



**PART A
of
STRATHFIELD
CONSOLIDATED DEVELOPMENT
CONTROL PLAN 2005**

**Dwelling Houses and
Ancillary Structures**

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1 INTRODUCTION

1.1 Purpose of Part A

This part provides controls for erecting, and undertaking alterations and additions to dwelling houses and ancillary structures within the R2 Low Density Residential zone.

Relationship to other Planning Instruments and DCPs

This Part of the DCP is to be read in conjunction with the other parts of the Strathfield Consolidated Development Control Plan 2005 (*SCDCP 2005*) and the Strathfield LEP 2012 (*SLEP 2012*).

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2 ARCHITECTURAL DESIGN AND STREETScape PRESENTATION

Streetscape is a broad term that encompasses everything that can be seen from a street. It is the spatial arrangement, quality and scale of both built form and landscape elements that determine the unique streetscape character of Strathfield.

Strathfield Municipality's streetscape has developed through a combination of quality building stock, landscaping of private gardens and extensive use of street trees in wide verges. Since the streetscape is about the interface between the private and public domain every new development will affect the character of an area. It is therefore vitally important that streetscape is considered carefully whenever a new dwelling or major alteration is planned.

The typical architectural features prevalent in Strathfield include pyramidal roof forms often coloured red, orange or greyish brown, period asymmetrical gables with steep pitched roofs; bay windows; and gables. Additionally, covenants on land titles have required that dwellings only be in brick and tile. However, in recent times lower pitched roofs and hips have been introduced as well as coloured brick (red, white, tan and speckled) and the rendering and painting of many new facades.



Figure A.1 - Strathfield streets are framed by mature trees and grass verges.



Figure A.2 - Strathfield's streetscapes are typically characterised by footpaths with street trees and consistent fence lines.

2.1 Objectives

- A. To ensure that development respects the predominant height, scale, character, type, form, colour, materials and architectural qualities of the existing dwelling house (in the case of alterations and additions) and surrounding neighbourhood especially any adjoining or nearby heritage item or heritage conservation area.
- B. To achieve quality architecture in new development through the appropriate composition and articulation of building elements.
- C. To ensure that the dominant building rhythm of the streetscape is reflected in the building design in terms of the spacing and proportion of the built elements.
- D. To ensure that new dwellings have facades, which define, address and enhance the public domain.
- E. To encourage contemporary architecture that is innovative, uses high quality detailing, and incorporates elements characteristic of Strathfield.
- F. To promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.
- G. To retain a feeling of openness and space between built elements by maintaining landscaped setbacks and preserve the appearance of dwellings set in the tree-lined streets and park-like environment.
- H. To reduce the use of highly reflective colours and materials that creates visual prominence.
- I. To ensure fencing is sympathetic to the design of the dwelling and the street and enhances the character of both the individual house and street whilst maintaining casual surveillance of the neighbourhood.
- J. To protect and retain the amenity of adjoining properties.

2.2 Controls

2.2.1 Streetscape Presentation

1. New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry.
2. Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design such as roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors. Excessive parapets, irregular-shaped and irregular-spaced windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted.

Note: Historically, roofs in Strathfield were nearly always pitched (sloping): either pyramidal, or hipped and gabled. They had roofs of blue-grey/brown slate or of Marseilles tile, coloured orange-red.



Figure A.3 - Traditional roof styles in Strathfield.

Note: Architectural elements such as bay windows, and gables are important design details and add visual interest, thereby enriching the architectural character of Strathfield.

3. Streetscape elements that should be taken into account in the design of new and altered residential development include topography; width and location of carriageway; street tree planting and landscaping; allotment size/width; boundary fences; setbacks; building character and scale; bulk; setback and rhythm; and roof forms.
4. Where security grilles/screens, ventilation louvres and garage doors are proposed, they must be integrated into facade designs. Solid security shutters will not be permitted.

2.2.2 Scale, Massing and Rhythm of Street

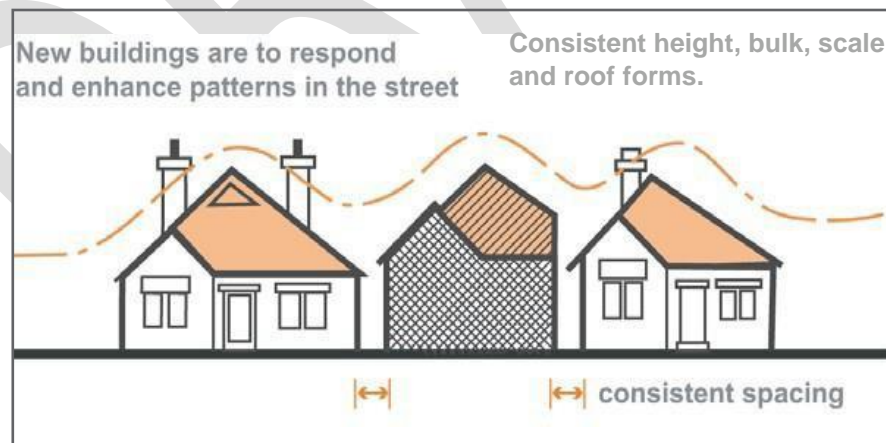


Figure A.4 - Streetscape continuity, rhythm and spacing

1. The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape. New buildings and alterations and additions should reflect the dominant building rhythm in the street as illustrated in **Figure A.4**.

2. Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain.

2.2.3 Building Forms

1. The building form must be articulated to avoid large expanses of unbroken wall. Articulation can be provided by setbacks, verandahs, awnings, recesses, blade walls or projecting bays.
2. Where a dwelling is located on a street corner it shall be designed to address both street frontages as shown in **Figures A.5 and A.6**. Blank walls shall not be presented to either frontage and walls shall be articulated or staggered so as to avoid appearing unduly bulky or long.
3. An attic may be built in the roof space of either a two (2) storey dwelling or a single storey dwelling or garage provided access to the attic is via internal stairs.
4. Attics are prohibited in flat roofed developments.
5. Rooftop terraces are prohibited in dwelling houses, secondary dwellings and ancillary developments.

Note: Attics in the roof space may not be appropriate in heritage conservation areas or on heritage items.

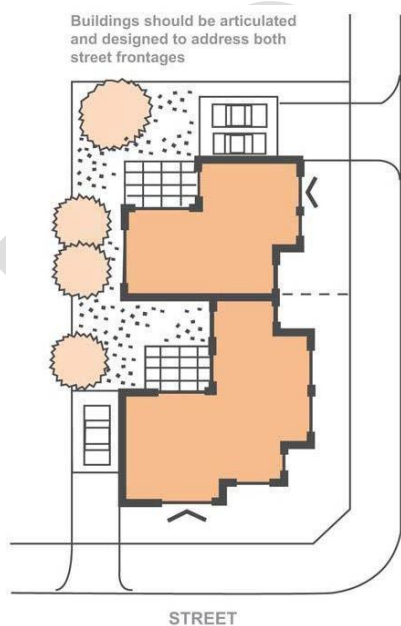


Figure A.5 - Corner lot dwelling articulated to address the corner. Splay improves sight lines.



Figure A.6 - Corner articulation

2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours

Roof Forms

1. The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape. Roof forms should complement, but not necessarily replicate the predominant form in the locality.
2. The proposed roof form shall minimise the appearance of bulk and scale of the building and be treated as an important architectural element in the street. First floor additions must complement the architectural style of the ground floor and where possible permit the existing roof form, slope and ridge to be easily discerned.
3. For flat roofed dwellings, the height of the parapet is to be kept to the minimum height required to ensure adequate screening of the proposed flat or low pitch skillion roof.
4. Roof structures must be designed so that roof installations including solar energy panels, telecommunication facilities, hot water tanks or skylights are not visible from the public domain and are integrated into the design of the development.

Materials

5. Materials must be compatible with the existing dwelling house (in the case of alterations and additions) and compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour.
6. Monotone face brick walls and terracotta tiles for roofs shall be used where they are existing in the immediate streetscape. Alternative materials may be considered as architecturally appropriate to the style of the dwelling and the locality in some circumstances.
7. Highly reflective materials are not acceptable for roof or wall cladding. New buildings and facades must not result in glare that causes discomfort or threaten the safety of pedestrians or motorists. A Reflectivity Report that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required by Council.

Colours

8. New development must incorporate colour schemes that have a hue and tonal relationship with the traditional colours or the predominant colours of the street.
9. The colours of garages, window frames, ventilation and downpipes and balustrading on main facades and elevations must be integrated harmoniously with the external design of the building.

2.2.5 Two (2) Storey Porticoes

1. Two (2) storey porticoes may be considered only where they are in scale with the proposed dwelling and compatible with the streetscape and any adjoining heritage items.
2. Two (2) storey porticoes are to be vertically articulated or broken to reduce their height as illustrated in **Figure A.7**.



Figure A.7 - Vertically articulated two (2) storey portico provides visual prominence whilst minimising the bulk and scale of the dwelling.

3. No porticoes or associated porches shall protrude more than 1m forward of the front building façade.
4. Porticoes are not to extend higher than the understorey of the eaves/guttering.

2.2.6 Dormers

1. Where compatible with the architectural design of a dwelling, dormers (whether gabled, hipped or eye-lid) need to be traditionally proportioned and rectilinear.
2. The form and location of dormer windows to existing buildings should not overwhelm or detract from the integrity of the original building, especially heritage items and dwellings in heritage conservation areas.

3 HERITAGE

Refer to Part P - Heritage of *SCDCP 2005* for objectives and controls in relation to development associated with a heritage item, within a heritage conservation area or within the vicinity of a heritage item under *SLEP 2012*.

Note: Where there is any inconsistency with Part A – Dwelling Houses and Ancillary Structures, the provisions of Part P – Heritage of SCDCP 2005 prevail.

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4 BUILDING ENVELOPE

The building envelope is the three dimensional space within which development may take place. The building envelope is generated by maximum floor space ratio, maximum building height and minimum setback controls. These are defined under the *SLEP 2012* and *SCDCP 2005*. The building envelope includes articulation zones and room for blade walls, balconies, shading devices and the like.

An essential feature of Strathfield's visual appeal as a garden suburb has arisen from its traditional use of generous setbacks and modestly scaled dwellings on large lots. Whilst it is recognised that the current demand is for increasingly larger homes and ancillary facilities on the same sized lots, Council seeks to ensure that Strathfield's character is not eroded by "wall to wall" housing, diminished streetscapes and token gardens. To this end, Council has set building envelope and maximum height controls which will provide sufficient scope for ample dwellings to suit individual configurations and resident's needs.

4.1 Objectives

- A. To ensure that dwellings are compatible with the built form of the local area and that overall bulk and scale, size and height of dwellings relative to natural ground level responds to the adjoining dwellings, topography and desired future character.
- B. To minimise impact on the amenity of adjoining properties.
- C. To establish and maintain the desired setbacks from the street and define the street edge.
- D. To create a perception or reinforce a sense of openness in the locality.
- E. To maintain view corridors between dwellings.
- F. To assist in achieving passive surveillance whilst protecting visual privacy.
- G. To provide a transitional area between public and private space.

4.2 Controls

4.2.1 Floor Space Ratio

- 1. The maximum floor space ratio (FSR) permitted on a site is indicated on the *SLEP 2012* Floor Space Ratio Map.
- 2. Development must be compatible with the lot size. Larger sites should not allow dwellings that are so large and bulky that they would create undesirable environmental impacts. Smaller sites must provide for adequate sized dwellings.

Note: In accordance with SLEP 2012, "Floor space ratio" means the ratio of the gross floor area of all buildings within the site to the site area.

*Note: In accordance with SLEP 2012, “**Gross floor area**” means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*

- (a) Habitable rooms in a basement or an attic, and*
- (b) The area of a mezzanine, and*
- (c) Any shop, auditorium, cinema, and the like, in a basement or attic,*

But excludes:

- (d) Any area for common vertical circulation, such as lifts and stairs, and*
- (e) Any basement:*
 - (i) Storage, and*
 - (ii) Vehicular access, loading areas, garbage and services, and*
- (f) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- (g) Car parking to meet any requirements of the consent authority (including access to that car parking), and*
- (h) Any space used for the loading or unloading of goods (including access to it), and*
- (i) Terraces and balconies with outer walls less than 1.4 metres high, and*
- (j) Voids above a floor at the level of a storey or storey above.*

Note: In the case of dwelling houses, floor space ratio calculations should be inclusive of vertical circulation areas (stairs, lifts etc.), voids and outbuildings.

4.2.2 Building Height

1. The maximum height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres.
2. The maximum height to the top of parapet for flat roofed dwelling houses is to be 7.8 metres.
3. The maximum height of the parapet wall for flat roofed dwelling houses is to be 0.8 metres above the uppermost ceiling level.
4. The maximum height of the external wall from the existing ground level to the underside of the uppermost ceiling level is to be 7.2 metres.
5. The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.

6. The maximum height of outbuildings, detached garages and carports is to be 3.5m to the highest point on the roof above natural ground level
7. Dwelling houses and any ancillary structures are to be no more than two (2) storeys high.
8. The building height should respond to the gradient of any given site and minimise the need for cut and fill.

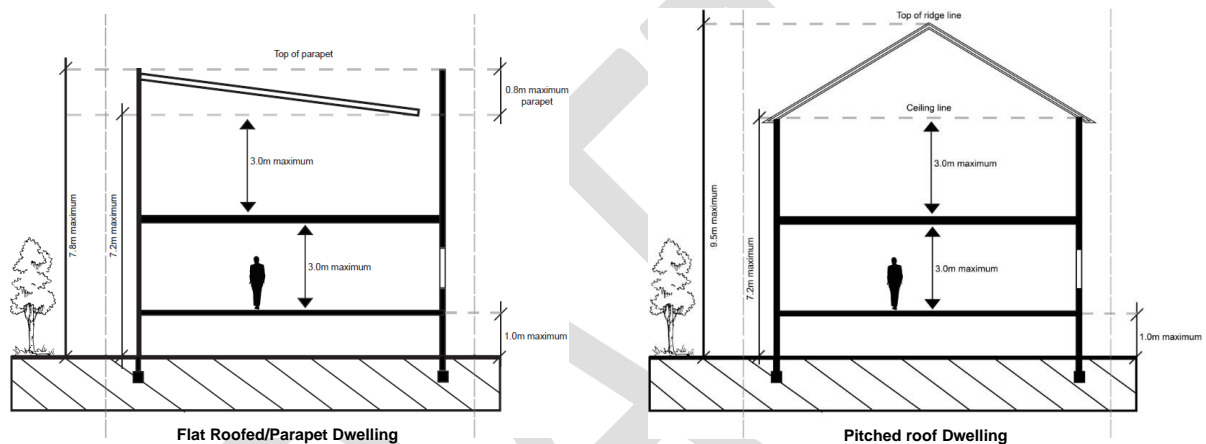


Figure A.8 – maximum height controls for detached dwelling houses.

*Note: In accordance with SLEP 2012, “**Building height** (or **height of building**)” means:*

- a) In relation to the height of a building in metres – the vertical distance from ground level (existing) to the highest point of the building, or*
- b) In relation to the reduced level of a building – the vertical distance from the Australian Height Datum to the highest point of the building,*

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The height is measured to the existing ground level directly below the point of measurement, so where the existing ground level slopes, so will the height limit plane. The height limit plane is not a horizontal line and will follow the topography of the site. Where there is a significant slope on the site, the building may have to be stepped to stay within the height limits and must not present as three residential levels at any point.

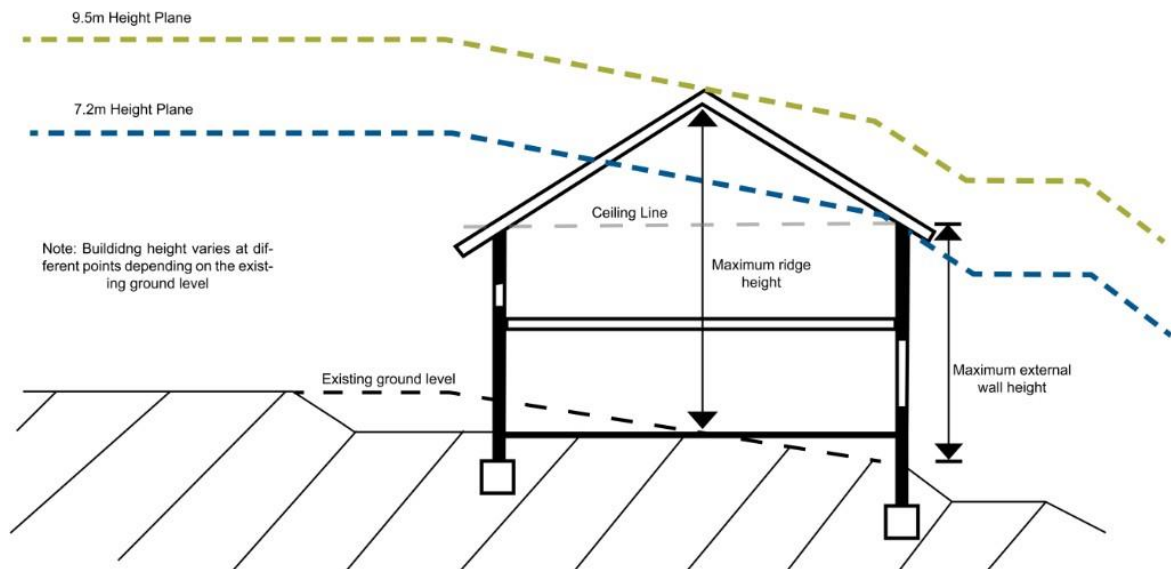


Figure A.9 – Measurement of height on sloping sites for dwelling houses.

4.2.3 Setbacks

Note: In accordance with SLEP 2012, “setback” is the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- a) A building wall, or*
- b) The outside face of any balcony, deck or the like, or*
- c) The supporting posts of a carport or verandah roof,*

whichever distance is the shortest.

4.2.3.1 Street Setbacks

1. The street setbacks in **Table A.1** and illustrated in **Figure A.10** apply to new dwellings and extensions (where the building footprint is proposed to be altered) except where exempted below in Subclause 2:

	Minimum street setback required
Primary street setback	9m
Primary street frontage for battle-axe lots	4.5m

Secondary street setbacks for dwellings on corner allotments:	
<ul style="list-style-type: none"> Where the main entrance to the dwelling is from the secondary frontage 	3m

Table A.1 – Street setbacks

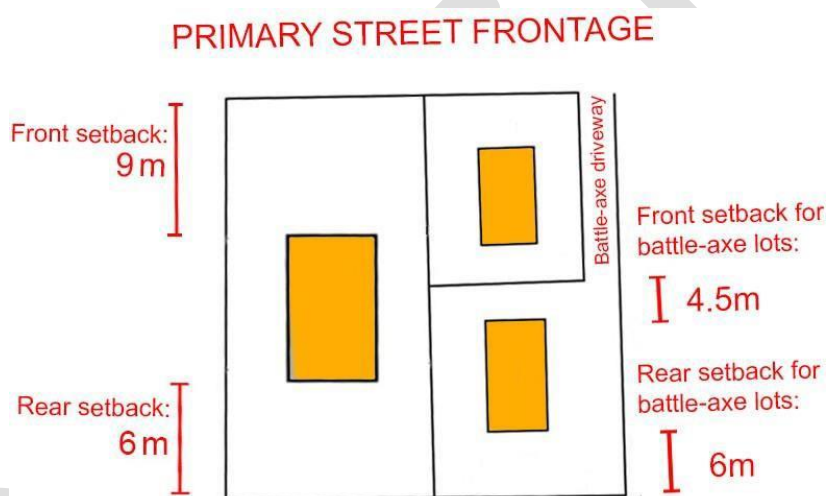


Figure A.10 - Front and rear setbacks of battle-axe and detached dwelling houses.

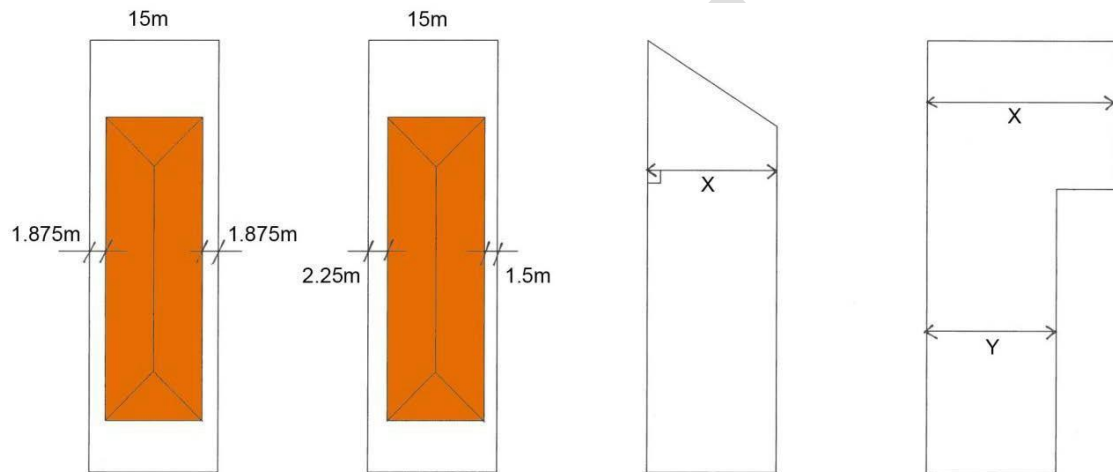
2. Despite Subclause 1 above, a primary street setback of less than 9m may be considered where:
 - a) The predominant front setback in the street is less than 9m;
 - b) The proposed setback is not less than the setback of the existing dwelling; or
 - c) The proposed setback would not conflict with the character of the existing streetscape.

4.2.3.2 Side and Rear Setbacks

1. New dwellings and extensions (where the building footprint is proposed to be altered) are to have a combined side setback equivalent to 20% of the width of the block (measured at right angles for splayed frontages). The combined side setback may be unevenly distributed between both sides as long as a minimum side setback of 1.2m is provided on each side.

Where an allotment is deemed to be undersized or irregular, a variation to the minimum setback may be considered (e.g. blocks less than 12m wide). Examples of side and rear setbacks are provided in **Figure A.11**.

Note: For irregular shaped allotments where the frontage is wider or narrower than the rear, the side setback is to be 25% of the width of the block at each point.



Example -

Example -

1. Evenly distributed side setbacks.

2. Unevenly distributed side setbacks.

3. Lot width calculation for side setbacks.

4. Lot width calculation for side setbacks (irregular lot).

Figure A.11 - Permissible side setback examples and requirements for dwelling houses.

2. Dwellings are to have a minimum rear setback of 6m to provide adequate open space and deep soil areas for shading/screening trees.
3. Subject to meeting the minimum landscaped area (as per section 5 of this part of the DCP) in the rear of the site, ancillary facilities such as garages/outbuildings may be located within the rear setback area.
4. Garages and carports are to comply with the minimum setbacks in **Table A.2**.

Detached Garages and Carports	Minimum setback required
Minimum setback from side and rear boundaries for carports (open on three (3) sides)	Nil
Minimum setback from side and rear boundaries	0.5m
Where the side of the dwelling, garage or carport is proposed to face the secondary frontage	1.5m

Table A.2 – Setbacks for garages and carports.

4.2.4 East-West Lots

1. For east-west oriented lots with the primary street frontage facing east, the minimum side setback should be on the north and the larger side setback should be on the south so that overshadowing is reduced.
2. The southern side setback should be utilised for the driveway/garage entry so that potential overshadowing of adjacent properties is reduced.

5 LANDSCAPING

Many existing trees within Strathfield are of immense heritage and ecological significance in terms of their cultural, historic, visual, botanic and scientific values. Trees are valuable resources that are essential and provide benefits to inhabitants of the urban environment.

Refer to State environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Part O (Tree Management) of *SCDCP 2005* for additional requirements on the protection of trees.

5.1 Objectives

- A. To encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development, and to the streetscape.
- B. To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, structures, vehicle circulation and ancillary areas.
- C. To preserve existing landscape elements on site (such as existing trees) and encourage their integration into the design of proposals.
- D. To ensure adequate deep soil planting is retained on each allotment.
- E. To ensure developments make an equitable contribution to the landscape setting of the locality.
- F. To ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer.
- G. To encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna.
- H. To ensure that landscaped areas are designed to minimise water use.
- I. To provide functional private open spaces for active or passive use by residents.
- J. To provide private open areas with provision for clothes drying facilities screened from the street and lane or a public place.
- K. To ensure the protection of trees during construction.
- L. To ensure suitable fencing is provided to reduce acoustic impacts and enhance visual privacy between neighbouring residents whilst enabling front fence passive surveillance of the street.
- M. To maximise the amenity of existing and proposed developments, including solar access, privacy and open space.

5.2 Controls

5.2.1 Landscaped Area

1. The minimum landscaped area required on each lot is indicated in **Table A.3** below.

Area of site	Minimum Landscape Area
200 - 500m ²	35%
501 - 600m ²	38.5%
601 - 700m ²	41.5%
701 -799m ²	43%
800 -1300m ²	45%

Table A.3 – Minimum landscaped area requirements.

*Note: In accordance with SLEP 2012, “**Landscaped area**” means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.*

Building, structure and hard paved areas include dwelling and ancillary structures, vehicular driveways and manoeuvring areas, stairways, side setback areas between the boundary and house (paved or unpaved) that are 1.5 metres or less in width, unenclosed ground level pedestrian terraces or walkways, swimming pools, covered awnings, tennis courts (except natural grass courts), outbuildings, sheds, BBQs, gazebos, rainwater tanks and the like.

2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.
3. At least 50% of the front yard should be maintained as deep soil soft landscaping.
4. The amount of hard surface area (in the form of concrete/brick/stone paving and bitumen) shall be minimised to reduce run-off and to maintain the prevailing early twentieth century garden character. Run off from hard surfaces is to be directed to permeable surfaces such as garden beds.
5. Planting areas shall include a mix of low-lying shrubs, medium-high shrubs and canopy trees in locations where they will soften the built form.
6. The design and quality of front gardens must respond to the character of the street and surrounding area and contribute to the garden character of Strathfield.
7. Where the landscape pattern in the prevailing streetscape and surrounding locality is desirable, this must be retained and reinforced, particularly in relation to heritage items and heritage conservation areas.
8. In relation to conservation and energy efficiency, plant species must be retained, selected and planted to:

- shade buildings in summer;
- reduce glare from hard surfaces;
- permit sunlight access into living rooms in cooler months;
- cool air currents channeled into the dwelling in summer; and
- act as windbreaks where desirable.

5.2.2 Tree Protection

1. Applicants must engage an Australian Qualification Framework (AQF) Level 5 Arborist to prepare an Arboricultural Impact Assessment Report in accordance with *Australian Standards 4970: Protection of trees on development sites* to determine the feasibility of retaining existing site trees prior to the design of a development.
2. The Arboricultural Impact Assessment Report must include a site plan and at a minimum indicate the following for trees on the subject site, adjoining sites and nature strip:
 - Number of tree(s);
 - Location of tree(s);
 - Species of tree(s);
 - Whether the tree(s) is proposed to be retained or removed;
 - Stockpile(s);
 - Detailed scaffold plans accurately depicting setbacks from buildings and trees;
 - Detailed and complete map of all underground services; and
 - Where necessary, recommendations of detailed tree sensitive construction methods.
3. Development shall provide for the retention and protection of existing significant trees, especially near property boundaries and within the front setback, and natural features such as rock outcrops. The proposed removal of any significant tree will need to be considered based on the submission of an Arboricultural Impact Assessment Report. The significance of a tree must be checked at the pre-lodgement development application stage.
4. With the exception of trees that are first approved by Council for removal, new dwellings and alterations and additions to dwellings must be set back an appropriate distance from all trees in accordance with the Arboricultural Impact Assessment Report to ensure that tree branches and roots will not be affected by the works. Building works should be located outside of the canopy spread of existing trees, with suitable setbacks depending upon species and size. Hand excavation is mandatory in the immediate vicinity of trees especially within the dripline.
5. Where applicable, Council may request the applicant to engage a project Arborist. Council shall not issue an Occupational Certificate until Council is satisfied that relevant “hold points” have been reviewed and endorsed by the project Arborist to ensure tree protection measures have been implemented for trees to be retained onsite.

6. New developments should provide opportunities for planting new canopy trees within the front setback, except where the existing front setback already contains at least two (2) trees. These trees should achieve a minimum mature height of 10m.
7. At least one (1) canopy tree must be provided in the rear yard if not already provided.
8. Generally, the trunk of a proposed canopy tree must be planted a minimum of 4m from built structures, or a minimum of 3m from pier beam footings. New trees must have a minimum setback of 3m from all boundaries, unless a species with non-invasive root system is proposed.
9. Provided existing trees are not adversely affected, new trees planted on side boundaries adjacent to neighbouring dwellings and structures must have a minimum 0.6m deep root deflection barrier provided for a minimum of 1.5m either side of the tree centre.
10. The construction of driveways must not result in the removal, lopping or root damage to any street tree.
11. A minimum of 25% of canopy trees and other vegetation shall be locally sourced indigenous species.

Note: A canopy tree is a tree which is expected to have a minimum mature height of 10m planted within a minimum 50 litre container (Refer to Appendix 1 of General Introduction of SCDGP 2005 for weblink to Council's recommended tree list).

5.2.3 Private Open Space

*Note: In accordance with SLEP 2012, "**Private open space**" means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.*

Private open space does not include non-recreational structures such as garages, tool sheds, swimming pools, driveways, car spaces, drying areas and pathways.

1. Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.
2. The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area. The principal private open space must include a deep soil area compliant with the minimum landscaped area.
3. For terraces and decks to be included in calculations of areas for private open space, they must be of a usable size (at least 10m²) with one length or width being at least 3 metres and be directly accessible from an internal living area of the dwelling. To be included in a calculation of private open space, decks cannot be located more than 500mm above natural ground level.
4. Areas within setbacks are not to be included as private open space unless they have a minimum width of 3m.

5. The primary private open space is to be located at the rear of the property.

5.2.4 Fencing

Note: Historically, fencing and gates were an extension of the architecture of the house.

1. Front and side fencing including fencing facing the secondary street on a corner site must be designed to be sympathetic to the particular style of the dwelling and be compatible with the style and height of fencing on adjoining properties and the streetscape. A number of different styles of fencing appropriate to particular architectural styles are illustrated in **Figure A.12** and **Figure A.14** below.



Figure A.12 - Front fence designs should complement the dwelling.

2. Front fences must not be erected where the streetscape is characterised by an absence of front fences. In these instances, landscaping shall be used to create identifiable street address and privacy.
3. Fencing forward of the building line (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1.5m. In these cases, a solid fence shall not exceed a height of 0.7m above natural ground level and may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element. Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street and do not exceed a height of 1.5m. Where the predominant height of fencing in the street is higher, the solid fence component shall not exceed a height of 1m.
4. Solid fencing up to a maximum 1.8m in height may be permitted along a secondary street frontage, provided it only encloses private open space. The design of any section of solid fencing along a secondary street frontage shall be consistent and compatible with the style of fencing provided along the primary frontage.
5. Side and rear fences (including any retaining walls) are to be no taller than 1.8m, but may be capped with a maximum 300mm of open weave timber lattice privacy screen where the consent of the neighbouring property owner has agreed.
6. Side fences forward of the front building line shall be designed to taper down to the height of the front fence.

7. Front fences should be designed to be visually permeable and where applicable, the main infill panels should have an appropriate width and spacing to provide an open appearance and enable casual surveillance.
8. Front fences, particularly on busy roads, must be designed to provide adequate acoustic attenuation whilst ensuring an appropriate level of visibility and outlook, casual surveillance, privacy and security.
9. The following materials and finishes are not permitted to be used in any fence forward of the front building line (including the building line to a secondary street frontage on a corner site):
 - unrendered cement block;
 - galvanised or aluminium sheeting;
 - fibre-cement board;
 - brushwood; or
 - barbed wire.
10. Fencing on corner allotments shall incorporate a minimum 1.5m x 1.5m splay adjacent to the road intersection to maintain sight distances for pedestrians and motorists as illustrated in **Figure A.13**.

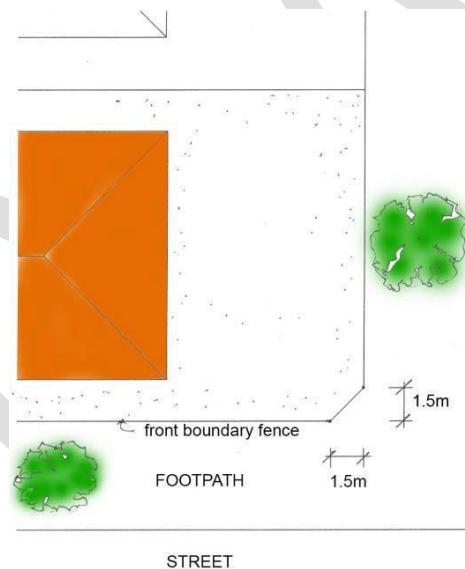


Figure A.13 - Front boundary splay to corner block.

11. Solid fences adjoining vehicular access driveways (including driveways on adjoining properties) are to be provided with a minimum 1m x 1m splay to maintain sight distances for pedestrians and motorists.
12. The remaining areas created by providing a splay adjacent to a road intersection or driveway entrance must be landscaped with low-growing vegetation or suitable paving.

13. Council will not allow significant trees to be removed to facilitate a fence design.
14. Side and rear fences on a slope must be designed to allow stormwater to flow through or under the fence without the flow becoming unduly concentrated.
15. Dividing fences between private property and Council parks, reserves, open space, etc. must be constructed only of timber palings (lapped and capped) with a maximum height of 1.8m.
16. Gates or entries from private property onto Council parks, reserves, open space, etc. are permitted, subject to them being kept locked when not in use.
17. Gatehouses are not permitted unless they are compatible with the surrounding streetscape.

Permissible fences in Strathfield:





 <p><i>Traditionally detailed picket fence on brick base course.</i></p>	 <p><i>Tall fences fronting major roads can be transformed into green fences.</i></p>	 <p><i>Rustic sandstone block and wrought metal fence.</i></p>
 <p><i>Brick base and wrought wire fence allows views into the garden.</i></p>	 <p><i>Iron palisade infill with hedge provides privacy but is not a solid screen.</i></p>	 <p><i>Masonry pier and panel – low panels of face brickwork (or sandstone) between brick piers. A single pipe rail or panel of wrought metalwork runs horizontally between the brick piers.</i></p>

Figure A.14 – Examples of fences prevalent in Strathfield.

Unacceptable fences in Strathfield:



Figure A.15 – Horizontal slat or batten fences without gaps are not permitted as they do not allow passive surveillance.

6 SOLAR ACCESS

6.1 Objectives

- A. To ensure the design of new dwelling houses and alterations and additions maximises solar access to living areas and open space areas.
- B. To minimise overshadowing of adjoining properties.

6.2 Controls

6.2.1 Sunlight access

1. In new dwellings, solar access to the windows of habitable rooms and to at least 50% of private open space must be provided or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).
2. In the case of alterations or additions to existing dwellings, solar access to the windows of habitable rooms and to the majority of private open space must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).

*Note: In accordance with the Building Code of Australia, a “habitable room” is:
“a room used for normal domestic activities and*

- **includes** a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but,
 - **excludes** a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.”
3. 50% of the principal private open space of any adjoining premises should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).
 4. Where the principal private open space of an adjoining development currently receives less than the required amount of solar access (on 21 June), the proposed development must not further reduce the amount of solar access.

7 PRIVACY

7.1 Objectives

- A. Development that is designed to provide reasonable privacy to adjacent properties.
- B. To maintain reasonable sharing of views from public places and living areas.
- C. To ensure that public views and vistas are protected, maintained and where possible, enhanced.
- D. To ensure that canopy trees take priority over views.
- E. To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses.

7.2 Controls

Visual Privacy

7.2.1 Building Envelope and Dwelling Layout

- 1. Private open space, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking by locating living areas on the ground floor and orientating them towards the rear and front setback.
- 2. Provide adequate separation of buildings.
- 3. Ensure finished floor levels are not excessively elevated above natural ground level.
- 4. Appropriate evergreen screen plants and trees may assist in providing improved privacy to adjacent properties.

7.2.2 Windows

- 1. Windows should not directly face the windows, balconies and courtyards of adjoining dwellings.
- 2. Where a transparent window is to be located within 9m of any window of a habitable room of an adjoining dwelling, the window must:
 - a) be offset from the edge of any windows in an adjoining dwelling by a distance of at least 0.5m; or
 - b) have a sill height of at least 1.7m above the finished floor level or have fixed, obscure glazing in any part of the window less than 1.7m above the floor level.

3. Where windows directly face a balcony or courtyard of an adjoining dwelling, the windows should:
 - a) be narrow; and/or
 - b) incorporate obscure glazing; and/or
 - c) have a sill height of at least 1.7m above the finished floor level.

7.2.3 Elevated Decks, Verandahs and Balconies

1. Elevated decks, verandahs and upper storey balconies are not permitted on side boundaries, except where facing the secondary frontage of a corner lot, and provided other setback controls can be achieved.
2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.
3. Small upper floor rear balconies measuring no more than 1m in depth by 2m in length may be permitted where an applicant can demonstrate that the balcony would not unreasonably impact upon the privacy of adjoining premises (including buildings and outdoor spaces).
4. Second storey balconies extending for the full width of the front façade are not permitted.

7.2.4 Acoustic Privacy

1. The provisions of *State Environmental Planning Policy (Infrastructure) 2007* and *Development near Rail Corridors and Busy Roads Interim Guideline* must be taken into consideration when designing a development to minimise impacts of busy roads and railway corridors on dwelling houses.
2. Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas, recreation areas and the like. Conversely, entries, halls, storage rooms, bathrooms and laundries should be located in areas more affected by noise.
3. Suitable acoustic screen barriers or other noise mitigation measures such as double glazing, laminated glass, vibration-reducing footings or other materials, should be considered to minimise the effects of noise and/or vibrations where physical separation cannot be achieved.
4. Development applications for dwellings affected by high levels of external noise must be accompanied by an acoustic report demonstrating that habitable rooms of dwellings may achieve internal noise levels of no greater than 35 dBA.

8 VEHICLE ACCESS AND PARKING

Refer to Part I (Provision of Off-Street Parking Facilities) of *SCDCP 2005* for additional requirements.

8.1 Objectives

- A. To provide adequate and convenient on-site car parking.
- B. To ensure that the location and design of driveways, parking spaces and other areas used from the movement of motor vehicles are efficient, safe and convenient.
- C. To ensure garages, carports, basements and hard standing areas for cars do not visually dominate the street façade of the dwelling.
- D. To ensure that construction materials used for driveways respect the architectural qualities of the dwelling.
- E. To minimise the area of access driveways to minimise impermeable surfaces and maximise landscaped areas.
- F. To ensure basements have discreet entries, safe access and a high degree of natural cross-ventilation.
- G. To minimise excavation to reduce disturbance to natural ground level particularly adjacent to site boundaries.
- H. To ensure that any proposed basement minimises disturbance to natural drainage systems and that flooding, drainage or ventilation impacts would not be created for the site, or for adjoining or nearby properties.

8.2 Controls

8.2.1 Driveway and Grades

1. Existing driveways must be used unless the applicant can demonstrate that:
 - (a) relocation would improve solar access to the property and/or adjoining properties;
 - (b) the amenity of any adjoining residences would not be unduly affected (with regard to sleeping areas);
 - (c) relocation would not impact on street trees, bus stops, bus zones, powerlines and other services, on street parking, heritage values or the streetscape; and
 - (d) relocation would not adversely impact the safety of motorists or pedestrians.

2. The width of driveways at the property boundary is to be 3m.
3. The edge of driveway crossings, including apron and layback shall be located a minimum of 1m clear of any existing stormwater pits or poles and 2m clear of the trunk of any trees within the road reserve.
4. Vehicle access points and parking areas must:
 - be easily accessible and recognisable to motorists;
 - not disrupt pedestrian flow and safety; and
 - be located to minimise traffic hazards and the potential for vehicles to queue on public roads.
5. A maximum of one (1) vehicular crossing to any public road will be permitted per property except for corner allotments where Council may consider one on each frontage in appropriate circumstances.
6. Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction (i.e. vehicle manoeuvring shall be fully maintained within the site).
7. Vehicular turning areas for garages shall comply with the relevant Australian Standard.
8. Where properties have access to a rear lane or secondary street frontage, parking and access shall be provided from the secondary street/lane.
9. Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.
10. A driveway should be set back a minimum of 0.5 metres from side boundaries to provide for landscaping between the driveway and side boundary.
11. Driveways within the property boundary should incorporate unit paving into the design.
12. Areas of concrete visible from a public road (including driveways and pedestrian ways) are to be kept to a minimum and coloured charcoal, grey or brown.
13. Kerb and footpath crossings as part of the public domain must only be finished in natural finished concrete and not customised finishes that match the property driveway. Coloured concrete is not permitted in the driveway crossing outside the property boundary.

8.2.2 Garages, Carports and Car Spaces

1. Two (2) car parking spaces are to be provided and maintained behind the front building line of all new dwellings (i.e. garage, carport or car space). For lots less than 15m wide consideration may be given to one (1) car space. Where alterations

and additions to existing dwellings are proposed and two (2) spaces are available, these spaces must be maintained.

2. Garages are to be recessed behind the main front facade of the dwelling and/or designed so as not to dominate the appearance of the building or streetscape.
3. Garages should be no more than 150mm above natural ground level at their entry unless the slope of the site exceeds 1:8 (12.5%) in which case a suspended garage may be acceptable.
4. The minimum dimensions of parking spaces and garages shall comply with the relevant Australian Standards.
5. Garages are not to be converted or used for any purpose other than that for which they are approved, that is, garages must not be converted into rumpus rooms, living areas, bedrooms, offices, etc.

8.2.3 Basements

1. The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level.
2. No excavation is permitted within the required minimum side setbacks. Furthermore, the location of basement walls may warrant increased setbacks to provide sufficient area for water proofing, drainage etc.
3. Where a basement is proposed, the maximum height of the basement above natural ground level measured to the floor level of the storey immediately above is to be less than 1 metre. Where the basement protrudes above ground level by more than 1 metre, it does not comply with the SLEP 2012 definition of a basement, it will be considered as a storey and the gross floor areas excluded within a basement under SLEP 2012 do not apply and will be included in the floor space ratio. Basement protrusion of more than 1 metre will generally not be accepted especially if it is considered to adversely impact the bulk and scale of the dwelling and may require the setback of the upper level.

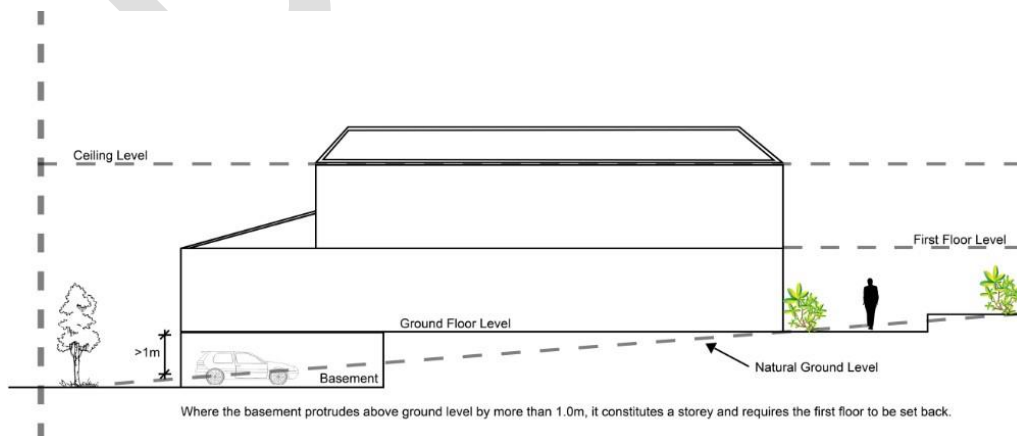


Figure A.16 – Basement level to be counted as a storey.

4. Minimum internal clearance of 2.2m in accordance with the *Building Code of Australia* requirements.
5. Driveways shall comply with the relevant *Australian Standards (AS2890.1: Parking Facilities, AS1248.1: Design for access and mobility)* and a maximum 1:4 gradient.
6. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
7. Driveway ramps are to be perpendicular to the property boundary at the street frontage.
8. Where site and building dimensions allow it, basements shall be designed to permit vehicles to enter and exit the basement in a forward direction.
9. Basements may not be permissible on flood affected sites. Applicants should check with Council and consider submitting a pre-lodgement application.
10. Provision of pump-out systems and stormwater prevention should be in accordance with Council's Stormwater Management Code.
11. Basements are not to be used for habitable purposes.

9 ALTERING NATURAL GROUND LEVEL (CUT & FILL)

The Strathfield LGA has a relatively flat topography so the need for cut and fill should be minimal.

Refer to Clause 6.2 (Earthworks) of the *SLEP 2012* for additional requirements.

9.1 Objectives

- A. To maintain existing ground levels and minimise cut and fill to reduce site disturbance.
- B. To ensure existing trees and shrubs are undisturbed, ground water tables are maintained and impacts on overland flow/drainage are minimised.

9.2 Controls

1. Fill is limited to a maximum of 1m above natural ground level.
2. For all excavation works that require the use of fill, only clean fill is to be used.
3. Cut and fill batters must be stabilised consistent with the soil properties.
4. Vegetation or structural measures are to be implemented as soon as the site is disturbed.
5. All areas of excavation shall be setback from property boundaries in accordance with the building setback controls. No excavation is permitted within the minimum required setbacks.
6. Where excavation work is proposed, the work must not affect or undermine the soil stability or structural stability of any buildings and Council assets on adjoining properties.
7. Applicants may be required to produce a dilapidation report for all buildings which adjoin proposed excavation areas, a copy of which will be made available to the relevant neighbour.
8. Avoid excessive fill that may create the potential for overlooking of adjoining properties.

10 WATER AND SOIL MANAGEMENT

10.1 Objectives

- A. To encourage the incorporation of Water Sensitive Urban Design (WSUD) and Botany Improvement Plan principles in the development.
- B. To ensure compliance with Council's Stormwater Management Code.
- C. To ensure compliance with the NSW State Government's Flood Prone Lands Policy.
- D. To ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction.
- E. To ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality.
- F. To ensure that new development in areas that may be affected by acid sulphate soils do not adversely impact the underlying ground conditions, soil acidity and water quality.
- G. To appropriately manage stormwater and overland flow to minimise damage to occupants and property.

10.2 Controls

10.2.1 Stormwater Management and Flood Prone Areas

- 1. Applicants seeking to develop on lands identified as flood prone are advised to contact Council before designing their proposal.
- 2. Developments shall comply with Council's Stormwater Management Code. On site detention devices may be required to assist in the management of stormwater on site.
- 3. Flood affected properties must comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage).
- 4. Where a site is subject to flooding applicants should seek written advice from Council's Planning & Environment section in relation to minimum habitable floor height for the site.
- 5. In areas subject to major overland flow from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer.
- 6. Applicants must comply with Council's Stormwater Management Code with regard to drainage and stormwater detention matters. Full details and plans of the stormwater system are to be submitted for approval as part of the development application.

10.2.2 Acid Sulfate Soils

1. Development is to ensure that sites with the potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in Clause 6.1 (Acid Sulfate Soils) of *SLEP 2012* and the relevant standards and guidelines.
2. Applicants seeking to develop on lands subject to acid sulfate soils are advised to contact Council before designing their proposal.

10.2.3 Soil Erosion and Sediment Control

1. Appropriate soil erosion and sediment control measures during construction must be detailed in the development application and implemented prior to the commencement of work.
2. The following sediment control measures are recommended:
 - (a) Perimeter bank and channels;
 - (b) Turf filter strips;
 - (c) Sediment fences;
 - (d) Sediment traps; and
 - (e) Roof guttering.
3. Applicants may be required to provide plans showing stormwater quality treatment techniques to prevent sediments and polluted waters from discharging from the site during the construction phase. Such plans will show temporary measures designed in accordance with the *Managing Urban Stormwater (MUS): soils and construction vol.1* (commonly referred to as the Blue Book), published by Landcom <http://www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf>

11 ACCESS, SAFETY AND SECURITY

11.1 Objectives

- A. To encourage the incorporation of crime prevention principles in the design of the proposed developments.
- B. To increase the safety and perception of safety in public and semi-public spaces.
- C. To provide passive surveillance of the public domain to promote a safe pedestrian environment whilst maintaining the privacy of residents.
- D. To ensure the safety of pedestrians by separating pedestrian access from vehicular access.

11.2 Controls

11.2.1 Address and Entry Sightlines

- 1. Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.
- 2. Design landscaping around dwellings and ancillary structures so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.
- 3. External lighting should enhance safe access and security around the dwelling and light spill must not adversely impact on adjoining properties. Lighting must be designed and located so that it minimises the opportunity for vandalism or damage, is appropriate for the street and minimises glare.
- 4. The incorporation of Crime Prevention through Environmental Design (CPTED) principles in the design of developments should not detract from the amenity of the streetscape.

11.2.2 Pedestrian Entries

- 1. Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.
- 2. Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.
- 3. House numbers are to be clearly visible from the street. As a minimum, one set of house numbers will be displayed on the front fence. House numbers should generally be no less than 100mm high.

12 ANCILLARY DEVELOPMENT

12.1 Objectives

- A. To ensure that ancillary development is compatible with the design of the principal dwelling, streetscape and adjoining dwellings in form, materials and colours,
- B. To limit the size, bulk and scale of ancillary structures and minimise their visibility from the public domain.
- C. To ensure that the provision of ancillary structures improves the amenity of residents whilst ensuring that the amenity of surrounding dwellings and neighbouring lots is maintained.
- D. To ensure that the provision of ancillary structures, such as air conditioning units, are considered at the design stage of a proposed development.

12.2 Controls

12.2.1 Secondary Dwellings

- 1. The total floor area of a secondary dwelling must not exceed whichever of the following is the greater:
 - (a) 60m²; or
 - (b) 20% of the total floor area of the dwelling.
- 2. Secondary dwellings should have a minimum setback to a secondary frontage (where applicable) of 3m, side setback of 1.5m, a rear setback of 3m and a minimum street setback in accordance with Section 4 (Building Envelope) of this Part.
- 3. Secondary dwellings should be located at the rear of the primary dwelling.
- 4. Secondary dwellings must provide deep soil planting within the rear setback.
- 5. The design, materials, colours, bulk and scale, and location of a secondary dwelling must be compatible with the existing dwelling and established surrounding residential character.
- 6. Secondary dwellings are to comply with solar access, visual and acoustic privacy controls set out in this Part of the DCP.
- 7. A secondary dwelling must be accessed via the same street as the principal dwelling.
- 8. Blank walls facing the street will not be accepted.

9. The roof design must be compatible with the predominant roof forms prevalent in the surrounding residential neighbourhood.
10. A primary private open space is to be provided for the secondary dwelling and must be directly accessible to the internal living areas of the dwelling. It can be in the form of a balcony or at ground level and should be a minimum area of 12m² with a minimum dimension of 3m.

Note: Private open space does not include: non-recreational structures such as garages, tool sheds and similar structures; swimming pools; driveways, turning areas, car parking spaces; clothes drying areas; and pathways.

11. The primary private open space must be located to maximise solar access.
12. The private open space area must be appropriately landscaped and screened to ensure adequate privacy.
13. Secondary dwellings do not require additional parking or driveway access.
14. No garages or carports are to be attached to secondary dwellings.

12.2.2 Outbuildings

1. No outbuilding shall be constructed forward of the front building line of the dwelling.
2. The minimum side and rear setback for an outbuilding is 0.5m.
3. New garden sheds, studios, cabanas and the like are limited to a maximum gross floor area of 40m².
4. Windows will not be permitted to face an adjoining property, unless the windows in the proposed outbuilding are:
 - (a) screened by boundary fencing; or
 - (b) have a sill height of at least 1.7m above the floor; or
 - (c) have fixed translucent (or otherwise treated) glazing in any part of the window less than 1.7m above the floor.
5. Under no circumstances is the roof area of an outbuilding to be accessible for any purpose or used as an entertaining or viewing area.
6. Outbuildings are not to be used for habitable purposes.
7. No kitchen facilities will be permitted in an outbuilding. A small fridge and a sink alone are not considered to constitute a kitchen.
8. Any external lighting of an outbuilding is to be positioned or shielded to prevent glare to adjoining premises.

12.2.3 Retaining Walls

1. Retaining walls are to be a maximum of 1.2m in height.
2. Council requires retaining walls in excess of 0.6m to be fully designed and documented by a qualified practising engineer.

12.2.4 Air-conditioning

1. Air-conditioning units should be located away from the habitable rooms of adjoining properties and/or screened by acoustic treatments.
2. Any building work associated with the installation of an air-conditioning unit must not reduce the structural integrity of any existing buildings.
3. Only residential grade air conditioners are to be installed and not commercial grade air conditioners.
4. Air-conditioning units must be installed to comply with the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Noise Control) Regulation 2008*.

12.2.5 Satellite Dishes

1. A maximum of one (1) satellite dish per property will be permitted.
2. Satellite dishes must be located behind the front building line of the dwelling; preferably ground mounted unless justified to be roof mounted by an appropriately qualified consultant in order to receive a signal and where it will not be visible from any street frontage.
3. Satellite dishes must be located below the fence-line on corner allotments.
4. A maximum height of 2.4m is permitted from natural ground level to the top of the satellite dish.
5. Satellite dishes must be set back at least 3m from the side or rear boundary.
6. Satellite dishes must be constructed of pre-finished steel in recessive colours which blend with the existing building and surroundings.

12.2.6 Swimming Pools

1. The minimum side and rear setback of a swimming pool from the outside edge of the pool concourse (and any paved/concreted area adjacent to the concourse) must be at least 1m wide and consist of a deep soil soft landscape area containing a continuous planting of screening shrubs.

2. Where a pool is more than 1m above ground, the space between the bond beam/concourse and the ground is to be suitably finished with decorative blocks or other approved material and landscaped to Council's satisfaction.
3. The pool filter and pump equipment is to be designed and located so as not to emit a noise level that exceeds 5dBA above the ambient background noise level measured at any property boundary. The pool equipment shall be located within an enclosed structure so as to not be readily visible.
4. Any lighting associated with a swimming pool should be positioned to prevent light spillage and minimise any nuisance to adjoining premises.
5. Swimming pool enclosures shall comply with the *Swimming Pools Act* and relevant Australian Standards as amended.

12.2.7 Tennis Courts

1. Tennis courts may only be used for residential uses associated with the dwelling.
2. The minimum setback from any boundary is 1m. However, where the tennis court adjoins a neighbouring habitable building, the required minimum setback is 3m.
3. Side boundaries shall be landscaped appropriately to ensure privacy to adjoining properties and prevent light spill and unnecessary glare. The outside edge of a tennis court must be separated from a property boundary by an area of land at least 1m wide of soft landscaping containing a continuous planting of screening shrubs.
4. No portion of the finished surface level of a tennis court shall be more than 0.75m above natural ground level adjacent to the court.
5. A tennis court is permitted to be enclosed to a maximum height of 3.6m with plastic-coated chain wire on a suitable galvanised iron pipe frame. The plastic coating must be black or dark green in colour.
6. Any lighting provided on a tennis court shall have a maximum intensity of 450 lux on the court surface with a spill of zero lux at horizontal distance of 2m from the court surface.
7. Tennis courts must comply with Council's Stormwater Management Code.

12.2.8 Waste Bin Storage and Management

Refer to Part H - Waste Minimisation and Management of *SCDCP 2005*.

13 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Australia's *National Strategy for Ecologically Sustainable Development* (1992) defines ecologically sustainable development (ESD) as:

“Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased”.

In addition to the requirements under *State Environmental Planning Policy Building Sustainability Index (BASIX) 2004* (refer to Section 1.10 of the General Introduction to the *SCDCP 2005*) Council also has a number of objectives and controls that aim to encourage ecologically sustainable development.

13.1 Objectives

- A. To encourage passive and active strategies in the design of dwellings and ancillary structures that promotes the achievement of ecologically sustainable practices and BASIX requirements.
- B. To ensure dwellings are designed to allow sufficient natural ventilation and lighting whilst minimising heat gain during summer and maximising solar access during winter, thereby reducing the need for artificial cooling and heating.
- C. To minimise the over use of Sydney's limited high quality domestic water supply by ensuring new dwellings incorporate water storage tanks for use in toilet flushing, landscape irrigation and to encourage new dwellings, additions and alterations to incorporate water saving devices and water conservation strategies.
- D. To encourage the use of new technology that reduces energy consumption, minimises greenhouse emissions and results in cost savings.
- E. To encourage the re-use of building materials, thereby reducing waste to landfill, transportation costs, conserving raw materials and reducing energy expenditure. (Refer to Part H Waste Minimisation and Management of *SCDCP 2005*).

13.2 Controls

13.2.1 Natural Lighting and Heating

- 1. Where possible, new dwellings should have living areas face north, sleeping areas face to the east or south, and utility areas to the west or south to maximise winter solar access.
- 2. Where it is proposed to plant trees to the north of the dwelling they must be deciduous to allow solar access during the winter.

3. Use materials that have a high thermal mass e.g. bricks to retain heat made available during the day.

13.2.2 Natural Cooling and Ventilation

1. Windows and walls on northern facades should be shaded by shading devices, eaves, louvres and trees as illustrated in **Figures A.17-A.19**. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling.
2. Windows should be positioned to capture breezes and allow for cross-ventilation.



Figure A.17 - Filtered shading over outdoor areas enhance liveability.



Figure A.18 - Provide louvred sunshade devices to provide filtered sunlight particularly in winter.



Figure A.19 - Window shades can be used as a natural cooling strategy.

13.2.3 Water Tanks

Where a water tank is not exempt development under *SEPP (Exempt & Complying Development Codes) 2008*, the following controls shall apply:

1. Above ground water tanks shall be located behind the dwelling. Where it is not possible to locate a water tank wholly behind the dwelling, it should be located behind the front building line and screened from view from the public domain with appropriate landscaping.
2. Where water tanks are visible, the tanks and any associated support structure and plumbing must be a colour that complements the dwelling.

3. Above ground water tanks must be located at least 450mm from any property boundary.
4. Above ground water tanks must not exceed 3m in height above natural ground level including any stand for the tank.
5. Overflow from the water tank is to be piped directly to the approved stormwater drainage system except in cases where stormwater is required to be directed to on-site stormwater detention (OSD) storage (as per Council's Stormwater Management Code).
6. No part of the water tank or support stand may rest on a wall footing.
7. The installation of the tank must not involve the filling of more than 1m above the existing ground level.
8. The tank must not be located over or adjacent to a water main or sewer main or installed over any associated structure or fittings unless it is installed in accordance with any requirements of the public authority that has responsibility for the main.
9. The design of any water tank support structure is to be in accordance with the requirements of a qualified practicing structural engineer or to the maker's specifications.

13.2.4 Hot Water Heater Units

1. Hot water units shall be located behind the dwelling. Where it is not possible to locate the unit either internally or wholly behind the dwelling, it must be located behind the front building line and screened from view from the public domain with appropriate landscaping.
2. Hot water units including instantaneous gas systems are not to be located on balconies unless they are screened from public view.
3. Hot water units are to be placed within a short distance of the most frequent point of use.

13.2.5 Greywater Systems

1. Where possible, new dwellings ~~or large extensions~~ should have greywater systems form part of the development.
2. Greywater systems shall be located in the rear garden. Where this is not possible the system should be screened from the public domain.

Greywater is the wastewater from your washing machine, laundry tub, shower, bath and hand basins. It does not include wastewater from a toilet or urinal. Greywater can be utilised as an alternative to using drinking water and as a result reduce fresh water consumption and household bills.

There are three ways that greywater can be reused which is detailed in the table below:

<u>Methods</u>	<u>Description</u>	<u>Council Approval Required</u>	<u>How the water can be used</u>
<u>Manual bucketing</u>	<p><u>Collect water in a bucket from your washing machine or shower.</u></p> <p><u>Don't store or keep the collected greywater for more than one day. This avoids the risk of spills and bad odours.</u></p>	<u>No</u>	<p><u>Above ground irrigation</u></p> <p><u>Toilet bowl flushing</u></p>
<u>Greywater diversion device</u>	<p><u>Diverts greywater to a small holding tank and then to an irrigation system that's below the soil surface.</u></p> <p><u>These systems should be self-draining so that greywater isn't stored for more than a day.</u></p> <p><u>They also have a valve to make it is easy to divert greywater directly to the sewer when it's raining or when the soil is saturated.</u></p> <p><u>NSW Health maintains a register of accredited Greywater diversion devices.</u></p>	<u>No</u>	<u>Sub-surface irrigation</u>
<u>Domestic greywater treatment systems</u>	<p><u>Greywater treatment systems use all the greywater your home generates.</u></p> <p><u>After treatment, the greywater is clean enough to be stored but not to be consumed.</u></p>	<u>Yes</u>	<p><u>Above-ground irrigation</u></p> <p><u>Toilet flushing</u></p> <p><u>Washing machine</u></p>

14 Schedule of Amendments

Schedule of Amendments	Description	Adopted by Council	In Force
1	Additional objectives and controls inserted to ensure new dwellings are designed and developed in a manner that complements the existing or desired future character of the area, particularly the enhancement of heritage and landscaped streetscapes.	1 May 2018	15 May 2018
2	Introduction of additional height controls for flat roofed dwellings.	2 April 2019	16 April 2019
<u>3</u>	<u>Introduction of controls related to greywater systems.</u>	<u>XXX</u>	<u>XXX</u>