Wingecarribee Shire Development Control Plan

Low-Density Housing

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Introduction

This chapter of the Wingecarribee *Development Control Plan* (Wingecarribee DCP) provides objectives and controls for low-density housing and ancillary development, including any alterations or additions to these types of development.

This section applies to all land in the Wingecarribee local government area, where land uses listed in this chapter are being carried out, including residential and rural zoned land. This chapter also applies to alterations and additions to lower scale residential development and ancillary development in a business or industrial zone.

This chapter of the Wingecarribee DCP must be read in conjunction with …add other chapters of the DCP as required. To the extent of any inconsistency between this chapter and any other Wingecarribee DCP sections, this chapter will prevail.

This chapter of the Wingecarribee DCP is divided into two parts as follows:

Low-Density Housing

Low-density housing includes the following types of development, including any alterations or additions to this type of existing development, defined in the *Wingecarribee Local Environmental Plan 2010*:

- Dwelling house
- Dual occupancy
- Secondary dwelling
- Group home
- Boarding house

Ancillary Development

Ancillary development includes the following types of development, including any alterations or additions to this type of existing development:

- Detached Building – Habitable
- Detached Building – Non-habitable
- Swimming Pool and Spa
- Sport Court

Note: It is recommended that you check the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as some ancillary development may be categorised as exempt development and this DCP does not apply in those cases.

Low-Density Housing

This section provides objectives and controls for low-density housing.

This section of the Wingecarribee DCP must be read in conjunction with ...add other chapters of the DCP as required.

This section of the Wingecarribee DCP applies to low-density housing that includes the following types of development, including any alterations or additions to this type of existing development, defined in the *Wingecarribee Local Environmental Plan 2010*:

- Dwelling house
- Dual occupancy
- Secondary dwelling
- Group home
- Boarding house

The overarching objectives for low-density housing are to:

a) Encourage a variety and choice of housing types and sizes that cater for community needs.

b) Encourage low-density housing that is sympathetic to the existing and desired streetscape and character of the locality.

c) Minimise the impact of low-density housing on the amenity of surrounding properties and the locality.

d) Maximise the retention, and encourage the enhancement, of significant trees, street trees, vegetation and other natural features.

e) Embrace the principles of Ecologically Sustainable Development (ESD).

f) Protect, and enhance where possible, the heritage value of any property that contains, or is situated near, a Heritage Item or Draft Heritage Conservation Area.

Summary of numerical / quantitative controls

The following provides a summary of the numerical / quantitative controls contained within this chapter of the Wingecarribee DCP.

Applicants are advised that this is a summary only with further detail on each of the controls provided in this chapter that must also be read and satisfied.

	Less than 900m^2	**Between 900m^2 and 2,500m^2**	**Over 2,500m^2**
Minimum front setback	4.5 metres or 3 metres to the articulation zone.	6.5 metres or 4 metres to the articulation zone.	15 metres or 5 metres to the articulation zone.

Minimum side setback	0.9 metres	1.5 metres	2.5 metres
Minimum rear setback	3 metres	5 metres	10 metres
Minimum setbacks for detached garages, carports, sheds and other outbuildings	6 metres and designed so that the dwelling entry and façade are the dominant building features.		
Building height	A maximum of two (2) storeys, or A maximum of one (1) storey if the land is located in Berrima, Exeter or Burrawang or within a Heritage Conservation Area.		
Primary roof pitch	A minimum of 25 degrees, or A minimum of 27.5 degrees for development in an adopted or draft Heritage Conservation Areas, or other areas where older housing predominates.		
Carparking	A minimum of two (2) carparking spaces for all low-density housing.		
Driveways	Setback a minimum of one (1) metre from any side boundary.		
Height of fences	The maximum height of a front fence must be 1.2 metres and must extend along the side boundary to the extent of the front setback.		
	The maximum of 1.8 metres and must not be located forward of the frontage setback line.		
	Less than 2,000m^2	**Between 2,000m^2 and 4,000m^2**	**Over 4,000m^2**
Maximum site coverage	65% of the site area, or 50% of the site area if the site is a Heritage Item (or Draft Item) or located within a Heritage (or Draft Heritage) Conservation Area.	50% of the site area	25% of the site area

Minimum area of open space	30% of site area	40% of site area	50% of site area
Minimum area of open space if the land is a Heritage Item (or Draft Item) or located within a Heritage (or Draft Heritage) Conservation Area	50% of the site area	50% of the site area	75% of the site area

1.1 Site Analysis

1.1.1 Explanation

The relationship between built form and existing natural or man-made constraints either on the property or on adjoining properties is significant in determining the quality of the development. Each property and locality has unique opportunities and constraints that can be understood through identifying and describing their physical elements.

Undertaking this process, known as a Site Analysis, can ensure that the development addresses existing and possible future opportunities and constraints of both the property and its surrounds. This can increase quality low-density housing through minimising potential issues such as noise, overshadowing, community safety, access, views, privacy, energy consumption, environmental impact and waste generation.

1.1.2 Objectives

a) To determine the most appropriate siting, bulk and scale of development for the land

b) To identify the opportunities and constraints of a property to ensure development responds to the unique characteristics of the preparty and its surrounds

1.1.3 Controls

a) A Site Analysis Plan is required for all new low-density housing.

1.2 Building Heights

1.2.1 Explanation

Building height refers to the vertical distance between the existing or natural ground level and the highest point of the building. Controlling the building height ensures that the scale and bulk of new low-density housing is sympathetically designed in context of the established and desired streetscape, character and scenic qualities of the locality.

While the maximum height of buildings is specified in the *Wingecarribee Local Environmental Plan 2010* Height of Buildings Map, this DCP provides additional guidance on building heights for low-density housing.

1.2.2 Objectives

a) To retain a low scale domestic character

b) To minimise loss of privacy for existing development

c) To minimise overshadowing of neighbouring properties by new development

d) To minimise disruption to views of existing development

e) To control the height of buildings and ensure building heights complement the streetscape

f) To provide additional guidance in applying the maximum height of buildings as shown in the *Wingecarribee Local Environmental Plan 2010* Height of Buildings Maps

1.2.3 Controls

a) The number of storeys for low-density housing must be:

i. A maximum of one (1) storey, if located in Berrima, Renwick, Exeter or Burrawang or if located within an adopted or draft Heritage Conservation Area

ii. A maximum of two (2) storeys, for all other locations

iii. Only contained within the roof spaces of buildings provided the inclusion of such additional rooms does not result in a roof form that is incompatible with the desired streetscape character (rooftop balconies, terraces and the like are to be considered as a storey)

Note: The building height for all low-density housing must be at or below the maximum height of a building in Clause 4.3 and the Height of Buildings Map in the Wingecarribee Local Environmental Plan 2010 for the subject land. A 'storey' is defined under the Building Code of Australia (BCA).

b) For a two (2) storey building or a building on a steeper sloping lot, consideration must be given to the stepping of the building, an underfloor garage and non-habitable rooms in order to reduce the overall height and bulk of the building and to be consistent with the built character of the locality.

c) Where there is an exposed sub-floor, it must be demonstrated in the Site Analysis that this has been minimized.

d) Consideration must be given to building heights in order to minimise the impact on significant views, solar access, privacy or a streetscape.

e) Shadow diagrams must be submitted for all two (2) storey low-density housing.

f) The front elevation of any two (2) storey dwelling must be composed of a combination of single and two storey elements. These elements could include a verandah, porch, bay window or single storey attachment.

1.3 Roof Forms

1.3.1 Explanation

Roof forms are dictated by heritage, technical, economic and aesthetic considerations. As the highest feature of the development, roof forms are often the most unique element of a dwelling and significantly affect the overall look and style of the development.

1.3.2 Objectives

a) To enhance the look of the dwelling and through roof forms, provide a consistent character along the streetscape or a roof form that complements the streetscape

b) To emphasis the height and prominence of one storey-built forms

1.3.3 Controls

a) Roof forms must reflect or complement those of the existing streetscape.

Note: The predominant roof form for residential, commercial and public buildings in Hoddle Street, Burrawang is of steeply pitched gables, where hipped roof forms appear, the pitch tends to also be steep and posted verandahs are used. The merits of height, façade, roof form, bulk and scale will be considered as a part of the assessment of all development applications in Hoddle Street, Burrawang.

b) A detailed exterior colour and materials scheme for all low-density housing must be presented to allow Council to assess the proposed colours and materials against the existing streetscape.

c) Primary roof pitch must:

   i. Be no less than 27.5 degrees in Heritage Conservation Areas, or Draft Heritage Conservation Areas, or other areas where older housing predominates.

   ii. Be a minimum of 25 degrees for all other locations.

   iii. Consistent of a simple roof form with hips, eaves and some gables

d) Mansard (hip) and excessively steep roof forms are not permitted.

e) The use of zincalume is not permitted and galvanised iron may only be used with specific Council consent. Colourbond and tiles are both acceptable.

f) All dwellings must have eaves in proportion with the roof pitch except where an alternative to eaves is provided. Eaves of a minimum of 450mm are encouraged and eaves less than 450mm will be assessed on merit.

g) Roof top plant, solar collectors, satellite dishes and antennae must not be located on the roof plane that is fronting the street, to ensure they avoid visual impact.

h) Roof top plant, solar collectors, satellite dishes and antennae must be located and/or finished to ensure they have limited visual impact from the street.

i) Where there is likely to be significant reflection onto neighbouring properties as a result of roof top infrastructure, it must be demonstrated that this has been minimised and / or mitigation measures are being implemented.

j) Traditional dormer windows to attic/loft space within the roof are encouraged but must not dominate the roof form.

k) Services which penetrate the roof and flash must be painted or finished in a material that is consistent in colour with the roof.

1.4 Setbacks

1.4.1 Explanation

Setbacks specify distances between the front, side and rear boundary of the lot and the outer walls of the building. Setbacks outline the building footprint and ensure there is adequate separation between the building and the property boundary. This can provide for range of benefits including access, landscaping, preserving amenity and privacy, fire protection and solar access.

The character of the streetscape is greatly determined by the size and consistency of setbacks. New low-density housing can be well integrated into the established and desired character and development pattern of the locality through consistently applying setbacks.

1.4.2 Objectives

a) To ensure the setback of new low-density housing is consistent with the existing and desired streetscape and character of the locality

b) To provide areas for landscaping and to preserve existing vegetation connections

c) Provide areas for trees and vegetation to enhance the streetscape and provide privacy

d) To ensure new low-density housing has safe vehicular access and egress

e) To retain the privacy, solar access and amenity of surrounding properties

f) To minimise overlooking/overshadowing on surrounding properties

g) To ensure view sharing arrangements are achieved

1.4.3 Controls

a) Primary frontages must be determined to ensure the orientation of dwellings complements the streetscape.

b) Subject to site assessment, Council requires the following setbacks, exclusive of garage setbacks:

Table 1: Setbacks

Lot size	Less than 900m^2	Between 900m^2 and 2,500m^2	Over 2,500m^2
Minimum front setback	4.5 metres or 3 metres to the articulation zone*	6.5 metres or 4 metres to the articulation zone*	15 metres or 5 metres to the articulation zone*
Minimum side setback	0.9 metres	1.5 metres	2.5 metres
	Where the property adjoins a public reserve, a minimum side setback of 3 metres must apply.		
Minimum rear setback	3 metres	5 metres	10 metres
All setbacks in rural zones must be a minimum of 10 metres.			

*Open verandah's, bay windows, balconies and pergolas are permitted within the articulation zone.

Proposals that seek to vary these setback controls may do so only if it can be demonstrated to the satisfaction of Council that the proposed variation:

i. will complement or enhance the quality of the existing streetscape.

ii. will not compromise the amenity of any proposed or existing dwellings immediately adjacent to the proposed development.

iii. considers the impact on solar access to the proposed dwellings and existing dwellings.

iv. considers the privacy of the proposed dwellings and existing adjacent dwellings.

v. provides a better development outcome.

vi. considers the Building Code of Australia issues relating to Fire Safety.

c) Articulation elements, such as facades, roof-lines, porches or dormers, can be built within the minimum front setback but not be more than 25% of the width of the articulation zone, consistent with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Refer Figure 1.

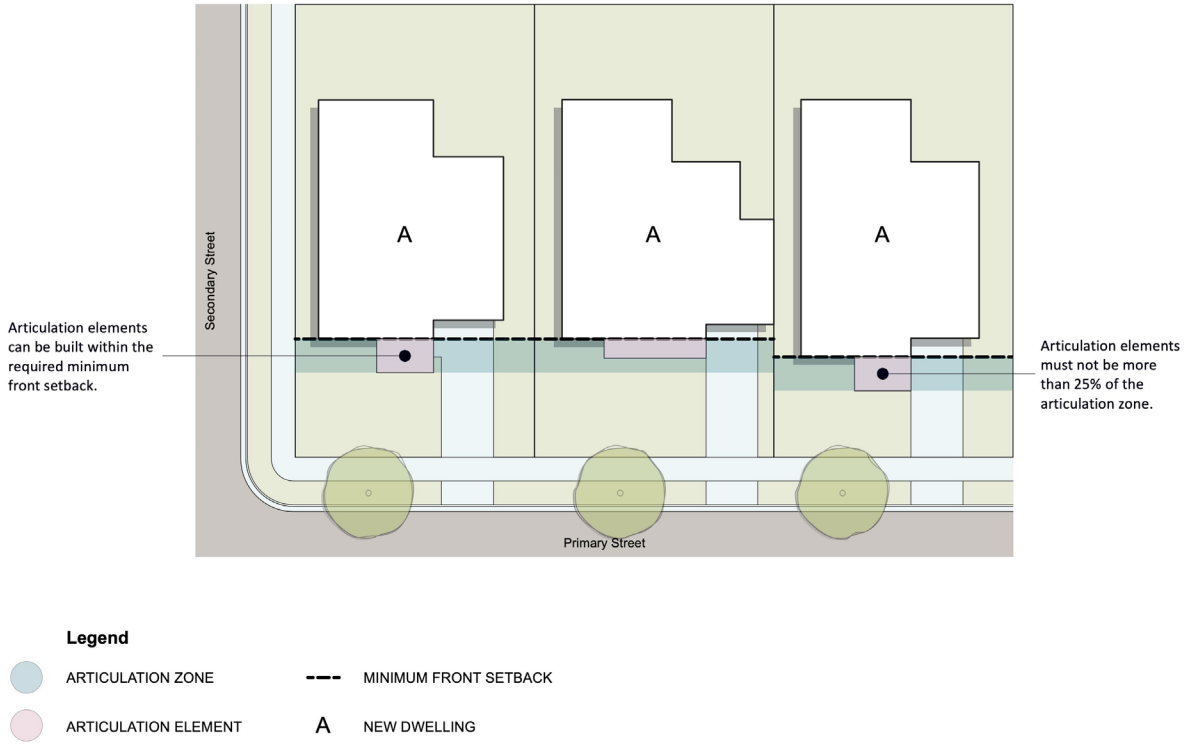


Figure 1: Setbacks and Articulation Zones

1.5 Dwellings on a corner lot

1.5.1 Explanation

A corner lot is a significant aspect of the streetscape. They can provide landmarks for 'way finding' and can contribute to the amenity of the locality. Dwellings on a corner lot are visible from two directions and any development on a corner lot must ensure that the dwelling addresses both street frontages in an appropriate manner. Figure 2 provides a diagrammatic representation of the below controls.

1.5.2 Objectives

a) To enhance the streetscape of both streets associated with a corner lot

b) To ensure design of the development reflects the scale and density of surrounding development.

c) To present an attractive façade to both streets associated with a corner lot

1.5.3 Controls

a) Development on a corner lot must address both street frontages through either built form and/or landscaping.

b) The entrance to a dwelling on a corner lot must be responsive to, and consistent with, the Site Analysis.

c) The following controls apply to dwelling setbacks on a corner lot:

i. On the secondary street frontage the dwelling must be set back at least three (3) metres from that boundary but does not have to satisfy the articulation zone requirements.

ii. The relevant side setback control may apply instead of the rear setback.

iii. The front façade must be set back at least two (2) metres from a splayed corner boundary.

d) The following controls apply to fences on a corner lot:

i. The maximum height of a front fence must be 1.2 metres.

ii. The front fence must extend along the side boundary to the extent of the front setback.

iii. The front fence must continue along the side street frontage for a minimum of 30% of the frontage length.

iv. The maximum height of a side fence must be 1.8 metres, gradually increasing from 1.2 metres from the front setback.

v. A side fence must not be located forward of the front setback.

vi. Any side fencing must not extend along both street frontages and along the side boundaries for a length of three (3) metres from behind the front façade.

vii. No solid timber paling fences is permissible on any street frontage.

e) Where practicable, carports and garages must be located and accessed from the longer road frontage.

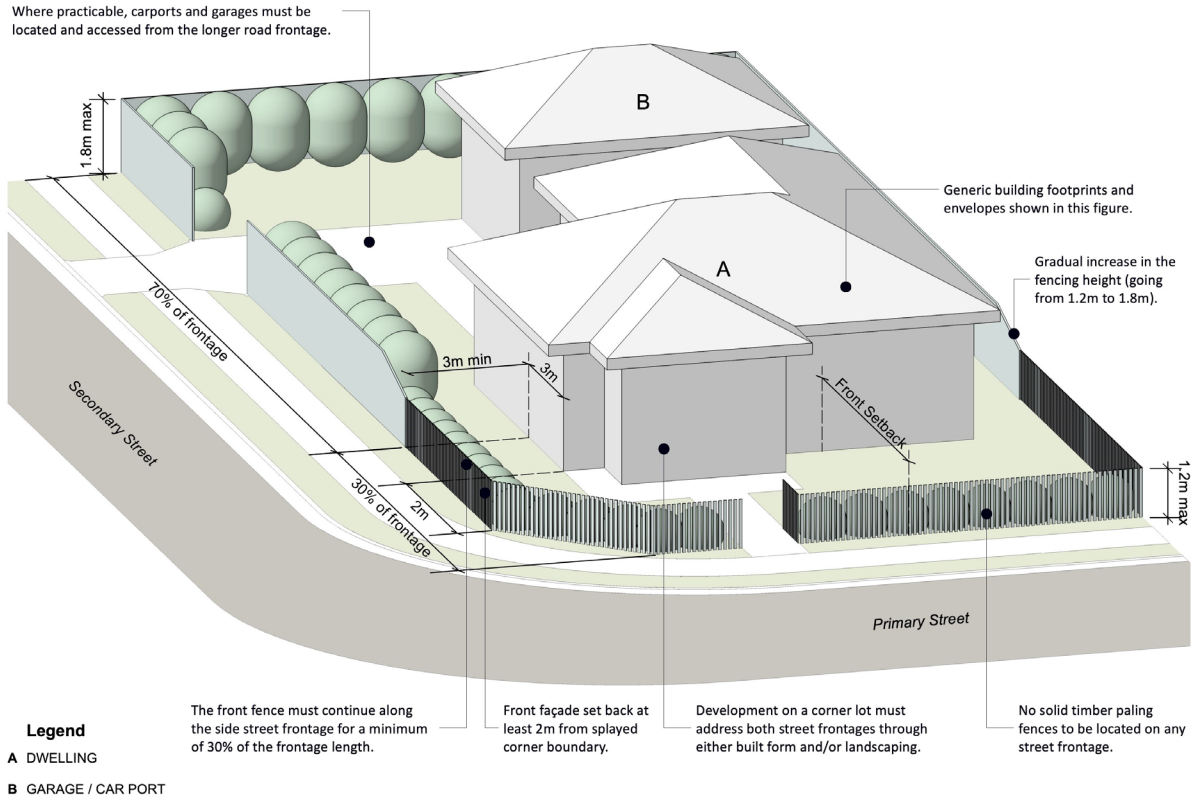


Figure 2: Dwellings on Corner Lots

1.6 Site Coverage

1.6.1 Explanation

Site coverage, also known as the development footprint, is a measure that assists in controlling the density and scale of new lower density housing. Site coverage is expressed as a percentage of the total site area and refers to the area of a site that development is to be built upon. Site coverage controls work in conjunction with setbacks, floor space ratios and landscaped open space requirements to ensure dwellings are appropriately scaled to their site and surrounding development. Controlling the development footprint can ensure that the character or heritage aspects of the existing locality are not impacted, and the amenity of both new and existing development is maximised.

1.6.2 Objectives

a) To provide additional guidance in applying Clause 4.4. and Clause 4.5 that gives effect to the *Wingecarribee Local Environmental Plan 2010* Floor Space Ratio Maps

b) To ensure density and scale is compatible with the appearance and character of any buildings on site or that surround the site

c) To ensure adequate space is available on the lot to accommodate landscaping and private open space

d) To retain natural topography and important natural features of the site, including any significant existing trees

1.6.3 Controls

a) The floor space ratio of a development must not to exceed the maximum floor space ratio set in Clause 4.4 of the *Wingecarribee Local Environmental Plan 2010*.

b) The maximum site coverage must comply with the following table:

Table 2: Maximum Site Coverage

Lot size	Maximum Site Coverage
Less than 2,000m^2	65% of the site area
Less than 2,000m^2 and located within an adopted or draft Heritage Conservation Area	50% of the site area
Between 2,000m^2 and 4,000m^2	50% of the site area
Over 4,000m^2	25% of the site area

Note: Site coverage includes any area of the site covered by buildings and structures but does not include any basement, awnings, eaves, garbage storage areas, driveways, hard stand areas, swimming pools, unenclosed balconies, attached decks, pergolas or the like.

c) Cut and fill is minimised with development being stepped where possible.

d) The maximum cut and fill is 1m.

1.7 Solar Access

1.7.1 Explanation

The siting of all residential buildings to optimise solar access to their main living areas not only provides a more enjoyable living environment, but also reduces demands on artificial lighting, heating and cooling with consequent financial and environmental benefits. The location of garages and other ancillary development also needs to ensure this solar access objective is met.

Where possible, living areas should be oriented to the north, facing out over landscaped areas.

Applicants must refer to the BASIX requirements in order to incorporate the energy-saving design measures described.

Figure 3 provides a diagrammatic representation of the below controls.

1.7.2 Objectives

a) To ensure that all proposed, and adjacent dwellings, optimise solar access to the main living areas and open space

b) To position the dwellings on the site to ensure that those open spaces most used by residents receive maximum access to sunlight

c) To maximise opportunities for passive heating and cooling of dwellings that reduces reliance on artificial methods

1.7.3 Controls

a) New dwellings must be orientated to ensure that key living areas and 50% of the primary private open space of the development, and surrounding development, receives a minimum of 3 hours of direct sunlight on 21 June. Applicants must demonstrate that the dwelling design maximises solar access, by providing a Shadow Diagram.

b) The design of the main living areas of the dwelling must open directly on to private open space to permit adequate sunlight and natural light into the dwelling.

c) All new low-density housing must design private open space so that it maximises the northern or eastern sun.

d) At least one (1) principal living area of a dwelling must face predominantly north, unless the lot orientation, location, shape and size prevents this.

e) The design of the dwelling must allow good natural cross ventilation with well-considered placement of windows.

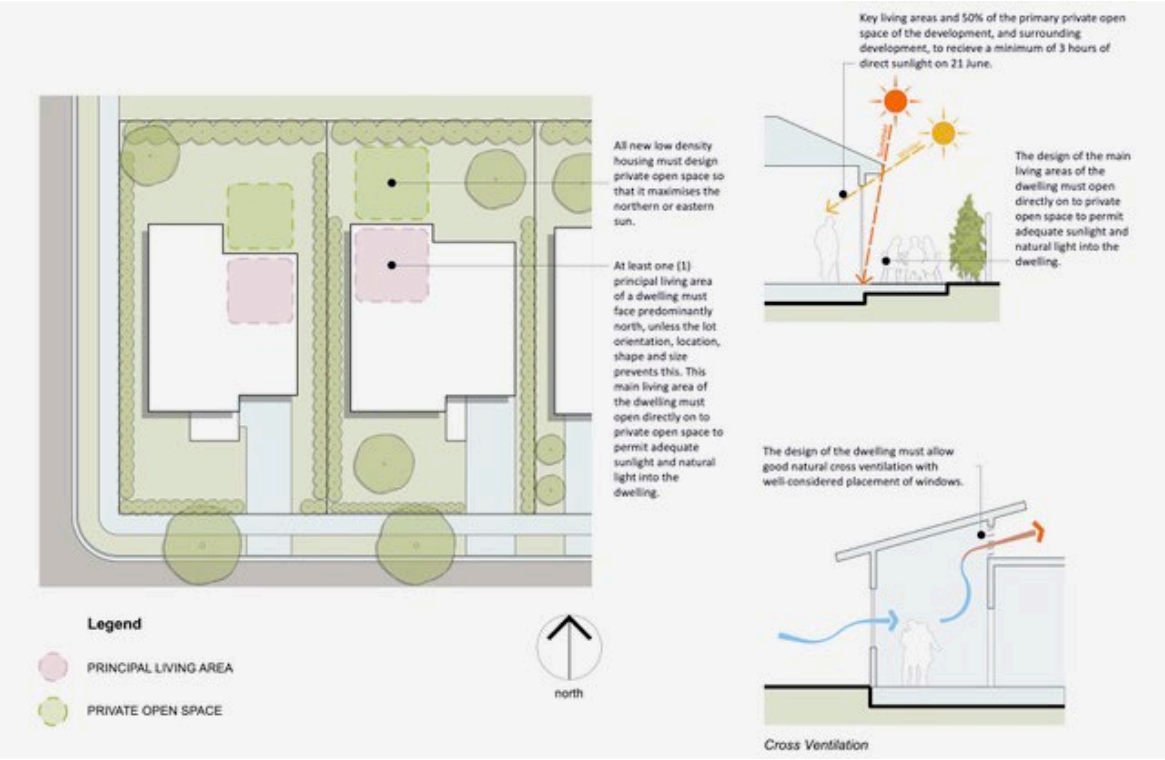


Figure 3: Solar Access

1.8 Open Space

1.8.1 Explanation

Open spaces includes back yards, front yards, courtyards, verandahs and porches. These areas are essential elements of low-density housing that contribute to the attractiveness and liveability of both public and private outdoor spaces, contribute to the existing character of the locality, provide visual and acoustic buffering, allow opportunities for various forms of outdoor passive and active recreation and in some cases, support the native flora and fauna of the locality by providing habitat.

Landscaping may consist of soft landscaped areas, such as gardens, trees and grass and hard landscaped areas such as swimming pools and paved outdoor areas. It is important to achieve a balance between hard and soft landscaping.

Landscaping associated with Items (or Draft Items) of Heritage or within Heritage Conservation Areas (or Draft Areas) can be an integral component of the heritage value of that Item or Area. Appropriate landscaping can significantly increase the contribution of a new development to the amenity of the urban environment. Figure 4 and Figure 5 provide a diagrammatic representation of the below controls.

This section of the Wingecarribee DCP must be read in conjunction with the [...add other chapters of the DCP as known)]

1.8.2 Objectives

a) To preserve and retain existing native trees, vegetation, heritage related landscaping, Threatened Ecological Communities and other natural features of the site

b) To provide both passive and active recreation in private open space areas by providing a combination of hard surface, landscaping and deep soil areas

c) To encourage the landscaping and in particular, planting of additional native vegetation that links habitat corridors and is suitable to the Southern Highlands climate and soils

d) To preserve and contribute to the visual amenity and character of the property and the locality

e) To maximise street canopy coverage

f) To embrace the principles of Ecological Sustainable Development

1.8.3 Controls

a) The minimum area of open space must comply with the following table:

Lot size	Minimum Area of Open Space
Less than 2,000m^2	35% of the site area or 95m^2, whichever is the greater
Less than 2,000m^2 and located within an adopted or draft Heritage Conservation Area	50% of the site area
Between 2,000m^2 and 4,000m^2	50% of the site area
Over 4,000m^2	75% of the site area

Note: Open space includes any area of the site covered by soft or hard landscaping including patios, paths, paved outdoor areas, gardens, trees and grass

b) A Landscape Plan is required:

i. If the development affects a Heritage Item, is within the vicinity of a Heritage Item or is within a Heritage Conservation Area.

ii. If the development is for a Boarding House or Group Home.

c) Where a Landscape Plan is not required:

i. Site Plans & Elevations must show an outline of the landscaping.

ii. The Statement of Environmental Effects must include a statement of intent for landscaping that demonstrates how the landscaping meets the objectives set out above.

d) Verandahs and balconies must be elevated above finished ground level.

e) Private open space must be provided at least one (1) consolidated area with minimum dimensions of (six) 6 metres in width and depth.

f) Designated deep soil areas must:

i. Be a minimum of two (2) metres by two (2) metres

ii. Contain at least one (1) consolidated deep soil area with a minimum dimension of five (5) metres by five (5) metres.

g) Landscaping for any low-density housing development must:

iii. Where possible, seek to retain existing trees and areas of natural vegetation.

iv. Consider the context of their importance and contribution to landscape connectivity and wildlife movement.

v. Minimise the impact on native flora and fauna and their habitats and where possible, consider measures to help offset any impacts (such as nesting boxes, bat boxes or bird feeders).

vi. Reflect the unique local character of the locality.

vii. Where possible, seek to include street tree planting.

viii. Prioritise indigenous plants (species natural to the local area) over exotic plants.

ix. Not including the planting of any noxious weeds, pest plants and undesirable species.

x. Be provided both behind and in front of the building line.

xi. Be integrated with the drainage design. The location of drainage lines, pits and detention areas must not conflict with landscaped areas including proposed and existing trees.

xii. Seek to incorporate recycled materials (e.g. chipping any removed vegetation and using these chips as mulch, re-use of on-site topsoil, and use of recycled plastic products), and design to ensure low resource consumption (e.g. drought hardy plantings to reduce water use, use of permeable paving and providing onsite detention/infiltration areas to allow rainfall to seep into the soil rather than run off).

xiii. Not be included in landscaped area calculations if the landscaping of less than 1.5 meters in length and width.

xiv. Not overshadow neighbouring properties or block solar access.

h) A minimum of one (1) tree must be provided within the front setback area of a lot greater than 450m^2 and less than a 900m^2. A minimum of two (2) trees must be provided for lots equal or greater than 900m^2. This may include existing trees to be retained.

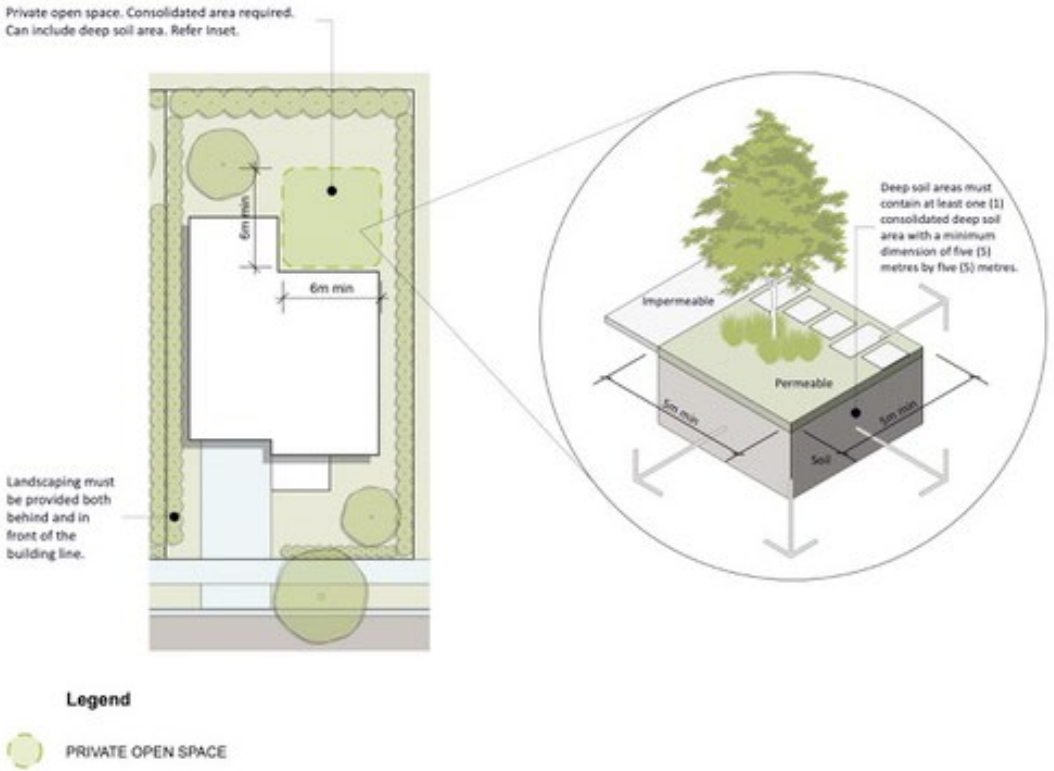


Figure 4: Private Open Space

Figure 5: Inset: Deep Soil Area

1.9 Fencing, Retaining Walls, Gates and Letterboxes

1.9.1 Explanation

Fences and retaining walls define boundaries between public and private spaces and adjoining properties whilst also contributing to increasing safety, security and privacy. The design of fences, retaining walls, gates and letterboxes, particularly in Heritage Conservation Areas, can all contribute to the existing streetscape and character of the particular locality.

1.9.2 Objectives

a) To ensure a balance of privacy, safety and security for occupants of new and existing dwellings, whilst encouraging opportunities for visual and social interaction and connection with the street

b) To ensure fencing and retaining walls does not dominate, and integrates into, the streetscape and character of a particular locality

c) To ensure that fences, retaining walls and gates are designed to help define the boundary between public and private spaces, to assist in highlighting the property's pedestrian entry point and enable passive surveillance to the property and street

1.9.3 Controls

a) Gates must be compatible with the streetscape and character of the locality.

b) On land in a residential zone, fences and retaining walls for all low-density housing must:

i. Match the fence or retaining walls heights in use in the immediate vicinity, to a maximum of 1200mm in front of the building line and 1800mm behind the front building (including any retaining wall).

ii. Be consistent with those of the character of fencing or retaining walls on adjoining properties and in the locality.

iii. Be of a form which provides an open appearance over 50% of its surface.

iv. Not use zincalume or other reflective materials, barbed wire or electric fences.

v. Not be of solid timber paling on any street frontage.

vi. Be consistent with the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

vii. Not block views from a dwelling towards the street or similarly obscure the visibility of the front entrance of a dwelling.

viii. Not exceed 10m in length without some articulation or detailing to provide visual interest such as fence posts or engaged piers.

ix. Be situated on the natural ground level, or if on a retaining wall satisfy b) i. above.

x. Minimise expansive flat and blank surfaces to street frontages.

xi. Have modulating elements (indentations, posts, or engaged piers) at a maximum interval of 2.5 metres.

xii. Not have an outwards opening entrance gate.

xiii. Be constructed to allow the natural flow of stormwater drainage/runoff or impact on fill.

xiv. Where a letterbox is incorporated into fencing or a retaining wall, it must be functional, but attractive and conform with Australia Post guidelines.

c) On land in a rural zone, fences and retaining walls for all low-density housing must:

i. Be consistent with those of the character of fencing or retaining walls on adjoining properties and in the locality and be of traditional rural materials such as timber post and rail, or timber and wire.

ii. Timber paling fencing is not permissible on any rural property.

iii. For gates, be located a minimum of 20 metres from the road.

iv. Be consistent with the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

v. Not block views from a dwelling towards the street or similarly obscure the visibility of the front entrance of a dwelling.

d) Cut and fill is minimised with development being stepped where possible.

e) The maximum cut and fill is 1m.

1.10 Safety, Security and Entrances

1.10.1 Explanation

The actual or perceived safety and security of residents and visitors is a consideration to all development types. However, this is particularly important for low-density housing where there are typically less residents inhabiting any one building. It is therefore important that the design of lower density residential development embraces the principles of Crime Prevention through Environmental Design (CPTED) that deters criminal and undesirable activity by reducing opportunities for crime.

1.10.2 Objectives

a) To ensure that development is designed to reduce crime risk and minimise opportunities for crime

b) To optimise safety and the perception of safety in public and semipublic spaces

1.10.3 Controls

a) The design of a dwelling must enhance site safety and security by:

i. Designing front fences, garages and landscaping elements in a manner that does not obstruct casual surveillance to and from the dwelling.

ii. Ensuring that passive surveillance of buildings, streets, car parking facilities and open spaces is maximised.

iii. Clearly defining individual areas and uses.

iv. Incorporating landscaping, without providing places for concealment.

v. Attempting to restrict upper-level access to balconies and roofs of the development, or neighbouring development, due to large trees, carports, skillion extensions, fences or downpipes.

vi. Reinforcing site boundaries and distinct areas by providing transitional features to strengthen the distinction and provide clear sight lines between private space and the public domain. Strategies could include fences, gardens, lawn strips, and varying textured surfaces to create physical or psychological barriers.

vii. Ensuring signs and vegetation must be located so that they do not create 'entrapment' points where people are hidden from view.

viii. Having internal spaces, walkways and connecting paths that are open, visible and eliminate hidden corners.

ix. Being detailed or articulated in a manner that identifies the entry and expresses the dwelling to the street frontage.

x. Locating signs and vegetation so that they do not create 'entrapment' points where people are hidden from view.

xi. Where possible, designing the dwelling to face the street with at least one (1) habitable room window which can overlook streets and other public areas to provide casual surveillance of the public domain.

b) On-site garaging must provide clearly defined exit points and be lit at night, both inside the garaging and around the entrance/exit points. Such lighting must be movement-activated lighting that focusses on the access areas.

c) Building entrances, walkways, connecting paths and garaging must be well lit and ensure that such lighting is down-ward focused and effective without generating glare or annoyance beyond the area being lit.

d) Lighting and security cameras must not significantly impact on adjoining properties.

1.11 Access and Parking

1.11.1 Explanation

The location, type and design of garages, carports and driveways can have a significant impact on the streetscape and building design. It is important that car parking is integrated and considered in the total design of the site and dwelling(s) and that car parking does not dominate the streetscape. Driveways also need to be appropriately located to maintain the safety and functionality of the public road network and allow for the retention of on-street parking.

This section only relates to attached garaging and carports. Figure 6 provides a diagrammatic representation of the below controls.

For detached garaging and carports, refer to 2.2 Detached Buildings – Non-habitable for objectives and controls.

1.11.2 Objectives

a) To ensure that parking areas, access ways, driveways allow safe, appropriate and efficient vehicle movement and connections to the existing street network

b) To minimise the loss of on-street public parking spaces and the impact of garages and carports upon the streetscape

c) Garages are located to minimise the dominance of garages and driveways on the streetscape.

d) Driveways shall be located so as not to impact on existing street trees

1.11.3 Controls

a) One (1) driveway is permitted on each lot.

b) Driveways for attached garaging and carports for low-density housing development must be:

i. Be at least 3 metres wide

ii. Include an internal radius of 4m at the point where there is a change in direction

iii. Located a minimum of three (3) metres from the nearest street tree and not impact on existing street trees

iv. Located a minimum of one (1) metre from any side boundary

v. Recessive in nature and not dominate the streetscape

vi. Be the smallest configuration as practical

vii. Positioned so that on-street parking and landscaping on the site is maximised, and removal or damage to existing street trees is avoided

c) The edges of hard surfaces must be softened through landscaping and material treatment.

d) The driveway can be provided from a secondary street or rear lane if there is adequate access or road width and demonstrated in response to the Site Analysis.

e) Where land has a frontage to a main road, or is a rear battleaxe lot, all development must provide sufficient area on site to allow vehicles to enter and leave the site in a forward direction.

f) Within the property, driveways on slopes must be constructed as per the following table:

Slope	**Minimum construction requirement**
Less than 10%	All weather gravel
10%-15%	Sealed (i.e. pavers, two coat seal, asphaltic concrete or concrete)
Greater than 15%	Asphaltic concrete or concrete.

Where Council considers that the subject land does not have all weather public road access, or that access is physically impractical or does not meet acceptable safety standards, Council will require upgrading of the road to a two wheel drive all-weather road (in line with the **NSW RFS Planning for Bushfire Protection Guidelines**), together with the lodgment of a bond to cover the costs of roadworks and safety measures including warning signs required for that development. Council may not support a development where the road upgrading is not practical in the circumstances.

g) A minimum of two (2) on-site parking spaces must be provided for all low-density housing development, and must be located behind the building line wherever possible.

h) In established residential areas, the location of new garages and carports must reflect the current street pattern.

i) The height of the garage or carport must not exceed the height of the principal dwelling.

j) Where garages or carports form part of the dwelling they must not exceed 40% of the total width of the dwelling frontage to a maximum width of six (6) metres.

k) Double garages or carports are only permitted on a lot of at least 12.5 metres in width.

l) Triple fronted garages are not permitted where they face directly on to the street.

m) For a residential lot 1,500m^2 or greater, a third garage is permitted if it is screened from the street.



Legend

A: *One (1) driveway is permitted on each lot.*

B: *Where garages or carports form part of the dwelling they must not exceed 40% of the total width of the dwelling frontage to a maximum width of six (6) metres.*

C: *Double garages or carports are only permitted on a lot of at least 12.5 metres in width.*

D: *Driveways must be located a minimum of three (3) metres from the nearest street tree and be a minimum of 3m wide.*

E: *The driveway can be provided from a secondary street or rear lane if there is adequate access or road width and demonstrated in response to the Site Analysis.*

Figure 6: Access and Parking

1.12 Preservation of Views and Privacy

1.12.1 Explanation

Some low-density housing in Wingecarribee has extraordinary views of bushland and other natural elements. Maintaining views from dwellings and open space areas forms the basis of the principles of 'view sharing'. New development must be sited and designed to minimise the impact on views from adjoining and nearby properties where practicable.

Sensitively designed low-density housing can minimise the intrusion of noise and the impacts of overlooking into adjoining properties. While it is neither possible nor desirable to achieve total privacy in an urban context, landscaping and screening can further minimise visual and acoustic impacts.

1.12.2 Objectives

a) To protect the visual and acoustic privacy of new and existing low-density housing.

b) Minimise view loss from adjoining or nearby properties and public places.

c) Ensure view sharing arrangements are achieved.

1.12.3 Controls

a) The concept of 'view sharing' must be considered in relation to the views enjoyed by neighbours, public open spaces and potential development.

b) All buildings must be sited and designed to minimise the impact on views from adjoining and nearby properties where practicable.

c) Windows, decks and balconies, particularly on upper floors, must be designed and oriented to minimise overlooking of neighbouring main living areas and private open space.

d) Where windows, decks or balconies of dwellings are within 9 metres of windows or balconies of other dwellings, some form of screening or reduction in window areas must be provided to ensure visual privacy. Refer to Figure 7 below. Solutions include:

   i. Have a sill height at least 1.7 metres above the floor.

   ii. Have fixed obscure glazing on part of the window below 1.7 metres above the floor.

   iii. Using windows which are narrow, translucent or obscured to bathrooms and toilets.

   iv. Ensuring that windows do not directly face the windows, balconies or courtyards of adjoining dwellings.

   v. Screening windows, balconies and courtyards within 3 metres of a property boundary.

   vi. Effectively utilising setbacks, level changes or landscaping.

e) Solutions that provide visual privacy must:

   i. Not impact upon existing view sharing arrangements.

   ii. Be consistent with the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

f) All sound generating plant and equipment must be designed and located so that the noise emitted does not exceed relevant residential amenity standards beyond the property boundary.

g) A rooftop balcony or terrace on a building is not suitable where it compromises privacy and amenity.

h) Dwellings must be sited and designed to limit the potential for noise transmission to the living and sleeping areas of adjacent dwellings.

i) Noise generating activities/items such as air-conditioning units, swimming pool equipment, recreation areas driveways and car spaces must be located to minimise the impact on the amenity of adjoining properties and must not be located adjacent to bedrooms of neighbouring dwellings.

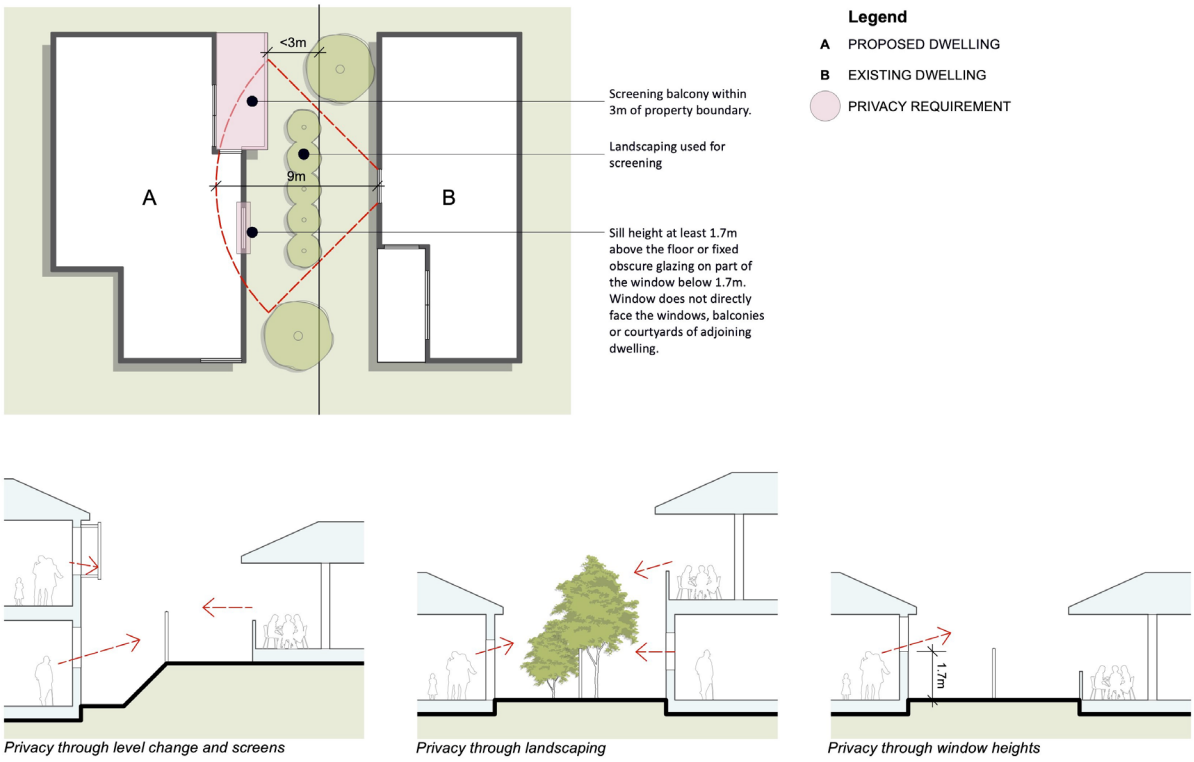


Figure 7: Preservation of Views and Privacy

1.13 Building Design and Building Materials

1.13.1 Explanation

A wide variety of building materials, designs and techniques are used in Wingecarribee LGA, particularly in low-density dwellings. Accompanying these materials, designs and techniques is a building stock of similar diversity in age, size and style across the LGA as a whole. There is an increasing interest and importance placed upon sustainability, and this is supported by choice of building materials. Sustainable forestry practices, recycled materials, reduction in the use of toxic chemicals, and the reuse of salvaged building materials are all practices that positively contribute to sustainability.

1.13.2 Objectives

a) To reduce the material and energy requirements needed to build housing.

b) To encourage choice of materials, details and finishes that are sympathetic to and harmonious with the existing context.

c) To encourage applicants to consider the nature of the building materials, the flows of energy, and materials required for the life of the project.

d) To ensure that in the consideration of development proposals, adequate consideration is given to the life cycle costs of the materials being used, the ultimate disposition of the site and the materials, and ways in which these environmental impacts can be reduced or mitigated.

1.13.3 Controls

a) The design of each dwelling must demonstrate how it is appropriate to the local climate.

b) The use of recyclable, reusable and / or other certified sustainable building materials must be maximised whenever possible.

c) Façades or roofs must not incorporate large areas of highly reflective materials.

d) For dwellings in a Heritage Conservation Area, colours must be consistent with the following colour palette.



Figure 8: Heritage Color Palette

1.14 Additional Controls for Dual Occupancies

1.14.1 Explanation

Dual occupancies refer to two dwellings on one lot of land that can either be 'attached' or 'detached'.

An 'attached' dual occupancy refers to developing a building, or modifying an existing building, to make it internally divided under a common roof that creates two separate dwellings while retaining the external appearance of a single dwelling.

A ‘detached’ dual occupancy refers to developing two separate dwellings or building a second separate dwelling.

Both attached and detached dual occupancies provide increase housing choice and allow for the sympathetic intensification of residential areas that contribute to providing affordable housing.

1.14.2 Objectives

a) To ensure both attached and detached dual occupancies are sympathetic and compatible within the existing or emerging locality, environment and amenity of adjacent residents.

b) To provide a variety and choice of housing types and sizes that cater for the demographics needs of the community.

c) To provide additional guidance in applying clauses relating to dual occupancies in the *Wingecarribee Local Environmental Plan 2010.*

1.14.3 Controls

On land in a residential zone:

a) The following provisions in this chapter for low-density housing development also apply to attached and detached dual occupancies in residential zones:

   i. Front setbacks

   ii. Side setbacks

   iii. Rear setbacks

   iv. Projections permitted in setbacks

   v. Number of carparking spaces

   vi. Site coverage

   vii. Visual and acoustic privacy

   viii. All requirements for private open space, with the exception that part of the private open space for an attached or detached dual occupancy may be provided in front of the building line

b) The maximum floor space ratio for a combined Principal Dwelling/Dual Occupancy (Attached or Detached) residential development is 0.5:1. This excludes the area of any carport or garage. An exception to this may be considered where an existing dwelling house exceeds a floor space ratio of 0.5:1, and it is proposed to convert the dwelling into an attached Dual Occupancy without increasing the total floor space.

c) Where subdivision of Dual Occupancy is proposed, each of the resulting lots are subject to 0.5:1 FSR.

d) An attached or detached dual occupancy must:

   i. Not exceed the height of the principal dwelling.

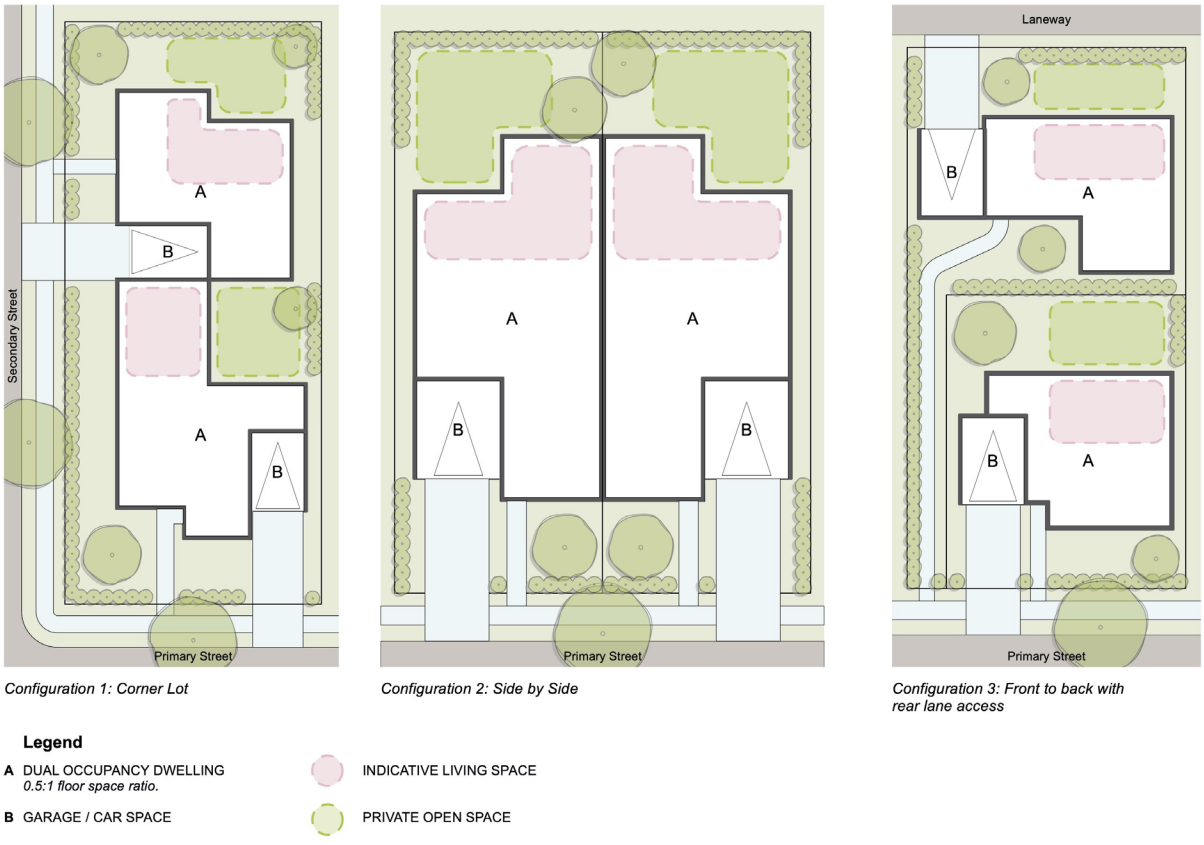
d) Both the principal dwelling and the dual occupancy must have clear and direct access from a public street. Refer to Figure 9.

e) Private open space for an attached or detached dual occupancy must be adequately screened for privacy from adjacent dwellings, passers-by and between dwellings.

e) Entrances for an attached or detached dual occupancy must be either oriented to the street and/or separated from driveways and communal areas by a transition zone (e.g. a porch or front verandah).

f) Building separation between each detached dual occupancy dwelling must ensure low-density character is maintained in the streetscape. Refer to Figure 5.

g) Garages must be recessed behind the front façade of each attached or detached dual occupancy to reduce their visual dominance.



Configuration 1: Corner Lot

Configuration 2: Side by Side

Configuration 3: Front to back with rear lane access

Figure 9: Additional Controls for Dual Occupancies

On land in a rural zone:

h) The front, side and rear setbacks for low-density housing in rural zones also apply to attached dual occupancies as well.

i) An attached dual occupancy must:

i. Have the appearance of a single dwelling when viewed from any public place.

ii. Not detract from the amenity of the area.

iii. Be constructed so that they are attached under the same roofline and have the general appearance of a dwelling house when viewed from the primary street frontage. Structures such as carports and skillion roofs, pergolas, covered awnings and the like are not acceptable as a mode of attachment.

iv. Ensure it is constructed of similar materials and colors as the principal dwelling.

1.15 Additional Controls for Secondary Dwellings

1.15.1 Explanation

Secondary dwellings are a type of residential development commonly referred to as granny flats.

Note: Strata or Torrens title subdivision of secondary dwellings is not permitted.

1.15.2 Objectives

a) To ensure secondary dwellings are sympathetic and compatible within the existing or emerging locality, environment and amenity of adjacent residents.

b) To provide a variety and choice of housing types and sizes that cater for the demographic needs of the community.

c) To provide guidance in applying secondary dwelling controls in the *Wingecarribee Local Environmental Plan 2010.*

1.15.3 Controls

a) The following provisions for lower scale residential development also apply to secondary dwellings:

   i. Front setbacks

   ii. Side setbacks

   iii. Rear setbacks

   iv. Projections permitted in setbacks

   v. Site coverage

b) On land in a residential zone, and as per Clause 5.4 of *Wingecarribee Local Environmental Plan 2010*, the total floor area of the secondary dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

   i. $60m^2$

   ii. 33% of the total floor area of the principal dwelling

c) On land in a rural zone, and as per Clause 5.5 of *Wingecarribee Local Environmental Plan 2010*:

   i. the total floor area of the secondary dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

      a. $60m^{2,}$

      b. 33% of the total floor area of the principal dwelling, and

   ii. The distance between the secondary dwelling and the principal dwelling must not exceed 50 metres.

d) Secondary dwellings must:

   i. Be designed to complement the design of the principal dwelling.

   ii. Be subservient to the principal dwelling in terms of visual bulk and scale.

   iii. Include the provision for clothes drying facilities in a location with adequate solar access.

   iv. On land in a residential zone, be behind the front building line of the principal dwelling.

Ancillary Development

This section of the Wingecarribee DCP must be read in conjunction with …add other chapters of the DCP as required.

In addition, this section provides objectives and controls for ancillary development which includes:

- Detached buildings - Habitable
- Detached buildings – Non-habitable
- Swimming pools and spas
- Sport courts

Note: It is recommended that you check the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as some forms of ancillary development may be categorised as exempt or complying development and this DCP does not apply

The overarching objectives for ancillary development is:

a) To ensure that the appearance of ancillary structures is compatible with the height, bulk, scale and character of the existing or proposed development of the subject land, the streetscape and the locality

b) To minimise the impact of ancillary structures from the street, adjoining properties and public spaces

c) To ensure that ancillary structures are thoughtfully and appropriately sited and landscaped

1.16 Detached Building – Habitable

1.16.1 Explanation

A detached building that contain habitable rooms but is not capable of being occupied as a separate dwelling. These are defined under the Building Code of Australia and may be used for purposes such as a studio, an artist's workspace, a home office, a hobby room, a rumpus room, a teenagers 'retreat' or similar habitable room.

***Note**: Some detached buildings that are habitable may be constructed as complying development in R1, R2 and R3 zones provided the land upon which they are proposed and the development itself satisfies the provisions and relevant development standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

1.16.2 Objectives

a) To ensure that the appearance of ancillary structures is compatible with the height, bulk, scale and character of the existing or proposed development of the subject land, the streetscape and the locality

b) To minimise the impact of ancillary structures from the street, adjoining properties and public spaces

c) To ensure that ancillary structures are thoughtfully and appropriately sited and landscaped

d) To ensure that detached habitable buildings cannot be used for separate occupation unless specifically approved by Council

1.16.3 Controls

a) A detached habitable building must only be built where there is an existing or approved dwelling on the lot.

b) Not more than one (1) detached habitable building must be located on a lot.

c) A detached habitable building must not have a maximum height greater than that of the principal dwelling.

d) A detached habitable building must have a maximum floor area of 100m^2.

e) Shadow diagrams must be submitted for all two (2) storey detached habitable buildings.

f) The front, side and rear setbacks for low-density housing developments also applies to detached habitable buildings.

g) The detached habitable must not be used at any time for industrial or commercial purposes, or used for the storage of goods associated with industrial or commercial undertakings

h) The fixtures permitted in a detached habitable building are limited to a shower and or bath, a vanity basin, a water closet and a kitchenette. A sink is only permitted if it is a single bowl type and is installed within a bar area. No kitchen, cooking facilities or laundry fixtures or installations are permitted.

i) The materials used must be non-reflective. Zincalume is not permissible.

j) Landscaping for a detached habitable building must:

   i. Where possible, seek to retain existing trees and areas of natural vegetation.

ii. Consider the context of their importance and contribution to landscape connectivity and wildlife movement.

iii. Minimise the impact on native flora and fauna and their habitats and where possible, consider measures to help offset any impacts (such as nesting boxes, bat boxes or bird feeders).

iv. Reflect the unique local character of the locality.

v. Prioritise indigenous plants (species natural to the local area) over exotic plants.

vi. Not including the planting of any noxious weeds, pest plants and undesirable species.

vii. Be integrated with the drainage design. The location of drainage lines, pits and detention areas must not conflict with landscaped areas including proposed and existing trees.

viii. Seek to incorporate recycled materials (e.g. chipping any removed vegetation and using these chips as mulch, re-use of on-site topsoil, and use of recycled plastic products), and design to ensure low resource consumption (e.g. drought hardy plantings to reduce water use, use of permeable paving and providing onsite detention/infiltration areas to allow rainfall to seep into the soil rather than run off).

ix. Not overshadow neighbouring properties or block solar access.

1.17 Detached Building – Non-habitable

1.17.1 Explanation

A detached non-habitable building means a building that is ancillary and not attached to the principal dwelling. This includes detached sheds, garages, carports and similar buildings but does not include granny flats which are secondary dwellings.

For attached garaging and carports, refer to Access and Parking for objectives and controls.

Note: Some detached buildings that are habitable may be constructed as complying development in R1, R2 and R3 zones provided the land upon which they are proposed and the development itself satisfies the provisions and relevant development standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

1.17.2 Objectives

a) To ensure that the appearance of ancillary structures is compatible with the height, bulk, scale and character of the existing or proposed development of the subject land, the streetscape and the locality

b) To minimise the impact of ancillary structures from the street, adjoining properties and public spaces

c) To ensure that ancillary structures are thoughtfully and appropriately sited and landscaped

1.17.3 Controls

a) Front, side and rear setbacks for detached non-habitable buildings are the same low-density housing developments.

b) A detached non-habitable building must:

i. Be single storey.

ii. Be non-reflective and not use zincalume.

iii. Utilise materials that complement materials commonly used in buildings in the locality and, to the extent that the building is comprised of metal components, be low reflective.

iv. Have minimal visual impact on adjoining properties.

v. Have a minimal impact on the established landscaped character and existing trees and vegetation,

vi. Be positioned to optimise backyard space and must not be located within the required soft soil landscaping requirement.

vii. Not be used at any time for industrial or commercial purposes, or be used for the storage of goods associated with industrial or commercial undertakings.

viii. Not be habitable and the fixtures permitted must be limited to a shower and or bath, a vanity basin and a water closet. No kitchen, cooking facilities or laundry fixtures or installations are permitted.

ix. If single storey have a maximum eave height of 4m (or be similar to the primary dwelling). Refer to Figure 6.

c) The combined maximum floor area of all detached non-habitable buildings must be:

Lot Size	**Building size**
Up to 2,000m^2	120m^2
Between 2,000m^2 & 4,000m^2	150m^2
Greater than 4,000m^2	Merit Assessment

d) Detached non-habitable buildings may be required to be broken down into separate buildings to minimise impacts of bulk and scale. Refer to Figure 10.

e) Council may require that the shed incorporate appropriate acoustic attenuation measures to ensure that the amenity of the surrounding area is not unduly impacted

f) On land in a residential zone, detached non-habitable buildings must:

i. Not exceed more than two (2) detached non-habitable buildings on a lot.

ii. Not exceed the height of the principal dwelling located on the subject land.

iii. Be located behind the building line of any road frontage.

g) A detached non-habitable building must only be built where there is an existing or approved dwelling on the lot.

h) Council will grant approval for a detached non-habitable building on vacant land only if:

i. Development approval and construction certificate or a complying development certificate has been granted for the construction of a dwelling on the lot.

ii. Adequate security has been lodged to establish the genuine intentions of the property owner to proceed with construction of a residence, or

iii. A statutory declaration has been lodged by the property owner indicating:

a. the owner's intentions to construct a dwelling within twelve months from the date of declaration;

b. a timetable for the construction of the dwelling; and

c. an undertaking that the garage or outbuilding will not be occupied or adapted for residential purposes.

i) Landscaping for a detached habitable building must:

i. Where possible, seek to retain existing trees and areas of natural vegetation.

ii. Consider the context of their importance and contribution to landscape connectivity and wildlife movement.

iii. Minimise the impact on native flora and fauna and their habitats and where possible, consider measures to help offset any impacts (such as nesting boxes, bat boxes or bird feeders).

iv. Reflect the unique local character of the locality.

v. Prioritise indigenous plants (species natural to the local area) over exotic plants.

vi. Not including the planting of any noxious weeds, pest plants and undesirable species.

vii. Be integrated with the drainage design. The location of drainage lines, pits and detention areas must not conflict with landscaped areas including proposed and existing trees.

viii. Seek to incorporate recycled materials (e.g. chipping any removed vegetation and using these chips as mulch, re-use of on-site topsoil, and use of recycled plastic products), and design to ensure low resource consumption (e.g. drought hardy plantings to reduce water use, use of permeable paving and providing onsite detention/infiltration areas to allow rainfall to seep into the soil rather than run off).

ix. Not overshadow neighbouring properties or block solar access.

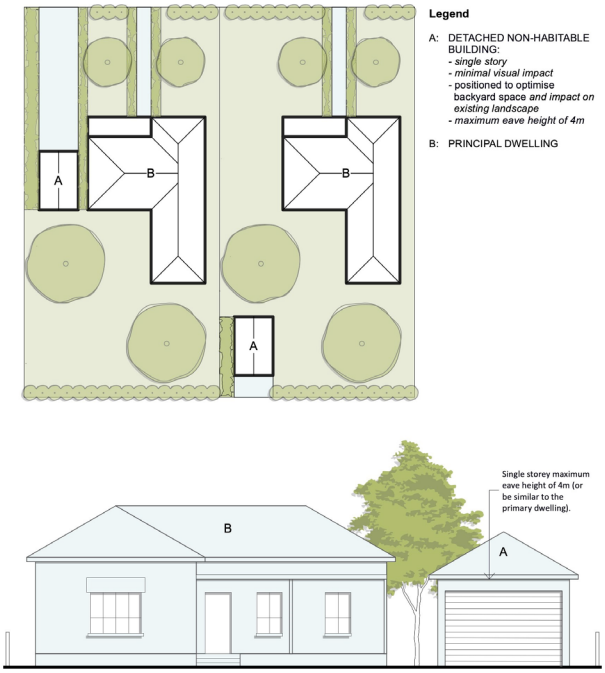


Figure 10: Detached Building – Non-Habitable

1.18 Swimming Pool and Spas

1.18.1 Explanation

The *Swimming Pools Act 1992* prescribes requirements which apply to swimming pools (both outdoor and indoor) that are situated, or proposed to be constructed or installed, on premises on which a residential building, a moveable dwelling, or tourist and visitor accommodation is located.

1.18.2 Objectives

a) To ensure that the appearance of ancillary structures is compatible with the height, bulk, scale and character of the existing or proposed development of the subject land, the streetscape and the locality

b) To minimise the impact of ancillary structures from the street, adjoining properties and public spaces

c) To ensure that ancillary structures are thoughtfully and appropriately sited and landscaped

1.18.3 Controls

a) Swimming pools and spas must:

i. Be located at the rear of property.

ii. Have a minimum setback of 1.2 metres from any property boundary.

iii. Be positioned at least 3 metres away from noise sensitive rooms (i.e. bedrooms) of both the subject dwelling and neighbouring dwellings.

iv. House mechanical equipment associated with swimming pools and spas in an enclosure that is soundproofed and landscaped for screening purposes.

v. Position any pool related decking away from the side and rear boundaries of the property to minimise adverse privacy impacts on the neighbours.

vi. Where illumination is proposed, use low level lighting and direct away from adjoining properties.

vii. Comply with relevant Australian Standards. Refer to the Swimming Pool Act 1992, Swimming Pools Regulations 2008 and AS 1926.1-2012 Swimming Pool Safety Part 1: Safety Barriers for Swimming Pools for information relating to swimming pool safety fencing and gate requirements.

Note: If the swimming pool is over 40,000 litres then a BASIX Certificate is required

b) Doors are not permitted in external walls that provide direct access into the immediate swimming pool or spa area.

c) Landscaping for swimming pools and spas must:

i. Where possible, seek to retain existing trees and areas of natural vegetation.

ii. Consider the context of their importance and contribution to landscape connectivity and wildlife movement.

iii. Minimise the impact on native flora and fauna and their habitats and where possible, consider measures to help offset any impacts (such as nesting boxes, bat boxes or bird feeders).

iv. Reflect the unique local character of the locality.

v. Prioritise indigenous plants (species natural to the local area) over exotic plants.

vi. Not including the planting of any noxious weeds, pest plants and undesirable species.

vii. Be integrated with the drainage design. The location of drainage lines, pits and detention areas must not conflict with landscaped areas including proposed and existing trees.

viii. Seek to incorporate recycled materials (e.g. chipping any removed vegetation and using these chips as mulch, re-use of on-site topsoil, and use of recycled plastic products), and design to ensure low resource consumption (e.g. drought hardy plantings to reduce water use, use of permeable paving and providing onsite detention/infiltration areas to allow rainfall to seep into the soil rather than run off).

ix. Not overshadow neighbouring properties or block solar access.

1.19 Sport Court

1.19.1 Explanation

A sport court includes a tennis court, basketball court or other sporting or multi-use court that provide recreational facilities exclusively for the resident.

1.19.2 Objectives

a) To ensure that the appearance of ancillary structures is compatible with the height, bulk, scale and character of the existing or proposed development of the subject land, the streetscape and the locality

b) To minimise the impact of ancillary structures from the street, adjoining properties and public spaces

c) To ensure that ancillary structures are thoughtfully and appropriately sited and landscaped

1.19.3 Controls

a) A sport court must:

i. Be located behind the building line of any road frontage.

ii. Be setback a minimum of 5 metres from a side or rear boundary.

iii. Be positioned away from noise sensitive rooms (i.e. bedrooms) of dwellings on the property and neighbouring properties.

iv. Not involve cut or fill of more than 1 metre below or above existing ground level.

v. Incorporate screen planting between the sport court and adjoining properties.

vi. Utilise recessive colours (e.g. black).

vii. Not utilise outdoor flood lighting unless it can be demonstrated that the lighting and use of the court at night will not interfere with amenity of neighbouring properties.

viii. Cease use after 10:00pm.

ix. Have a maximum size of 800m^2.

x. Have a maximum fence height of 3 metres.

b) Landscaping for sport courts must:

i. Where possible, seek to retain existing trees and areas of natural vegetation.

ii. Consider the context of their importance and contribution to landscape connectivity and wildlife movement.

iii. Minimise the impact on native flora and fauna and their habitats and where possible, consider measures to help offset any impacts (such as nesting boxes, bat boxes or bird feeders).

iv. Reflect the unique local character of the locality.

v. Prioritise indigenous plants (species natural to the local area) over exotic plants.

vi. Not including the planting of any noxious weeds, pest plants and undesirable species.

vii. Be integrated with the drainage design. The location of drainage lines, pits and detention areas must not conflict with landscaped areas including proposed and existing trees.

viii. Seek to incorporate recycled materials (e.g. chipping any removed vegetation and using these chips as mulch, re-use of on-site topsoil, and use of recycled plastic products), and design to ensure low resource consumption (e.g. drought hardy plantings to reduce water use, use of permeable paving and providing onsite detention/infiltration areas to allow rainfall to seep into the soil rather than run off).

ix. Not overshadow neighbouring properties or block solar access.

Submission Requirements

Site Analysis Plan

A Site Analysis Plan must be submitted for all new low-density housing and ancillary development.

A Site Analysis Plan must clearly show the following:

a) The location, height and use of any existing or proposed structures or activities on, and immediately adjoining to, the land

b) Slope and contours

c) The location and nature of any watercourses and associated flooding or drainage characteristics

d) The orientation of the land including the marking of true north

e) Waste management and access to bins

f) The location and nature of any existing utility services on the land

g) The location and description of any trees and vegetation on, and immediately adjacent to, the land, including any potential bushfire threats

h) The existing or proposed vehicles and pedestrian access and egress

i) Any items or places of known Aboriginal and European cultural heritage

j) The direction and nature of prevailing climate characteristics such as wind direction and rainfall

k) Views to and from the land, particularly from a public place

l) The location and nature of any other known constraint to development of the land, including potential soil contamination, noise sources, geotechnical issues, etc

m) For dwellings on corner lots, the proposed entrance point and fence heights

Site Plans & Elevations

Site Plans & Elevations must be submitted for all new low-density housing and ancillary development.

Site Plans must clearly show:

a) Location and dimensional distances of the new and existing buildings / structures in relation to lot boundaries

b) The height of any building/s

c) North arrow

d) A scale, with drawings preferred to be of 1:100 or 1:200 scale

e) Details of where stormwater will be disposed

f) All front, side and rear setback dimensions

g) A schedule showing the development footprint.

h) Building footprints on immediately adjoining properties.

i) A document control box containing the date and any revisions to the Site Plan

Where relevant, the following must also be indicated on the Site Plan:

a) For alterations or additions clearly identify proposed works

b) For subdivisions proposed boundaries and lot sizes are shown

c) Vegetation and natural features

d) All fencing and gates including a schedule showing fencing and gate materials, colours and treatments.

e) Identify the roof form of all built form on the lot.

f) Clearly identify structures to be demolished

g) Location and dimensional distances of all impervious areas (hard surfaces e.g. driveways, paved areas, etc.)

h) Location and capacity of any existing and proposed rainwater tanks

i) Any cut and fill

j) For swimming pools, pool fencing, gate and filter box position and the volume of the pool. If the swimming pool is over 40,000 liters, then a BASIX Certificate is required

Elevations must clearly show:

a) Outline/s of existing buildings

b) Existing and proposed ground levels, including the natural ground level

c) Roof form of all built form on the lot

d) Heights from existing ground level to the underside of the eves and roof ridge

Shadow Diagrams

For all two (2) storey development, shadow diagrams that are professional prepared must be provided that:

a) are based on a survey of the relevant lot and adjoining properties

b) take existing vegetation into consideration

c) outline the position of the buildings on adjoining lots

Shadow diagrams are not required for land in rural zones.

Carparking

Carparking plans must show proposed vehicular access and circulation and calculations, specifically relating to vehicular movement, turning circles, parking spaces, and driveway widths.

Council may require The Australian Standard 2890.1 – Off-Street Car Parking templates to be overlaid on the appropriate plans.

View Analysis

Where Council considers existing or potential future views may be impinged upon, a visual analysis must document how the development design has considered the concept of 'view sharing' must in relation to the views enjoyed by neighbours, public open spaces and potential development.

A view analysis must indicate how a proposed development reflects the desirability of protecting known views and adopts the principles of view sharing.

The view analysis of surrounding development is required to indicate the:

a) position of the proposal on the lot

b) location of adjoining buildings

c) degree of view loss, if any, resulting from the proposal

Council may also require the erection of a height profile structure certified by a registered surveyor on the lot prior to determining the application.

Height Profiles

Height profiles that are professionally prepared may be required where Council considers a building impinges upon significant views, solar access, privacy or a streetscape.

Landscape Plan

A fully documented Landscape Plan prepared by a qualified landscape designer/architect to a minimum scale of 1:100 that includes:

a) Maps and identifies the plantings of any private open space on the development site

b) Identifies the heritage significance of each planting

c) Indicates which, if any, plantings may be removed from the garden without any adverse impact on the heritage significance of the garden

d) Indicates the extent to which any environmental weeds form an integral part of the heritage value of the property

e) Offers potential alternative plantings to replace environmental weeds which are not considered an integral part of the heritage value of the property

All landscaping proposals relating to bushfire prone land are to meet the requirements of the *Rural Fires Act 1997* and *Planning for Bushfire Protection 2019*.

Statement of Environmental Effects

A Statement of Environmental Effects must include:

a) Site Analysis Plan

b) Site Plans & Elevation

c) Vehicle access, Drainage, Erosion and sediment control, Energy efficiency, Waste

d) Heritage assessment (if applicable)

e) An outline of safety and security measures

f) An outline of visual and acoustic privacy measures

g) A statement of landscaping intent and how the landscaping achieves the overarching landscaping objectives

The following additional information may also be required in a Statement of Environmental Effects:

a) A statement from a qualified acoustic consultant certifying that the design and construction of the building meets the Environmental Protection Authority – Environmental Criteria for Road Traffic Noise and Australian Standard 3671 – Road Traffic Noise Intrusion – Building Siting and construction may be required

b) Shadow Diagram

c) View Analysis

d) Landscaping Plan

e) Height Profiles

Dual Occupancies & Secondary Dwellings

A development application must be accompanied by the following information:

a) Potential conflicts, including the distance from the proposed dual occupancy (detached) or secondary dwelling to adjoining lots and potentially conflicting land uses (e.g. horticulture, extensive agriculture, intensive livestock agriculture, rural industry and the like)

b) Access details, including the proposed internal access arrangements from the public road to the principal dwelling on the site and the proposed dual occupancy (detached) or secondary dwellings.