the footpath, public nature strip or pedestrian path to the front door.
- (j) All parking accommodation is to be constructed or installed so that any roof or surface water is disposed of into the existing stormwater drainage system.
- (k) The surface and slope of driveways must be designed to facilitate stormwater infiltration on site such as the use of wheel strips or alternatively porous materials.

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**1.8.5 Dimensions**

- (a) Hardstand spaces, carports and garages should have minimum dimensions of 5.4m x 2.4m per vehicle.
- (b) All car spaces are to accommodate the vehicle within the site without the vehicle or vehicle appendages overhanging the public domain.
- (c) Internal sliding or hinged gates are to be provided to hardstands/carports to ensure enclosure of the vehicle within the site.

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**1.8.6 Driveways**

- (a) Where possible driveways to off-street car parking should be located so they may provide vehicle access to adjacent properties.
- (b) Provide a maximum of 1 vehicle crossing per property. Properties with more than 1 dwelling, are required to share a vehicle crossing to reduce the impact to street parking and allow more space for street trees.
- (c) Driveways are to be 3.0m wide at the gutter (excluding the splay) and may splay to the property boundary as required.
- (d) Vehicle crossings will not be permitted where one off street parking space will result in the loss of two or more on street parking spaces.
- (e) A street analysis is required illustrating the number of on-street spaces provided before and after the proposed vehicle crossing.

## 1.9 LANDSCAPING AND OPEN SPACE

### Objectives

- (a) To enhance the amenity and visual setting of the site, streetscape, and surrounding neighbourhood.
- (b) To ensure the provision of open space in a size and arrangement that meets user requirements for recreation, service and storage needs, solar access and is well integrated with living areas.
- (c) To retain and increase remnant populations of endemic flora and fauna.
- (d) To maximise on site stormwater infiltration and minimise stormwater runoff.
- (e) To improve the climate resilience of the site.

### Controls

- (a) Development is to comply with the provisions of *Part B3 Landscaping, Biodiversity and Vegetation Preservation*.
- (b) A minimum of 40% of the total site area is to be provided as open space.
- (c) A minimum of 20% of the total site area is to be provided as landscaped area.
- (d) A minimum 50% of the landscaped area must be deep soil zone.
- (e) Each dwelling is to have a minimum of 25m<sup>2</sup> of private open space capable of being used for recreation.
- (f) Each dwelling in a detached dual occupancy development is to have a minimum open space area of 130m<sup>2</sup> including a private open space area having minimum dimensions of 5m x 5m located adjacent to the living area of each dwelling.
- (g) A minimum of 50% of the area between the front of the primary building and the street alignment is to be open space.
- (h) A minimum of 50% of the open space provided at the front of the site is to be landscaped area.
- (i) Each dwelling is to have an outdoor clothes drying area to allow clothes to be dried naturally.

## 1.10 SWIMMING POOLS AND SPA POOLS

This Part should be read in conjunction with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 which allows the construction of a swimming pool with a complying development certificate subject to certain criteria. Swimming pools that do not satisfy those criteria are subject to the following objectives and controls.

All applications for swimming pools over 40,000 litres in capacity must be accompanied by a BASIX Certificate. Refer to the Waverley Development Application Guide for more information.

### Objectives

- (a) To protect significant trees and landscaping on the subject site and adjoining properties.
- (b) To retain the visual and acoustic privacy of adjoining properties.
- (c) To ensure the location of swimming pools and spa pools do not adversely impact upon adjoining properties and/or streetscapes.
- (d) to ensure swimming pools can be run with optimal energy consumption

### Controls

- (a) Swimming pools and spa pools must be located at the rear of the property.
- (b) Swimming pools and spa pools should not be located within the side setback, between dwellings.
- (c) In the case of a corner block, swimming pools and spa pools must not be located within the primary street frontage.
- (d) Swimming pools and spa pools are to be setback from significant trees and landscaping in line with AS4970-2009 - Protection of trees on development sites.
- (e) Where decking abuts any boundary, additional consideration must be given to the visual privacy of adjoining properties.
- (f) Exposed pool structures must be screened if visible above ground.
- (g) All pool equipment must be enclosed within an acoustically treated structure.
- (h) All swimming pool pumps must reach a minimum of 7 stars or above under the Australian Government's Minimum Energy Performance Standards
  - (i) Acceptable swimming pool heating systems include:Solar only
  - Solar with electric boost
  - Electric heat pump

## 1.11 DORMER WINDOWS

### Objectives

- (a) To ensure additions to roofs for the purposes of accommodation, are proportionate and complementary with the character of the dwelling and streetscape.
- (b) To ensure where part of a semi-detached dwelling pair, row or group, the character of dormer and roof windows is consistent in all respects, to conserve the unity of the group.

### Controls

- (a) Where the height of the roof as measured from the gutter to the ridge is less than 2.5m, windows must be flush to the roof and limited to one per single fronted dwelling, or a pair on a double fronted dwelling.
- (b) Each dormer window is to be contained within one dormer roof structure.
- (c) The ridge of any dormer roof structure shall generally be a minimum of 300mm below the main ridge of the roof of the dwelling.
- (d) Where the dwelling is part of a semi-detached pair, row or group of like dwellings, any dormer or roof window must match the unity of the group and the total width of dormers should be no greater than 25% of the width of the roof.
- (e) In terrace style dwellings, a skillion dormer may be permitted at the rear of the roof, provided the existing ridge line is maintained, the addition is set below the ridge and a side setback of minimum 900mm is maintained. In addition, the rear skillion dormer is not to extend beyond the rear gutter line.

## 1.12 BATTLE AXE BLOCKS

A battle axe block is an allotment that has access to a road by an access laneway or 'handle'. Battle axe subdivision is not a preferred subdivision pattern in Waverley Council, however may be considered when it can be demonstrated that the subdivision will not negatively impact upon the streetscape character, or the amenity of surrounding developments.

### Objectives

- (a) To ensure battle axe block development achieves acceptable levels of quality building design, amenity, landscaping and access.
- (b) To ensure development is of a size and scale that minimises adverse impacts on the amenity of adjoining residential properties.
- (c) To minimise subdivision that results in battle axe blocks.

### Controls

- (a) Dwellings on battle axe blocks are restricted to single storey in height. Exceptions may be considered where the lot (excluding the access handle) has a minimum area of 450m<sup>2</sup>, a minimum width of 12m and a minimum depth of 12m, and the building is able to achieve large setbacks to boundaries on all sides. In such circumstances it must be demonstrated that the proposed dwelling will have minimal detrimental impacts upon adjacent residential development and the proposal shall accord with other controls in *Part C1 Low Density Residential Development* of this DCP.
- (b) The alignment of dwellings on battle axe blocks should take reference from the alignment of dwellings on adjacent sites. Where a dwelling cannot align with the predominant front and rear alignments of adjacent dwellings, it should be sited and orientated in a manner that will minimise amenity impacts on adjacent dwellings, while maximising the residential amenity to the proposed dwelling in terms of solar access and private open space.



### 1.13 SEMI-DETACHED DWELLINGS & TERRACE STYLE DEVELOPMENT

Semi-detached dwellings form a significant percentage of Waverley's existing housing stock and are being increased in numbers in the form of dual occupancies. Examples of semi-detached dwellings dating from the 1850's to the present are characterised by the principle of providing cohesive residences having the appearance of a more substantial single dwelling.

#### Objectives

- (a) To ensure alterations and additions visually read as a cohesive part of the existing dwelling from the streetscape.
- (b) Materials and detailing of design elements such as roof features are to be of a high quality and reference existing architectural style and features.
- (c) To maintain the original style, form and detail of development to provide cohesion between semi-detached or attached buildings.
- (d) To maintain the appearance of semi-detached development as one of a pair, demonstrating consistent scale, character and established streetscape values.
- (e) To retain the ability of the adjoining residence to undertake comparable cohesive additions.
- (f) To ensure that additions present as an extension of the historic form of the existing building envelope.
- (g) To ensure that the design of first floor additions provides for cohesion, both at the interface of dwellings resulting from additions to one dwelling and the overall form resulting from additions to both adjoining semi-detached dwellings.
- (h) To ensure that development affecting common or shared walls upholds the integrity and quality of the walls on all properties affected.

#### Controls

##### 1.13.1 Built Form

- (a) To protect the street frontage of the pair of semi-detached dwellings, demolition of one semi-detached dwelling of a semi-detached dwelling pair is not supported.
- (b) Where demolition of the building is required due to structural inadequacy or the like, the replacement building is to be a semi-detached dwelling and complement the character of its pair.
- (c) To protect the street frontage of the pair of semi-detached dwellings, the demolition of one existing semi-detached dwelling must not be carried out for the front 6m of the dwelling, or forward of the roof ridge line (whichever is greater).
- (d) The style of the built form must be identified and maintained across the pair or group of buildings.
- (e) The existing original style of the subject semi-detached dwelling is to form the basis of additions visible from the street.
- (f) The use of an attic room in the existing roof void of a semi-detached dwelling is permitted provided:
  - (i) Design controls for dormers are met;
  - (ii) No external balconies are proposed for the attic room;
  - (iii) The attic room maintains the existing roof form as the dominant aspect of the street frontage;
  - (iv) New works do not exceed the existing ridge height; and

- (v) New works remain cohesive with the existing roof form, pitch and finish.
- (g) Alterations to front verandahs are to be minimal and to maintain the existing verandah form, detail and finish and the relationship of the verandah to the front verandah of the adjoining semi-detached dwelling.

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### 1.13.2 First Floor Additions to Semi-detached Dwellings

- (a) First floor additions are to be complementary to the overall building size and style.
- (b) Any first floor addition is to be set back 6m or behind the roof ridge line (whichever is greater) from the principal street frontage in order to maintain a substantial portion of the existing front roof slope and any front verandah.
- (c) Where an existing roof incorporates a main gable oriented to the street, frontage additions are to be located a minimum of 1000mm behind the main gable front.
- (d) Where an existing roof has a principal transverse ridgeline, the bulk of the additions are to be located behind the ridgeline with the exception of secondary dormers or gables set into the front roof slope.
- (e) Where first floor additions extend forward of the existing ridgeline or apex of a hipped roof:
  - (i) The width of additions is limited to no more than 50% of the existing roof of the subject dwelling; and
  - (ii) Architectural elements of semi-detached dwellings are to be retained; and
  - (iii) The extent of the existing roof form is to be contiguous with the attached dwelling.
- (f) The bulk of any first floor addition is to be located to the rear areas of the dwelling.
- (g) Flat roof forms should only be employed where not seen from the street or surrounding an important viewing position in Heritage Conservation Areas.
- (h) Uncharacteristic roof forms and details are not considered appropriate if these impact on the streetscape character of adjoining or nearby semi-detached dwellings.
- (i) Roof forms which contribute excessively to the visual bulk of the building such as high skillion roof forms will not be permitted.
- (j) First floor additions are to limit the rise of walls at the interface with the adjoining semi-detached dwelling to a height of 600mm.
- (k) Any raised party wall is to be set behind the principle ridge line and / or mitigated by detailed design.
- (l) Contemporary roof forms to the rear of traditional semi-detached dwellings may be acceptable if the visual impact to the street and the adjoining dwelling is minimised.
- (m) Where first floor additions exist to the adjoining semi-detached dwelling, the original style and form of the semi-detached dwelling is to form the basis of first floor additions.
- (n) Where symmetry or asymmetry is the dominant aspect of the original semi-detached dwelling pair, this is to be acknowledged in first floor additions.

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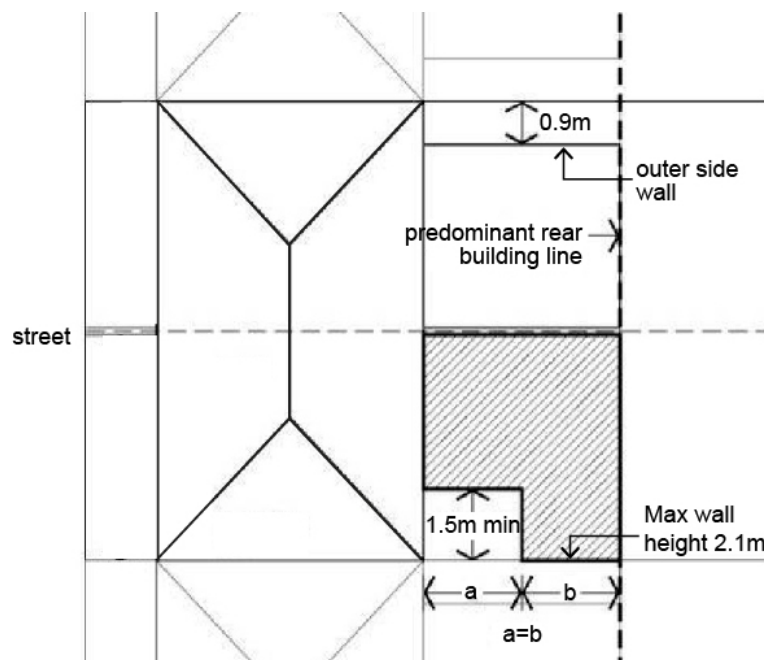
### 1.13.3 Material Finishes and Detail for Semi-detached Dwellings

- (a) Additions are to be cohesively integrated with the finishes and detail of the existing building.

- (b) The style, pitch, profile and colour of roofs to proposed additions are to match and complement the existing roof form of the dwelling.
- (c) Historic features of the existing roofscape are to be identified and where appropriate be incorporated into the proposed addition.
- (d) Dormer roof forms are to be used in a manner characteristic of the original style of the subject dwelling.
- (e) New roofing is to match the original roofing in material colour and profile. Where roofs of adjoining semi-detached dwellings are currently different to each other, new additions are to match the roofing of the adjacent semi-detached dwelling.
- (f) Windows to first and ground floor additions are to be in scale and proportionate to the original windows in the semi-detached dwelling.
- (g) Upper wall finishes are to reflect the style and character of the original building finishes.

**1.13.4 Side setback and courtyard design controls for terraces**

- (a) The common (or party) wall between a pair of terraces can be built with no side setback along the common boundary where it abuts an existing wall to the neighbouring property or where it can be reasonably expected that a wall to the neighbouring property would be constructed in the future.
- (b) The outer side wall of the building (i.e. the wall that is not a shared wall or party wall), should be set back a minimum of 900mm from the outer side boundary (refer to Figure 12).
- (c) Part of the outer side wall may be built to the outer side boundary to create an internal courtyard. The wall on this boundary should generally be a maximum of 2.1m in height. Refer to Figure 12.
- (d) Internal courtyards must have a minimum 1.5m dimension.
- (e) No openings are permitted for walls built to the side boundary.
- (f) The extension should not encroach beyond the predominant rear building line (refer to Figure 12).



**Figure 12** Example of rear extension to terrace.

### 1.13.5 Streetscape and visual impact controls for terraces

- (a) Where there is a mix of 1 and 2 storey terrace style dwellings within a terrace group, additions to one of the single storey terrace style dwellings may be acceptable if the new storey reflects the character and detail of the ground floor facade.
- (b) Extensions to the rear of an existing single storey terrace dwelling are to be no higher than the existing ridge.
- (c) In the case of attic conversions, the main roof envelope of the existing dwelling should remain intact and any dormers should be proportional in size and scale with the existing roof.
- (d) For further guidance, refer to *Part C1.3 Streetscape and Visual Impact*.

### 1.13.6 Common or shared party walls

- a) Subject to appropriateness on heritage grounds, where a previously interior party wall with no cavity becomes exterior then an appropriate second skin, and damp-proof course and waterproofing treatment will be required at the expense of the applicant.
- b) Where new common walls are constructed, they should be constructed as cavity walls with a damp-proof course.

## 1.14 DUAL FRONTAGE DEVELOPMENT

For the purposes of this section, the following definitions apply:

#### *Dual frontage development*

Where a lot has two frontages the development is dual frontage development.

#### *Laneway development*

Laneway development is a type of dual frontage development, and comprises a lot that has one primary frontage, and a secondary frontage to a lane where the predominant use of that lane is vehicle access and waste collection.

#### **Objectives**

- (a) To ensure dual frontage development addresses the character of both frontages appropriately.
- (b) To maintain and improve the key function of a lane being the provision of access to and from a site.
- (c) To ensure bulk, scale and form of dual frontage development does not have a detrimental impact on the established character of Heritage Conservation Areas.
- (d) To activate rear laneways:
  - (i) Through improved passive surveillance;
  - (ii) Through improved quality of construction and design; and
  - (iii) By establishing opportunities for improved landscaping.
- (e) To maintain and enhance aesthetic qualities of Conservation Areas.
- (f) To maintain the amenity of existing residences within the Conservation Area.

## Controls

### 1.14.1 General Controls

- (a) In the case of a single occupancy on a dual frontage lot, the development is to nominate the primary and secondary frontage. Where the secondary frontage is to an otherwise primary road, consideration is to be given to the design and proposed uses of the development to maintain and improve amenity for the surrounding properties.
- (b) The proposed use of development on a dual frontage or laneway development is to be specified. Any proposal for the development to be used as a separate occupancy must comply with the relevant provisions for this type of use.
- (c) Detached dual occupancy development and detached secondary dwelling development is to locate built forms appropriately to each frontage.
- (d) Ancillary structures including garages are to contribute to the predominant streetscape of the surrounding area.
- (e) Orientation of ridgelines is to consider and minimise impact upon neighbours' amenity.
- (f) Dormer or other roof projections are to be set a minimum of 600mm from outer garage walls and to be set a minimum of 300mm below the garage ridgeline (refer to Figure 14).
- (g) Dormers or other roof projections are to have a maximum combined width not exceeding 50% of the associated roof width.
- (h) Dormers or other roof projections and openings to gable ends are to be detailed to minimise overlooking of neighbours properties.
- (i) To maintain neighbours privacy and amenity, windows and glazed doors to above garage accommodation and storage areas are to incorporate privacy screening, translucent glazing, offset windows or other discrete detailing, cohesive to the design of the building and setting.
- (j) Single width garage doors should incorporate an adjacent pass door for pedestrian usage.
- (k) Pass doors should incorporate off street enclosure for waste bin storage.
- (l) Garage studios and rear lane garage developments are to incorporate landscape planting. Landscaping is to include but not be limited to:
  - (i) Inset pockets for tree, shrub or vine planting;
  - (ii) Overhanging planters;
  - (iii) Setback planters; and
  - (iv) Green walls utilising mesh supported climbers or vertical emphasised tree or shrub species.

### 1.14.2 Laneway design provisions

- (a) The external wall height of laneway development shall not exceed 3.6m and maximum height to the roof ridge shall not exceed 6m (refer to Figure 13).
- (b) Gabled roof ends facing side boundaries are only appropriate where the impact on neighbours is considered acceptable in terms of solar access, bulk and scale, and visual and acoustic privacy impacts.

- (c) Laneway development is to be designed with simple built forms, built at or very close to the lane alignment and is not to be seen from the primary street frontage (refer to Figures 14 and 15).
- (d) Laneway development design should incorporate a pitched roof. Skillion roofs located behind parapets may be acceptable in some instances where the prevailing laneway development is consistent with such an approach and where it will result in fewer impacts to the amenity of adjacent properties.
- (e) Development along lanes is to maintain the prevalence of mature, regularly spaced street trees and bushes, as well as mature and visually significant trees on private land. Laneway development should not occur if it will result in a significant alteration to the landscape character of the laneway.
- (f) External stairs are not acceptable in order to protect the visual and acoustic privacy of adjoining properties and to maintain an appropriate aesthetic quality of the development.
- (g) Rear lane garages are to employ gable ended and hipped roof forms with continuous roof pitch from outer walls to ridgeline.

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### 1.14.3 Development in Heritage Conservation Areas

#### Garage Articulation

- (a) Garage doors are to be limited to single vehicle widths, with central divide to double vehicle garages (refer to Figure 14).
- (b) Roof forms are to reflect those of the Conservation Area in pitch and modulation.
- (c) Garage/studio finishes are to reflect the finishes and proportions of traditional construction in the Conservation Area.
- (d) Proportions of openings to studios are to maintain the proportions and voids to solid ratios of traditional construction in the Conservation Area.
- (e) Windows to above garage studios are to be designed to minimise overlooking of surrounding properties both adjacent to the site and on opposing sides of laneways. Outlook is to be directed into the associated property or into the rear lane.
- (f) Treatment of windows and glazed openings to studios is to incorporate privacy screening to or from neighbouring sites including but not limited to obscure glazing, window hoods, awnings and recessed window planes.
- (g) Garage studio structures are to be visibly separate from the associated residence. Yard areas and private open space areas are not to be roofed.
- (h) The massing and roof line of garage/studio structures are to align with garage/studios on neighbouring sites. Box gutters on side boundaries are to be avoided. Solar collection panels are to be located to inner roof slopes facing the associated residence or to roof slopes facing side boundaries.

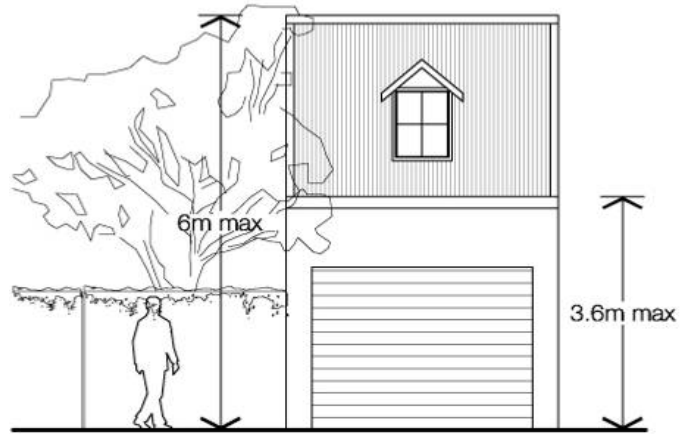


Figure 13 Maximum overall and external wall height for laneway development



Figure 14 Example of acceptable designs for laneway development



Figure 15 Laneway development should not be visible from the primary street frontage

## 1.15 DUAL OCCUPANCY DEVELOPMENT

This section does not apply to secondary dwellings, also known as granny flats (refer to *Part C1.16 Secondary Dwellings and Ancillary Structures*).

### Objectives

- (a) To ensure that the size and bulk of dual occupancy development is in character with surrounding development and streetscape.
- (b) To ensure that the size and bulk of new buildings and alterations and additions to dual occupancy developments do not result in unreasonable impacts on neighbouring properties.

### Controls

- (a) The allotment area for a dual occupancy development must be consistent with the following:
  - (i) 450m<sup>2</sup> or more where the two dwellings are attached; or
  - (ii) 600m<sup>2</sup> or more where the two dwellings are detached.
- (b) Attached dual occupancy development should be designed so as to have the appearance from the street of a single dwelling.
- (c) In the case of a detached dual occupancy, any second building must:
  - (i) Address a street or laneway;
  - (ii) Have a maximum gross floor area of 110m<sup>2</sup>; and
  - (iii) Not exceed the maximum FSR for the site, as calculated for the whole site.
- (d) A detached dual occupancy must provide a minimum 5.5m courtyard area between each dwelling.
- (e) Dual occupancy development must provide a single vehicle crossing to the street.



## 1.16 SECONDARY DWELLINGS AND ANCILLARY BUILDINGS

*State Environmental Planning Policy (Housing) 2021* permits secondary dwellings in all residential zones and includes development standards for secondary dwellings. This Part provides additional development controls that are to be read in conjunction with the SEPP. Where there is an inconsistency between the Housing SEPP and this DCP, the development standards in the Housing SEPP prevail.

To ensure amenity and restrict overdevelopment of a site, the principal dwelling plus any ancillary structures, including secondary dwellings, are to comply with the controls in *Part C1 Low Density Residential Development* for site coverage, minimum landscaped area, private open space, and height controls.

### Objectives

- (a) To ensure secondary dwellings and ancillary development achieve acceptable levels of building design, amenity, landscaping, access and security.
- (b) To limit the bulk and scale of secondary dwellings and ancillary development.
- (c) To avoid excessive development of existing landscaped areas and open space of dwellings.
- (d) To minimise the adverse amenity impacts of secondary dwellings and ancillary buildings on adjoining properties.
- (e) To ensure secondary dwellings and ancillary development enhances the streetscapes of laneways and primary streets.

### Controls

#### 1.16.1 Secondary Dwellings

- (a) Secondary dwellings are to comply with the provisions of Clause 5.4(9) of WLEP. Where secondary dwellings are proposed to address the rear lane, the provisions in *Part C1.14 Dual Frontage Development* will also apply.
- (b) Any detached secondary dwelling must clearly read as a secondary structure associated with the principle dwelling.
- (c) Secondary dwellings are not to significantly impact upon the privacy and amenity of neighbouring properties.
- (d) Secondary Dwellings must comply with the provisions of Part B1 Waste and provide storage for waste in addition to the primary dwelling.
- (e) Parking permits will not be permitted for residents of a secondary dwelling.
- (f) Secondary dwellings that do not front a laneway are to be single storey only, with an overall maximum height of 3m.
- (g) Side setbacks of secondary dwellings are to be determined on a site by site basis, with consideration given to the context and amenity of neighbouring properties.

#### 1.16.2 Ancillary Development

- (a) Ancillary buildings are to be minor buildings, integrated into the landscaped open space area of the dwelling, with the floor area of all ancillary buildings on an allotment not exceeding 10% of the allotment size.

- (b) The wall height of the ancillary buildings on a property boundary shall not exceed 2.1m. Maximum wall height must not adversely impact on the amenity of a neighbouring property.
- (c) The maximum height of ancillary buildings is not to exceed 2.4m.
- (d) The design of the roof of ancillary buildings should not conflict aesthetically with the design of the principal building on the site or with adjoining development.

## C2 OTHER RESIDENTIAL DEVELOPMENT

Development is to comply with the provisions of this part, as well as other relevant parts of this DCP. Where there are inconsistencies, the provisions of this Part shall prevail to the extent of the inconsistency. This Part applies to the residential components of:

- Boarding Houses;
- Co-living housing;
- Group homes;
- Hostels;
- Manor Houses;
- Multi dwelling housing;
- Multi dwelling housing (terraces);
- Residential flat buildings;
- Seniors housing;
- Serviced apartments;
- Shop top housing; and
- Student accommodation.

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Code SEPP).*

For the purposes of 'Low Rise Medium Density' development as permitted through Part 3B of the Code SEPP, this Part is to be considered in the design and assessment of manor houses and multi dwelling housing (terraces). Refer to the Code SEPP for the land use definitions of manor houses and multi dwelling housing (terraces).

*State Environmental Planning Policy (Housing) 2021 – Chapter 4 Design of residential apartment development (Housing SEPP)*

Development that is subject to Chapter 4 of the Housing SEPP is required to address the provisions of the Apartment Design Guide (ADG), in addition to this part of the DCP. As per Clause 149 of the Housing SEPP, if a DCP contains provisions that specify requirements, standards, or controls in relation to the following, those provisions are of no effect:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

Where this is the case, a notation has been placed next to the relevant section of this Part. Given the nature of the existing and desired future character of Waverley, in many cases where the above provisions of the ADG cannot be achieved, the provisions of the relevant Part of this DCP are intended to provide additional guidance in achieving the relevant objectives.

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## 2.1 SITE, SCALE AND FRONTAGE

### Objectives

- (a) To ensure lot size and dimension are able to accommodate the appropriate building envelope, landscaping and service requirements.
- (b) To ensure development sites have adequate street frontage to meet side setback and building requirements.
- (c) To ensure lot sizes and building forms are appropriate to the streetscape.
- (d) To provide guidance on the appropriate scale of development to complement the FSR controls within the WLEP.
- (e) To encourage amalgamation of allotments to provide for improved design outcomes.
- (f) To prevent the isolation of sites.

### Controls

- (a) New residential flat buildings must be located on sites which feature a minimum frontage width (measured at the boundary) of 15 metres for R3 zones and 20 metres for R4 zones.
- (b) Variations to control (a) may be accepted if Council can be satisfied that the development:
  - (i) Complies with the site and building design controls outlined in this Part between sections 2.2 to 2.21.
  - (ii) Provides safe and efficient access and servicing facilities - particularly in relation to parking, pedestrian and vehicle access, collection and storage of waste.
  - (iii) Provides a high standard of resident amenity - particularly in relation to privacy, solar access, ventilation, and the provision of outlooks to landscaped setbacks.
  - (iv) Responds to the local context, including providing adequate separation from existing and future adjoining development.
- (c) Lot sizes and dimensions must enable development to be sited to protect the natural or cultural features of the site and avoid significant changes to the natural topography.
- (d) Applications for new residential flat building development must not result in the isolation of neighbouring lots by reducing the development potential of adjoining land. Applicants may be required to submit plans that clearly identify the future development potential of adjoining land to ensure its development potential will not be adversely impacted. Considerations should include the ability for neighbouring sites to comply with the requirements of this DCP and the ADG.
 

**Note:** Assessment of applications will need to refer to the Planning Principles established by the Land and Environment Court *Karavellas v Sutherland Shire Council [2004] NSWLEC 251*.

## 2.2 HEIGHT

### Objectives

- (a) To ensure future development responds to the desired scale and character of the street and local area.
- (b) To minimise the impact of attics and basement car parks on the overall building height.
- (c) To provide good residential amenity for dwellings.

### Controls

- (a) The maximum building height is as set by Clause 4.3 of the WLEP and the Height of Buildings Map.
- (b) Development must comply with the maximum external wall height (refer to Figures 16 - 18), as set in Table 2 below:

Zoning	WLEP Height	Max external wall height
R3	9.5m	7m
R3	12.5m	9.5m
R4	20m	17m
R4	28m	25m

**Table 2** Height requirements

- (c) Council may consider a varied wall height where the following matters are addressed:
  - (i) Compliance with Floor Space Ratio development standard;
  - (ii) Compliance with Height development standard;
  - (iii) Compliance with side setback controls;
  - (iv) Visual aspect of the bulk and scale, as viewed from the private open space and living areas of adjoining properties;
  - (v) Amenity of adjacent properties with regard to sunlight, visual and acoustic privacy and views; and
  - (vi) A high design quality is achieved.

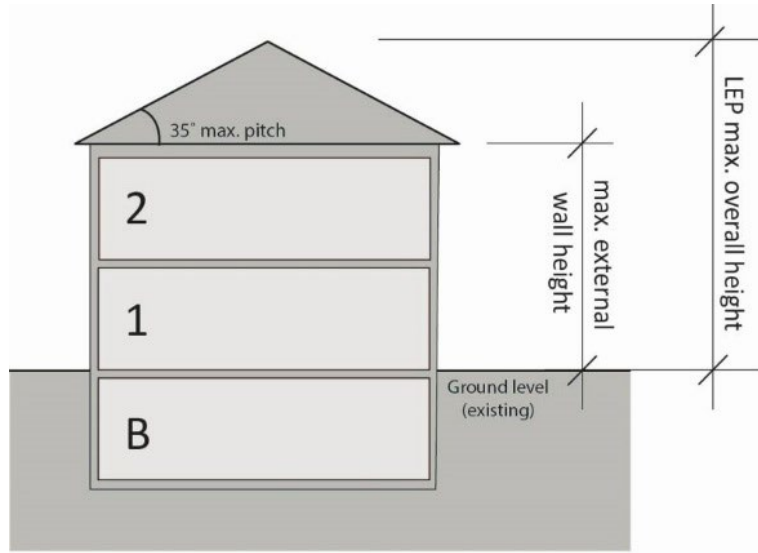


Figure 16 How to measure height for a pitched roof building

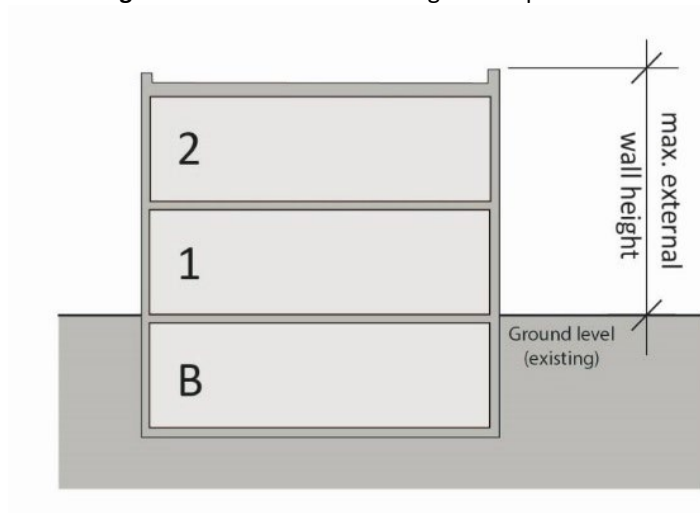
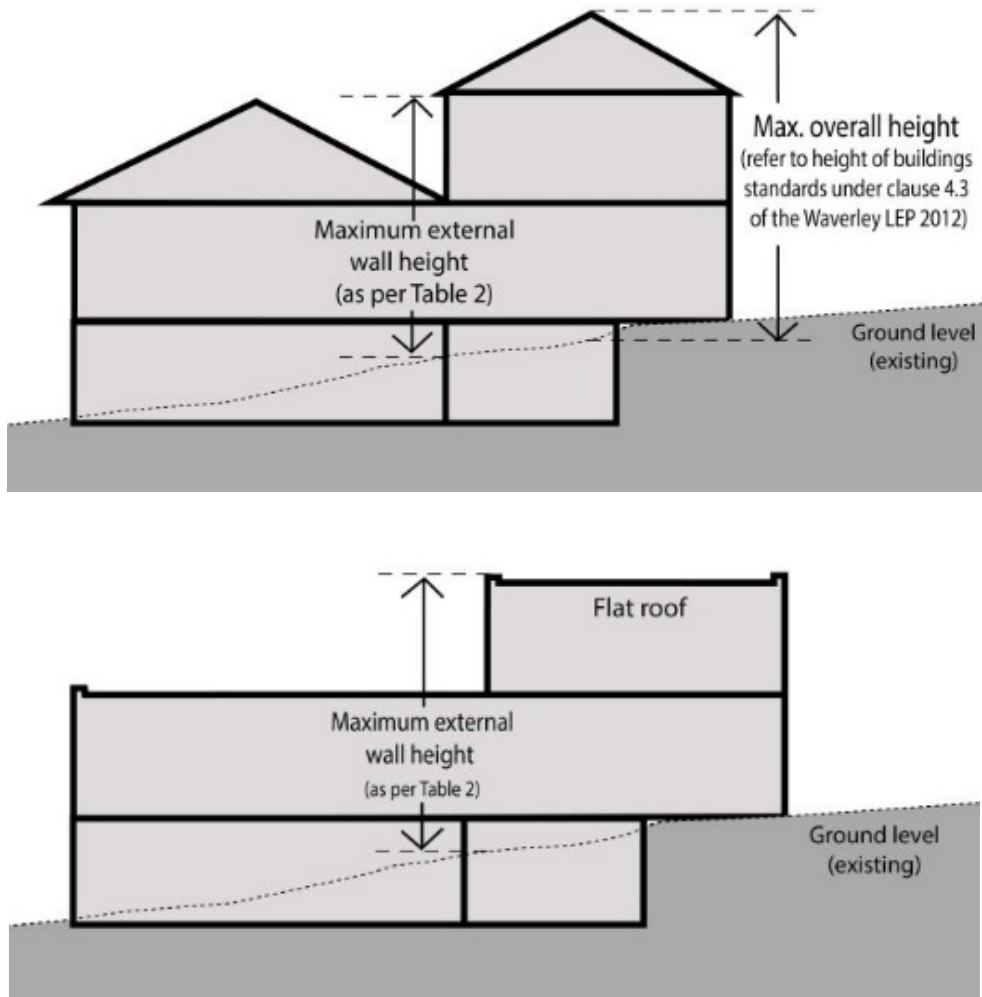


Figure 17 How to measure height for a flat roof building

Note: The maximum building height (LEP) is calculated from the basement floor for sites with an existing basement. The maximum external wall height only includes the portion of wall above ground.



**Figure 18** How to measure height on sloping land

Note: The maximum building height (LEP) is calculated from the basement floor for sites with an existing basement. The maximum external wall height only includes the portion of wall above ground.



**2.3 SETBACKS**

**ADG Development: refer to Part 3F of the ADG.**

**2.3.1 Street Setbacks****Objectives**

- (a) To integrate new development within the established setback character of the street.
- (b) To provide a transition between public and private space.
- (c) To assist in achieving visual privacy to dwellings from the street.
- (d) To ensure developments preserve and contribute to the landscape character of the street.

**Controls**

- (a) Street setbacks must be consistent with the predominant building line setback along the street.
- (b) Where there is no predominant building line, setbacks will be assessed on the merits of the proposal.
- (c) The front setback is to be free of any below ground structures.
- (d) An increase in setbacks may be required to retain existing trees.
- (e) 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.
- (f) 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.
- (g) Setbacks above street frontage height are to be included where the adjacent building includes upper levels setbacks.

**2.3.2 Side and Rear Setbacks****Objectives**

- (a) To provide for visual relief and reduce perceived bulk between buildings
- (b) To provide for visual and acoustic privacy, solar access, air circulation and maintaining views between buildings.
- (c) To retain and reinforce existing mature vegetation to maximise natural site drainage, protect the water table, and provide screen planting.
- (d) To provide sufficient space for new mature landscaping that positively contributes to the landscape of the site, and its presence in the streetscape.

**Controls**

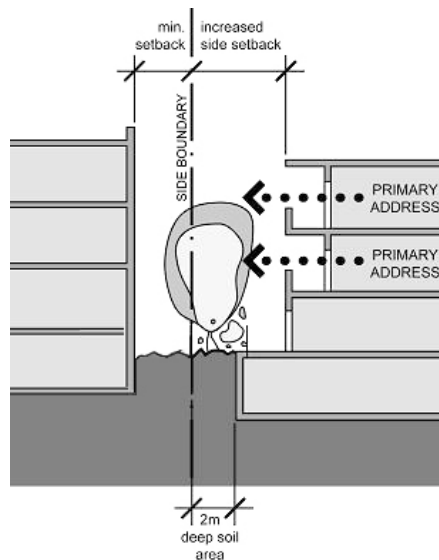
- (a) New buildings and extensions to existing buildings are to provide a minimum 6m rear setback, or extend no further to the rear than the predominant rear building line, whichever is the greater setback. The predominant rear setback is determined separately for each level.
- (b) Side setbacks are to be consistent with Table 3. Reduced setbacks may be permitted where reduced setbacks are more in keeping with the character of the

area. A Context Analysis (see Part B11.2) is to be provided to support a merit based assessment for a more appropriate setback.

Height	Side setback to whole building (min.)
Height up to 4.5m	0.9m
Height up to 12.5m	1.5m
Height above 12.5m	1.5 – 2.5m

**Table 3** Minimum side setbacks

- (c) Council may require additional setbacks to ensure adequate solar access to adjacent buildings and privacy or to minimise view loss (refer to Figure 19). In particular, additional setbacks will be required for the following:
  - (i) East-west orientated lots
  - (ii) Where there is a predominant rear building alignment
  - (iii) Steep topography
  - (iv) Retention and protection of significant trees
- (d) A landscaped deep soil area of 2m must be provided along one side boundary at a minimum.



**Figure 19** Side setbacks

## 2.4 LENGTH AND DEPTH OF BUILDINGS

ADG Development: refer to Part 3F of the ADG.

### Objectives

- (a) To ensure development responds to the existing subdivision pattern and the scale of surrounding buildings.
- (b) To continue the pattern of sightlines through to the rear of blocks between buildings along the street.
- (c) To have a high standard of amenity for occupants of dwellings.

### Controls

- (a) The maximum length of a building along a street is 24m (refer to Figure 20).
- (b) Within the maximum length, buildings must be articulated to respond to the established pattern of existing building length along the street.
- (c) The maximum depth of any residential flat building is to be 18m.

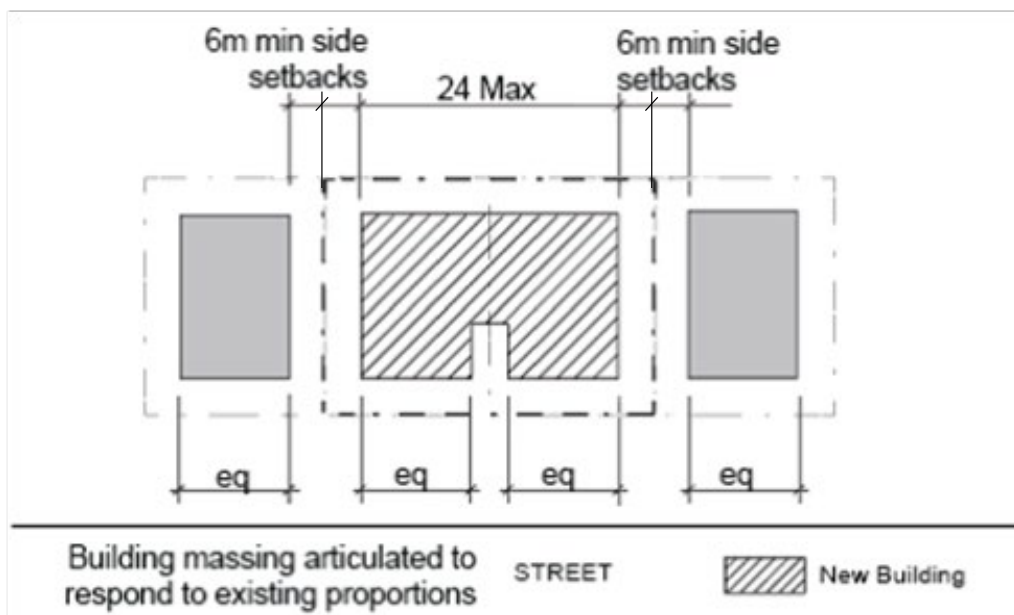


Figure 20 Building length controls

## 2.5 BUILDING DESIGN AND STREETScape

### Objectives

- (a) To have development of a scale and appearance in keeping with the street.
- (b) To design residential development to respond to the streetscape character.
- (c) To promote high quality architectural design.
- (d) To ensure alterations and additions maintain the original architectural character of existing residential flat buildings.
- (e) To ensure that contributory elements of a streetscape are considered in building design.
- (f) To ensure neighbourhoods and streetscapes have a rich character.

### Controls

- (a) Development must be sensitive to the streetscape character and views. A streetscape and context analysis is to be provided in accordance with *Part B12 Design Excellence*.
- (b) Building design is to respond to the existing streetscape character of the area.
- (c) The design of alterations and additions should demonstrate architectural compatibility with the existing building.
- (d) The colour and finish of external materials should be sympathetic to the streetscape and contribute to the overall appearance of the building.
- (e) For developments on corner sites, both street frontages are to present as a primary street frontage.
- (f) The removal of original architectural details and finishes is not supported including; painting face brick work or sandstone, replacing timber with aluminium or replacing unglazed terra cotta tiles or slate.
- (g) Where a streetscape is characterised by Inter-War buildings, infill development should be sympathetic to the surrounding Inter-War features, using Part B16 of this DCP and the *Waverley Inter-War Building Design Guidelines* for guidance. Infill development should not copy an Inter-War building, but rather exhibit design excellence and innovation to provide a contemporary form with sympathetic materials and proportions.

## 2.6 ATTIC AND ROOF DESIGN

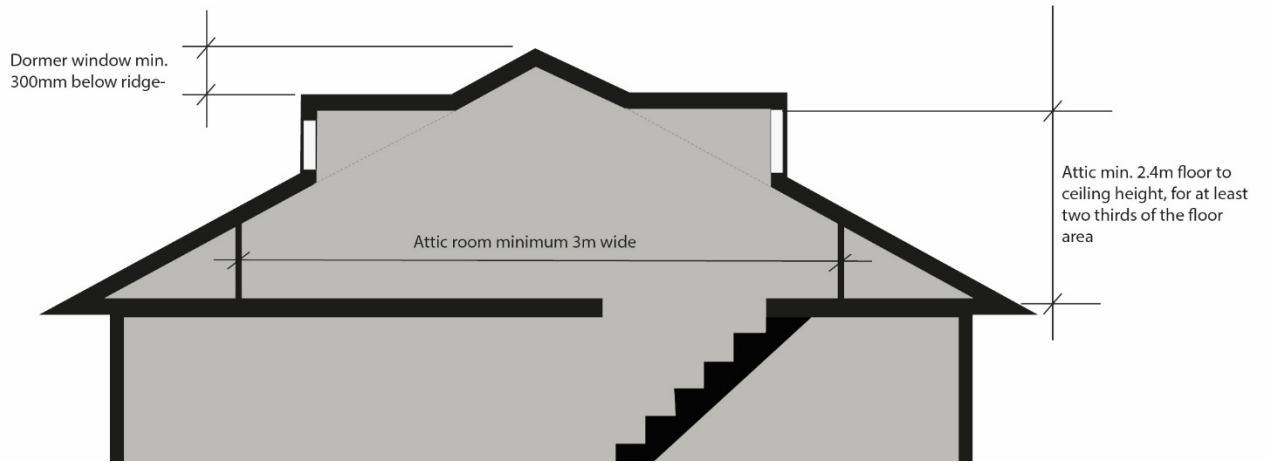
**Definition:** Attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

### Objectives

- (a) To ensure attic rooms achieve good residential amenity and environmental performance.
- (b) To minimise the impact of attic rooms on the amenity of adjoining properties.
- (c) To allow a variety of roof forms in response to the scale and character of the building and streetscape.

### Controls

- (a) Roof design should contribute to the architectural design and the environmental performance of the development.
- (b) Roof design should respond to the streetscape character of the area.
- (c) Alteration and additions must consider existing streetscape and the impact on neighbouring views.
- (d) Contemporary roof forms are permitted to minimise bulk and scale, and respond appropriately to the context.
- (e) An attic must be wholly contained within a pitched roof form; that is a hipped or gabled roof, but not a flat or skillion roof (with the exception of dormer windows).
- (f) An attic must not increase the bulk and height of the roof.
- (g) Attic levels must:
  - (i) Ensure the pitched roof form is the major visual element of the roof and must respond to the context;
  - (ii) Not exceed 50% of the floor area of the floor below;
  - (iii) Not contain independent dwellings and must be accessed via internal stairs only; and
  - (iv) Be naturally ventilated using cross or stack ventilation.
- (h) Attic rooms must have a minimum width of 3m and must have a minimum floor to ceiling height of 2.4m, for at least two thirds of the floor area of the room (refer to Figure 21).
- (i) Dormer windows and skylights are to be less than 50% of the area of the roof elevation.
- (j) Attic additions must not contain a single expansive dormer window. Multiple smaller dormers are preferred where appropriate.
- (k) Where dormer structures are proposed they must:
  - (i) Be secondary to the primary roof structure; and
  - (ii) Be set down a minimum of 300mm from the main ridge line.



**Figure 21** Pitched roof minimum attic dimensions

## 2.7 FENCES AND WALLS

### Objectives

- (a) To define boundaries between communal and private areas within the site and to provide privacy and security for the development.
- (b) To promote a cohesive streetscape.
- (c) To ensure fencing contributes positively to the streetscape or adjoining park.
- (d) To ensure boundary treatments of properties adjoining parks are consistent with the materials palette in the relevant plan of management to maintain the amenity of parks.

### Controls

- (a) Front fences are to be provided where it is a predominant character of the street frontage within a street block.
- (b) Front fences must not exceed 1.2m in height. On sloping sites, the height is averaged so that fences step down the street.
- (c) Front fences must have a maximum proportion of two thirds solid to one third open design.
- (d) Council may permit front fences up to a height of 1.8m of solid material provided it can be shown that the fence acts as an effective noise barrier as a result of adjoining a street with high traffic volume. Such fences are to be setback from the boundary to allow landscaping to soften the bulk or the structure is to be articulated as an alternative to a solid blank wall.
- (e) Rear and side fences behind the building line must not exceed 1.8m in height.
- (f) Side fences must taper down from the front building line to the front boundary fence.
- (g) Fences are to respond to the architectural character of the street in terms of materials used, predominant height, vertical/horizontal rhythm and predominant setback.
- (h) Fences are to clearly delineate between public, communal and private areas.
- (i) Fencing is to be designed so that sightlines between pedestrians and vehicles exiting the site are not obscured and gates do not open over the public roadway or footpath or into parks.
- (j) All boundary treatments for properties adjoining parks are consistent with the material palette from the relevant plan of management.
- (k) The design of fences should generally relate to the period and architectural style of building and help to integrate development into the existing streetscape.

## 2.8 PEDESTRIAN ACCESS AND ENTRY

### Objectives

- To ensure developments provide high quality, accessible and safe pedestrian access to all people who live in and visit the development.
- To create entrances which provide a desirable residential identity for the development to orientate visitor(s).
- To contribute positively to the streetscape and building façade design.
- To promote development that has a strong connection to the street and contributes to the accessibility of the public domain.

### Controls

- Provide main building entries at street level which respond to patterns in the streetscape. Refer to Figure 22.
- Provide an accessible path of travel from the street to and through the front door of all dwellings on the ground floor.
- To increase accessibility, applicants should consider providing lifts in buildings of more than two habitable levels.
- Separate and clearly distinguish between pedestrian access ways and vehicle access ways/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 dwelling entries that address the street.

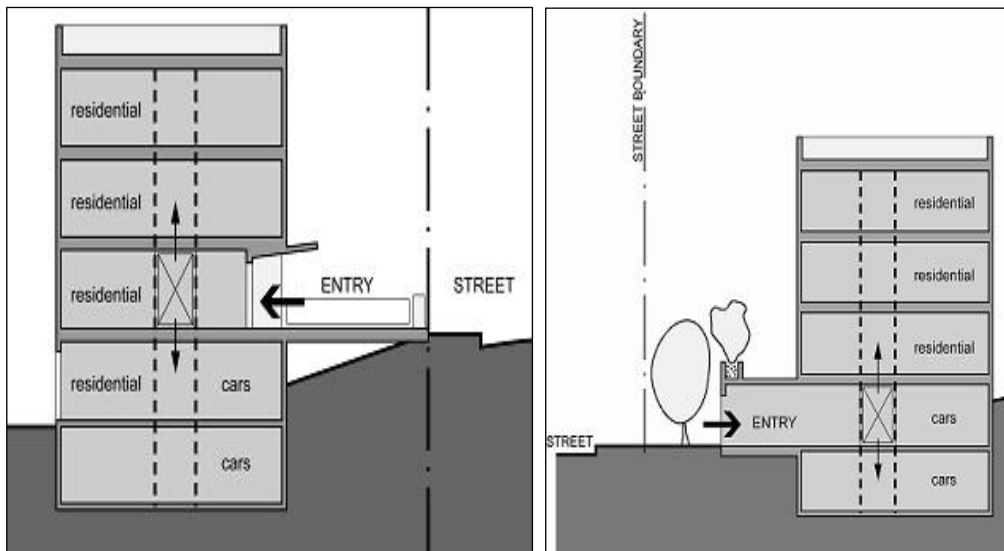


Figure 22 Entry level at low and high side of the street



## 2.9 LANDSCAPING

**Definition:** The definition of ‘landscaped area’ is the same as the definition adopted in the WLEP and is defined as “*a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.*”

### Objectives

- (a) To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- (b) To encourage mature and substantial tree planting to improve the amenity of developments.
- (c) To allow for landscaping to provide screening between buildings.
- (d) To ensure landscaped areas are useable and maintainable spaces that contribute to the existing landscape character of the street.
- (e) To minimise the extent of impervious areas and facilitate rainwater infiltration.
- (f) To influence the microclimate of open space within the development.

### Controls

- (a) Development is to comply with the provisions of *Part B3 Landscaping, Biodiversity and Vegetation Preservation* and Part C2.3.2(d).
- (b) 30% of the site area is to be provided as landscaped area.
- (c) 50% of the landscaped area must be deep soil zone.
- (d) Where site conditions allow, the deep soil zone is to be consolidated as one area to assist the ease of drainage and to allow for effective deep soil planting.
- (e) Landscaping must relate to the building scale and assist integration of the development with the existing street character.
- (f) All development proposals are to be designed to eliminate the impact upon significant trees on site, street trees and trees on adjoining land including public open space and bushland.
- (g) For developments with podium landscaping, compliance with *Part B3 Landscaping, Biodiversity and Vegetation Preservation* is required.

## 2.10 COMMUNAL SPACE

### Objectives

- (a) To provide communal indoor and outdoor areas of high design quality.
- (b) To provide space to encourage interaction between residents.
- (c) To encourage a positive street address for the development.
- (d) To provide residents with recreational opportunities.
- (e) To provide a pleasant outlook for development.

### Controls

- (a) 15% of the total site area for development in the R3 zone is to be provided as consolidated communal open space.
- (b) 25% of the total site area for development in the R4 zone is to be provided for R4 as consolidated communal open space.
- (c) 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) Be designed to a high quality, and allow for landscaping and seating.
  - (v) Demonstrate that its size and dimensions allow for a variety of uses, complementary to balconies and private courtyards. These may include active recreation (BBQ or play areas) or passive amenity (shade trees/structures, water features, seating).
- (d) Communal open space may be provided on a podium or roof-top terrace provided the controls within this Part are met.
- (e) In considering a roof-top terrace or deck, Council will consider the magnitude of the impact on both privacy and noise for neighbouring residents, with the reasonableness of the proposal.
- (f) Where developments are unable to achieve the recommended communal open space, such as small developments (5 or less dwellings) or sites within business zones, they must:
  - (i) Provide quality communal indoor space within the development; and/or
  - (ii) Provide significantly larger balconies or greatly increased private open space for dwellings; and/or
  - (iii) Demonstrate proximity to public open space and facilities; and/or
  - (iv) Provide significant contributions to public open space.
- (g) At least 30% of the communal open space is to receive 3 hours of direct sunlight between 9am and 3pm on June 21.
- (h) Communal open space is to be accessible to all dwellings within a development.
- (i) A continuous accessible pathway of travel is to be provided from all entrances to all of the common facilities on site.
- (j) All facilities in communal areas are to be constructed so as to enable their use by people with disabilities.

## 2.11 PRIVATE OPEN SPACE

ADG Development: refer to Part 4E of the ADG.

### Objectives

- (a) To provide all dwellings with access to private open space.
- (b) To provide private open space of useable proportions.
- (c) To ensure solar access and privacy for private open spaces.
- (d) To ensure balconies are integrated into the overall architectural form and detail of the building.
- (e) To balance the provision of private open space with the provision of solar access and amenity within the dwellings.
- (f) To protect the privacy of residents within and around the development.

### Controls

- (a) Private open space is to have a northerly aspect where practicable.
- (b) Private open space is to be provided for at least 75% of dwellings and may be in the form of a courtyard, deck, balcony or the like.
- (c) Swimming pools are not to be included in any calculation of private open space area.
- (d) Private open space is to be directly accessible from the main living area of the dwelling.

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### 2.11.1 Courtyards

- (a) Private courtyards must have the following minimum dimensions:
  - (i) Minimum 25m<sup>2</sup> area; and
  - (ii) Minimum width and depth of 3m.
- (b) Provide opportunity for planting in private courtyards, including access to deep soil zones wherever possible.
- (c) Private open space is not to be provided at the front of the building unless a landscape buffer between the private open space and the street is provided.
- (d) Provide a clear distinction, and adequate privacy, between private courtyards and public/common open space.
- (e) Private courtyards are to have a maximum gradient of 1 in 10.
- (f) Sun screens, pergolas, shutters and operable walls are to be used to increase amenity where appropriate, and to ensure privacy for neighbours.

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**2.11.2 Balconies/ Decks**

- (a) Balcony additions are to be designed to relate to the character of the existing building.
- (b) 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.
- (c) 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.
- (d) Enclosure of balconies for weather protection is discouraged.
- (e) Locate primary balconies to achieve maximum solar access and privacy. 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.

## 2.12 VEHICULAR ACCESS AND PARKING

This Part must be read in conjunction with *Part B7 Transport* of this DCP for applicable parking rates and other transport provisions.

### Objectives

- (a) To provide adequate parking on site within new developments.
- (b) To encourage large developments to provide car parking in underground basements.
- (c) To integrate adequate car parking without compromising street character, landscape quality, the provision of deep soil zones or pedestrian amenity and safety.
- (d) To encourage increased use of public transport and bicycles.

### Controls

- (a) The siting of car parking must be integrated into the design of the development ensuring the building façade is the dominant streetscape element.
- (b) The car park entry is to be secondary to pedestrian building entry.
- (c) A maximum of one 2-way vehicular access point per individual development is to be provided.
- (d) Car park access is to be provided from secondary streets or lanes.
- (e) The safety of pedestrian entry and circulation is not to be compromised by the location of driveways and car park access.
- (f) The provision of basement parking must not result in non-compliance with the deep soil zone controls in *Part C2.9 Landscaping*.

**2.13 SOLAR ACCESS AND OVERSHADOWING****ADG Development: refer to Part 4A of the ADG.****Objectives**

- (a) To ensure daylight access is provided to all habitable rooms.
- (b) To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.
- (c) To provide adequate solar access to open spaces.
- (d) To minimise impacts of development on surrounding properties.
- (e) To allow the development of small infill sites where access to direct sunlight is compromised by existing adjacent buildings.

**Controls**

- (a) Living rooms and private open spaces of at least 70% of dwellings in a development are to receive a minimum of three hours direct sunlight between 9:00am and 3:00pm on June 21.
  - (i) Developments which seek to vary the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards.
  - (ii) Excavation for the purposes of subterranean dwellings, which do not receive the required minimum access to sunlight, is not acceptable.
- (b) New development should not reduce the solar access of solar panels of any property to less than two hours per day in mid-winter except solar hot water and photovoltaic panels to which full solar access must be maintained.
- (c) Direct sunlight to north facing windows of habitable rooms and all private open space areas of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on June 21.

The numerical guidelines will be applied with the NSW Land and Environment Court Planning Principle for sunlight (in accordance with the case of *The Benevolent Society v. Waverley* [2010] NSWLEC 1082)

## 2.14 VIEWS AND VIEW SHARING

Many properties in Waverley enjoy views of local and district areas and landmarks, including Sydney Harbour, the coastline, ocean and open space. Views are often available from public places and private properties situated a considerable distance from proposed development.

A distant view does not in itself 'belong' to anyone or any property, nor is a view the exclusive right to any one property or to certain individuals. Nonetheless views and vistas are a desirable aspect of amenity and can contribute significantly to the enjoyment of the owners and occupiers of a property and also the general public.

It is difficult to quantify the significance and importance of a view and it can be a highly subjective matter. For this reason, this Part should be read in conjunction with the NSW Land and Environment Court Planning Principle based on *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 at 25-29.

### Objectives

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

### Controls

- (a) New development should be designed to minimise view loss to adjoining and adjacent properties while still providing opportunities for views from the development itself (refer to Figures 23 and 24).
- (b) Provide articulation, and minimise the bulk and scale of roof forms on the low side of streets allowing views to the landscape beyond.
- (c) Design the landscape to allow for views between buildings, particularly on the low side of streets.
- (d) Where the property is adjacent to 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.
- (e) Existing significant public views and vistas available from the public domain, including but not limited to ocean, city and parks views are to be maintained where possible by the design of buildings.
- (f) In some instances a detailed view loss analysis may be required by Council. Refer to the *Waverley Development Application Guide* for more information.
- (g) Measures to be used to facilitate view sharing include buildings setbacks, gaps between buildings, floor heights, roof forms and use of open materials and balustrades on balconies and decks.

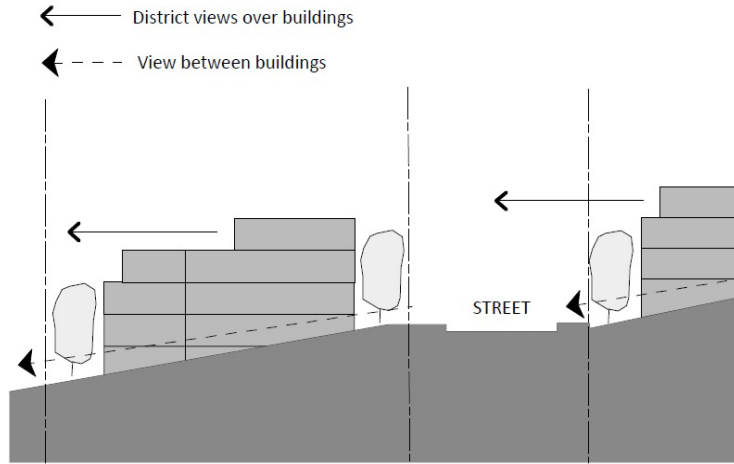


Figure 23 Views over buildings

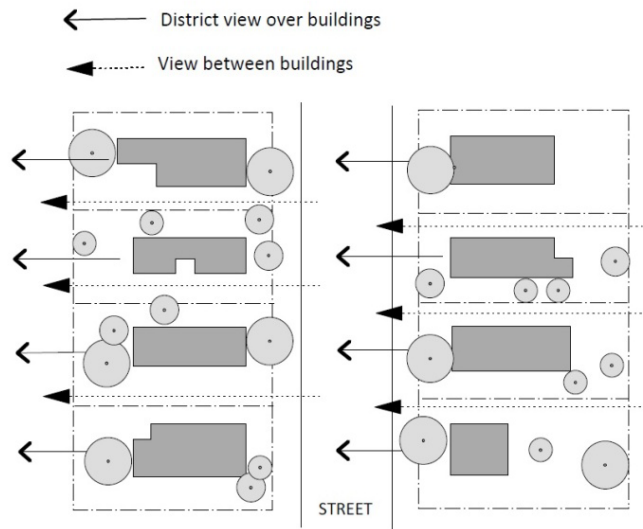


Figure 24 Views between buildings



## 2.15 VISUAL PRIVACY AND SECURITY

Privacy is important for residential amenity. The enjoyment of a residential property by its occupants relies on achieving a reasonable level of acoustic and visual privacy.

Roof-top terraces are discouraged in areas outside Dover Heights.

### Objectives

- (a) To ensure residential amenity is provided within and between developments.
- (b) To maximise outlook and views from principal rooms and private open space without compromising visual privacy.
- (c) To ensure buildings are safe and secure for residents and visitors.
- (d) To minimise adverse impacts of roof-top terraces.

### Controls

- (a) Dwellings should be oriented towards the street with entrances and street numbering clearly visible.
- (b) Development should be designed to provide clear sightlines and lighting between public and private places.
- (c) Development comprising 50 or more dwellings must be designed having regard to Crime Prevention through Environmental Design (CPTED) principles (refer to *B10 Safety*). Council may also require consideration of these principles for other large scale development (refer to the NSW Governments *Crime Prevention and the Assessment of development Applications – Guidelines* under section 4.15 of the *EP&AA 1979* for details).
- (d) Above ground open spaces must not directly overlook rooms and private landscaped areas of adjoining properties unless screening can mitigate overlooking. This includes:
  - (i) offset windows of dwellings in new development and adjacent development,
  - (ii) recess balconies and/or provide vertical fins between adjacent balconies; provide solid or semi-solid balustrades to balconies where necessary;
  - (iii) provide louvres or screens to windows/balconies where necessary;
  - (iv) use vegetation as a privacy screen between buildings;
  - (v) incorporate planter boxes into walls or balustrades to increase the visual separation between areas, and
  - (vi) utilise pergolas or shading devices to limit overlooking of lower dwellings or private open space.
- (e) Privacy needs to be considered in the context of density, separation, use and design and should consider the following principles from LEC decision *Meriton vs. City of Sydney Council (2004) NSWLEC 314*.
- (f) Windows and balconies of an upper level dwelling should be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below and within the same development. Development may :
  - (i) screen balconies from other balconies and ground level private open space, separate communal open space;
  - (ii) common areas and access routes through the site from the windows of habitable rooms; and

- (iii) change the level between ground floor private courtyards and adjacent communal/public areas.
- (g) Landscaping should not be relied on as the sole protection against overlooking.
- (h) In areas undergoing change, the impact on what is likely to be built on adjoining sites, as well as the existing development, should be considered.
- (i) Roof tops may be used as trafficable roof-top terrace areas to meet communal open space requirements for residential flat building, mixed use and shop top housing development provided the following requirements are met:
  - (i) The rooftop will not result in unreasonable amenity impacts such as overlooking and unacceptable noise;
  - (ii) The trafficable area is distanced from the edge of the rooftop with permanent planter boxes or the like of sufficient size to mitigate unreasonable overlooking;
  - (iii) They satisfy the considerations of the Privacy Planning Principle from *2Super Studio v Waverley Council* [2004] NSWLEC 91 at 5-7;
  - (iv) Access hoods and stairs should be designed and sited to avoid obstructing views and producing adverse visual impacts.
  - (v)
  - (vi) The development does not contain a boarding house, co-living development or tourist and visitor accommodation; and
  - (vii) Other controls within this Part C2 are met.

**2.16 DWELLING SIZE AND LAYOUT**

**ADG Development: refer to Part 4D of the ADG.**

**Objectives**

- (a) To provide a diversity of dwelling sizes and layouts to cater for a range of household types.
- (b) To ensure that the internal arrangements of dwellings is functional and satisfies occupants needs.
- (c) To ensure dwellings provide high standards of residential amenity.
- (d) To encourage adaptive re-use and flexibility in design.

**Controls**

- (a) The maximum habitable room depth for a single aspect dwelling should be limited in depth to 8m from a window.
- (b) The width of a dwelling over 15m deep is to be 4m or greater to encourage natural light into living spaces.
- (c) All habitable rooms are to have a window for daylight and natural ventilation.
- (d) Developments are to provide dwelling types and sizes that contribute to a range of housing choice and affordability for the locality.
- (e) The following sizes are considered appropriate as a guideline:
  - (i) Studio – 35m<sup>2</sup>
  - (ii) 1 bedroom – 50m<sup>2</sup>
  - (iii) 2 bedroom – 80m<sup>2</sup>
  - (iv) 3+ bedroom – 100m<sup>2</sup>
- (f) Consideration should be given to the internal design of dwellings to encourage flexibility of uses over time.
- (g) Developments are to comply with the provisions set out in *Part B6 Accessibility and Adaptability* of this DCP.

**2.17 CEILING HEIGHTS**

**ADG Development: refer to Part 4C of the ADG.**

**Objectives**

- (a) To ensure residential amenity within dwellings and create spatial interest and variation.
- (b) To increase the sense of space in dwellings and provide well-proportioned rooms.
- (c) To promote penetration of daylight into all areas of each dwelling.
- (d) To contribute to flexibility of use.

**Controls**

- (a) Ceiling heights of dwellings must encourage the penetration of natural sunlight into all areas of the building. The following floor to ceiling heights are to be provided:
  - (i) 2.7m minimum for all residential floors; and
  - (ii) 2.4m minimum for attic levels.

**2.18 STORAGE****ADG Development: refer to Part 4G of the ADG.****Objectives**

- (a) To provide adequate and accessible enclosed storage for everyday household items.
- (b) To provide storage for sporting, leisure, fitness and hobby equipment.

**Controls**

- (a) *In addition to* kitchen cupboards and bedroom wardrobes, development must provide accessible and enclosed storage within the dwelling at the following cubic rates:
  - (i) Studio & one bedroom dwellings – 6m<sup>3</sup>
  - (ii) Two bedroom dwellings – 8m<sup>3</sup>
  - (iii) Three plus bedroom dwellings – 10m<sup>3</sup>
- (b) Each dwelling is to have access to a bulky storage area. This may be outside, within a basement or ancillary structure. This area is to be separate and secure for each dwelling.

## 2.19 ACOUSTIC PRIVACY

Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces. Designing for acoustic privacy relates to the location and separation of buildings within a development and the arrangement of dwellings and internal spaces within dwellings.

### Objective

- (a) To ensure a high level of amenity for residents.
- (b) To effectively manage the interface between non-residential uses and residential accommodation.

### Controls

- (a) Soundproofing of all dwelling units by such means as acoustic glazing is required to reduce noise impacts on residents.
- (b) Minimise noise transmission between dwellings by:
  - (i) Locating noisy and quieter areas next to other noisy or quiet areas, e.g. living rooms adjacent to living rooms, and bedrooms adjacent to bedrooms.
  - (ii) Using storage or circulation zones within an dwelling to buffer noise from adjacent dwellings, mechanical services or corridors and lobby areas and minimising the amount of party (shared) walls with other dwellings.

**2.20 NATURAL VENTILATION****ADG Development: refer to Part 4B of the ADG.****Objective**

- (a) To ensure dwellings are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.
- (b) To encourage the design of the development to address orientation, building envelope and the internal configuration of dwellings.
- (c) To provide natural ventilation in non-habitable rooms, where possible.
- (d) To reduce the use of mechanical ventilation, particularly air-conditioning.

**Controls**

- (a) All dwellings in a development are to be naturally cross-ventilated. These may be either dual aspect (e.g. cross through dwellings and corner dwellings), or maisonette/2 storey dwellings 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:
  - (i) Determining prevailing breezes and orienting buildings to maximise access to breezes, where possible;
  - (ii) Locating vegetation to direct breezes and cool air as it flows across the site; and
  - (iii) Selecting and planting trees that do not inhibit airflow.
- (c) Design the internal dwelling layout to promote natural ventilation by minimising interruptions (such as corners and walls) to air flow through a dwelling.
- (d) Doors and operable windows are to maximise natural ventilation by:
  - (i) 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 dwelling;
  - (ii) Using higher level casement or sash windows, clerestory windows or operable fanlight windows to facilitate convective currents; and
  - (iii) Selecting windows which can be reconfigured to funnel breezes into the dwelling.
- (e) Innovative technologies to naturally ventilate internal rooms such as laundries, bathrooms and basement car parks are to be implemented including stack-effect ventilation or solar chimneys.
- (f) To minimise use of air-conditioning, all dwellings must have ceiling fans installed in all habitable rooms.

## 2.21 BUILDING SERVICES

### Objective

- (a) To 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.
- (b) To minimise visual impact by encouraging building services to be located in the basement of buildings, where practicable.
- (c) To ensure that adequate space and facilities are provided to allow the natural drying of clothes and the provision of compost facilities.

### Controls

- (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, and plant rooms and satellite/communications structures.
- (b) The maximum volume permitted for a plant room is the minimum required to meet Australian Standards, accommodate typical dimensions of equipment required and the associated circulation space to access the equipment for maintenance. Plant rooms should be located in underground areas where possible. DA plans should show the approximate location and size of equipment within the plant room.
- (c) Provide mailboxes adjacent to the main entrance and integrated into a wall of the building where possible, ensuring that they are secure and can accommodate large articles such as newspapers.
- (d) Coordinate and integrate building services within the overall façade and roof design.
- (e) Provide adequate space and facilities for outdoor communal clothes drying.
- (f) Locate any ancillary structures such as plant rooms and satellite dishes away from the building entry, communal and private open spaces, and bedrooms.
- (g) Where located on podium or roof levels, building service elements must not be visible from the street or impact on public or private views. As a guide, a minimum of 2m is to be provided from the building wall. (Refer to Figure 25).

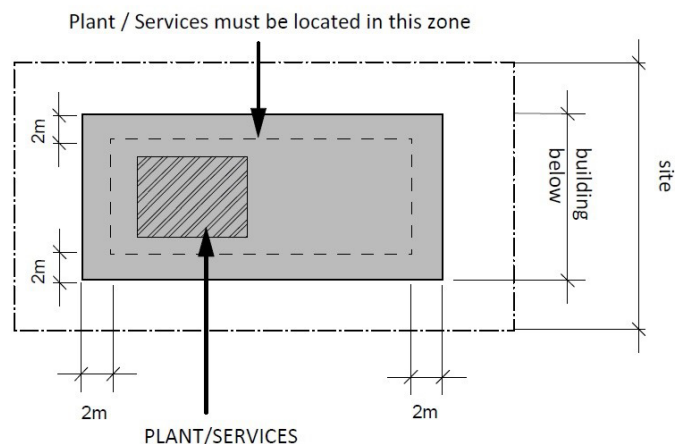


Figure 25 Plant and services zone



## 2.22 RETENTION OF AFFORDABLE RENTAL HOUSING

When a development site contains an existing residential flat building or an existing boarding house Chapter 2 Part 3 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) is relevant for consideration.

### Objective

- (a) To ensure that applicable Development Applications can be accurately assessed under the Housing SEPP.

### Controls

- (a) When a development site contains an existing residential flat building or an existing boarding house, the Statement of Environmental Effects report submitted with a DA is to include an assessment against Chapter 2 Part 3 of the Housing SEPP.
- (b) Where 5-years' worth (counted back from the date of lodgement) of rental data is provided by the applicant to confirm whether a dwelling is or is not a low-rental dwelling as defined by the Housing SEPP, the data should be provided in one of the following two ways:
  - a. Executed leases and rental increase or decrease letters; or
  - b. Information from the leasing agent accompanied by an executed statutory declaration.

Without rental data being provided in one of these two forms it will be assumed that the dwellings without such data are low-rental, as it cannot be reliably proven otherwise.

Where a dwelling is identified by the applicant as being owner-occupied for all or some of the 5-year period, a statutory declaration confirming such as well as a copy of a utility bill from every 6 months that the dwelling was owner-occupied should be provided.

Where Council are not satisfied with the rental data, further information may be requested.