The Hills Development Control Plan (DCP) 2012

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Part B Section 4 Multi Dwelling Housing



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In Force 21 May 2019

INDEX

1.	INTRODUCTION	1
	1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES 1.2. ACCESS AND MOBILITY	1 1
2.	AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP	1
3.	OBJECTIVES AND DEVELOPMENT CONTROLS	1
	3.1. SITE REQUIREMENTS	2
	3.2. SITE ANALYSIS	2
	3.3. SETBACKS	
	3.4. BUILDING HEIGHTS	5
	3.5. DENSITY	5
	3.6. BUILDING SEPARATION AND DRIVEWAY TREATMENT	6
	3.7. LANDSCAPED AREA	7
	3.8. UNIT FLOOR AREA	8
	3.9. BUILDING MATERIALS	8
	3.10.BUILDING DESIGN AND STREETSCAPE	9
	3.11.URBAN DESIGN GUIDELINES	9
	3.12.OPEN SPACE	10
	3.13.SOLAR ACCESS	
	3.14.VENTILATION AND INFILTRATION	
	3.15.INSULATION AND THERMAL MASS	
	3.16.STORMWATER MANAGEMENT	
	3.17.CAR PARKING	
	3.20.PEDESTRIAN ACCESS, SAFETY AND SECURITY	
	3.21.PRIVACT - VISUAL AND ACOUSTIC	
		10
	3.23.WASTE MANAGEMENT - STORAGE AND FACILITIES	10
	3.25 FENCING	
	3.26.DEVELOPER CONTRIBUTIONS	
4.	INFORMATON REQUIRED FOR A DEVELOPMENT APPLICATION	19
5.	REFERENCES	
ΔΡ	PPENDIX A - DEVELOPMENT CONTROL COMPLIANCE CHECKLIST	20
ΔΡ	PPENDIX B - BIN STORAGE FACILITY DESIGN SPECIFICATIONS	

1. INTRODUCTION

This Section of the DCP must be read in conjunction with Part A – Introduction of this DCP.

1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This Section of the DCP applies to land where multi dwelling housing is permissible, pursuant to The Hills LEP 2012.

1.2. ACCESS AND MOBILITY

This Section of the DCP seeks to ensure equitable access to suitable housing is provided for all people and should be read in conjunction with the following policies and legislation where applicable:

Disability Discrimination Act 1992 and Disability (Access to Premises Buildings) Standards

The Disability Discrimination Act 1992 aims to eliminate discrimination against people on the grounds of disability and includes provisions which make it unlawful to discriminate against a person with disability in relation to access to, or use of, premises.

The Disability (Access to Premises - Buildings) Standards prescribes a set of design and construction standards covering access to new buildings or an extension to/modification of an existing building. Compliance with the Premises Standards ensures compliance with the requirements of the Disability Discrimination Act.

National Construction Code and Australian Standards

The National Construction Code (NCC) is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia. The NCC includes provisions that mirror the Premises Standards to ensure reasonable access to buildings for people with a disability. Australian Standards referred to in this DCP:

Standard No.	Description	
AS1428.1	Design for access and mobility -	
	general requirements for access -	
	New building work	
AS1428.2	Design for access and mobility -	
	general requirements for access	
	Enhanced and additional	
	requirements - Buildings and	
	facilities	
AS4299	Adaptable housing	
AS2890.6	Parking facilities - Off-street parking	
	for people with disabilities	

2. AIMS AND OBJECTIVES OF THIS SECTION OF THE DCP

OBJECTIVES

Council's objectives for multi dwelling housing development are:

- (i) Encourage a high standard of aesthetically pleasing and functional multi dwelling housing developments that sympathetically relate to adjoining and nearby developments.
- (ii) Ensure that development will not detrimentally affect the environment of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.
- (iii) Encourage innovative and imaginative design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.
- (iv) Provide high levels of amenity and safety for future residents of any multi dwelling housing development.
- (v) To ensure that multi dwelling housing developments integrate the principles of Ecologically Sustainable Development.

3. OBJECTIVES AND DEVELOPMENT CONTROLS

The controls in this Section are not an exhaustive list of the controls applicable to multi dwelling housing. In addition to the polices, guidelines and documents specified in section 1.4 of Part A - Introduction, this Section is to be read in conjunction with other relevant Sections including:

- Part B Section 2 Residential
- Part C Section 1 Parking
- Part C Section 2 Signage
- Part C Section 3 Landscaping
- Part C Section 4 Heritage
- Part C Section 6 Flood Controlled Land

A checklist summarising the controls described in this section is included in Appendix A – Development Control Compliance Checklist to this Section.

3.1. SITE REQUIREMENTS

OBJECTIVES

- (i) To ensure development sites have sufficient areas to provide adequate access, parking, landscaping and building separation.
- (ii) To provide for the orderly development of residential land through the consolidation of lots.
- (iii) To ensure development on a particular site has due regard to adjoining developments.

DEVELOPMENT CONTROLS

- (a) The site shall have a minimum road frontage of 28 metres.
- (b) The site shall have an average width of 30 metres.
- (c) The site shall not be accessed via a battle-axe driveway.
- (d) The site shall not isolate adjoining lots so that they are incapable of multi dwelling housing development, meaning there will be insufficient area to meet the minimum site area specified for multi dwelling housing pursuant to Clause 4.1A *Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings* of The Hills LEP 2012.

SUBMISSION REQUIREMENTS

• Site plan showing the dimensions and area of the site and the location of, and details of,

existing or proposed development on adjoining sites.

3.2. SITE ANALYSIS

OBJECTIVES

- *(i)* To encourage a comprehensive approach to site planning, design and assessment of development.
- (ii) To facilitate assessment of how future buildings relate to their immediate surroundings and each other.
- (iii) To facilitate development of a design that minimises the negative impacts on the amenity of adjoining commercial or residential development in accordance with Council's ESD objective 7.
- *(iv)* To ensure development is compatible with land capability.
- (v) To minimise adverse impacts on the environment in accordance with Council's ESD objective 4.

DEVELOPMENT CONTROLS

- (a) Development should be designed to respect site constraints such as topography, drainage, soil, landscapes, flora, fauna and bushfire hazard.
- (b) Development on land adjoining bushland reserves should incorporate measures (such as setbacks and buffers) to prevent any impact on the reserves.
- (c) Development is to be sited so as to minimise the impact of the development on the amenity of adjoining residences while recognising the character of the area.
- (d) Siting of development is to take into account passive solar design principles.

SUBMISSION REQUIREMENTS

• Site Analysis. An example of a site analysis diagram is shown in Figure 1. The Site Analysis provided at pre-lodgement stage must include an Isometric Drawing as shown in Figure 2.



Figure 1 Site Analysis



Figure 2 Isometric Drawing

Isometric Drawing

- An isometric drawing must be drawn to the same scale as the Site Plan and Site Analysis (1:500 or 1:1000), and include the following:
- Contours clearly marked natural and man-made differentiated;
- Street patterns clearly identified;
- Proposed common areas;
- Proposed main entrances/exits; and
- Proposed landscaped treatments/features.

An example of an isometric drawing required at pre-lodgement stage is shown above.

3.3. SETBACKS

OBJECTIVES

- *(i)* To provide an open streetscape with substantial areas for landscaping and screen planting.
- (ii) To minimise overshadowing of adjoining properties.
- (iii) To protect privacy and amenity of any adjoining land uses in accordance with Council's ESD objective 7.
- (iv) To ensure developments are compatible with the character of surrounding housing areas in respect of the quantity and quality of open space.

DEVELOPMENT CONTROLS

Building Setback Requirement No 1 - Setbacks to Protect Trees

Setbacks are to be established so that any trees located within 10 metres of the front boundary and 4.5 metres of any rear or side boundary can be retained.

(a) Where trees are identified in the site analysis and are located within the 10 metre front setback or 4.5 metre side or rear setback, the setback should be set so that all buildings are 5 metres from the trees or clear of the drip line of the trees whichever is the greater distance. The distance must be measured from the outside of the tree trunk at ground level. The process for identifying significant trees is identified in Landscape section 3.7.

Building Setback Requirement No 2 – Building Alignment

(b) Except where a greater setback is required to satisfy "Building Zone Requirement No 1 -

Setbacks to Protect Trees" all setbacks shall be in accordance with Table 1. Figure 3 provides a demonstration of how these may be applied.

(c) Where a development site has a slope such that the minimum setbacks shown in Table 1 do not achieve the objectives in respect of overshadowing, privacy and amenity for adjoining land uses, the setbacks will be increased to the point where the objectives are achieved.

Building Setback Requirement No 3 – Basement Car Park

Basement car parks must not cover the whole site as this restricts the opportunity to retain existing trees and provide for deep-rooted planting.

- (d) Any basement car parking shall be located so as to ensure any trees identified are protected and must be a minimum of 5 metres from the tree or clear of the drip line. This will be measured in the manner specified above.
- (e) Basement car parking cannot encroach into the front setback area.
- (f) Where there are no significant trees in the setback area basement car parking must be a minimum of 2.5 metres from any side or rear boundary.

SUBMISSION REQUIREMENTS

 Building setback dimensions are to be shown on development application plans.

Table 1 Minimum Setback

	Setback
Primary Road Frontage	
Urban Classified Road	10 metres
Existing Urban Road	10 metres
Rouse Hill Development Area	6 metres
Secondary Road Frontage	
(Corner Allotments)	6 metres
Side/ Rear Boundary to Adjoining Property	
Single Storey Components	
> A 5 metre portion of the unit	1.5 metres
The remainder of the single storey component	4.5 metres
Second Storey Components	6 metres



Figure 3 Setbacks

3.4. BUILDING HEIGHTS

OBJECTIVES

(i) To ensure that buildings reflect the existing landform of the neighbourhood, including ridgelines and drainage depressions.

DEVELOPMENT CONTROLS

- (b) Refer to clause 4.3 *Height of buildings* of The Hills LEP 2012.
- (b) Developments on sloping sites are to be stepped so that the floor level of habitable rooms does not exceed one metre above or below natural ground level when measured at any point on the ground floor.
- (c) Notwithstanding the above, underfloor car parking will be considered on merit. Underfloor parking will only be considered on steeply sloping sites where the ground floor of the dwelling is not more than one metre above natural ground level.
- (d) Council will only permit basement car parking where the applicant is able to demonstrate that the design achieves positive planning outcomes that otherwise will not be achieved. Potential positive planning outcomes that would be considered include:-
 - Retention of sensitive environmental features such as significant trees or landscape features;
 - Integration and regeneration of heritage buildings with a suitable curtilage within the development; or
 - Provision of total landscape areas that exceed the minimum requirements of this Section of the DCP by 30%.
- (e) Basement car parking may not protrude more than one metre above existing natural ground level.

SUBMISSION REQUIREMENTS

- Survey Plan
- Elevations and cross sections

3.5. DENSITY

OBJECTIVES

- *(i)* To ensure multi dwelling housing development does not over-tax existing services and facilities.
- (ii) To provide opportunities for a suitable housing form that is compatible with the existing surrounding development.

DEVELOPMENT CONTROLS

 (a) The maximum population density permitted is 95 persons per hectare based upon the occupancy rates in Table 2:

Table 2 Occupancy Rates

Dwelling Type	Occupancy Rate (Persons)
Existing dwelling	3.5
1 bedroom dwelling	1.3
2 bedroom dwelling	2.1
3 bedroom dwelling	2.7
4 bedroom dwelling	3.5

SUBMISSION REQUIREMENTS

• Site Plan including density calculations.

3.6. BUILDING SEPARATION AND DRIVEWAY TREATMENT

OBJECTIVES

- (i) To ensure there is sufficient space between dwellings to accommodate adequate vehicle manoeuvring space and landscaping.
- (ii) To protect the privacy and amenity of residents.
- (iii) To ensure the driveway areas are not dominated by hardstand areas and are appropriately landscaped.
- (iv) To ensure that vehicles may enter and exit multi dwelling housing developments in a safe and efficient manner in accordance with Council's ESD objective 7.
- (v) To maintain the performance of roads that provide an arterial or sub-arterial function in accordance with Council's ESD objective 7.

DEVELOPMENT CONTROLS

(a) A minimum separation of 10 metres between buildings facing each other is required. Stairs, eaves, bay windows, porticos, awnings, verandas and the like may encroach to the extent that a minimum separation of 8 metres is achieved between any points on buildings facing each other across internal driveways.

- (b) Adequate vehicular entry and exit and circulation areas are to be provided. The design must:-
 - Provide a safe environment for both pedestrians and vehicles using the site and surrounding road networks;
 - Ensure vehicular ingress and egress to the site is in a forward direction at all times;
 - Provide for service vehicles where possible; and
 - Be designed to minimise the visual impact of hard paved areas.
- (c) Long, straight (gun barrel) driveways are to be avoided.
- (d) Landscape bays shall be provided along the edge of driveways.
 - Where a unit fronts the driveway a landscape area must be provided between the unit and the driveway (except where entrance and garages are located). The landscape area must be at least 2 metres wide.
 - Where driveways are located along a property boundary there must be a landscape area (minimum 2 metres wide) between the driveway and the boundary.
- (e) Driveway dimensions:
 - The maximum permitted pavement width for the driveway is 6.7 metres in areas adjacent to garages where manoeuvring area is required for vehicles.
 - Driveways are to have a minimum width of 6 metres at the property boundary for a distance of 6 metres within the development to ensure easy entry/exit of vehicles.
 - Except where a wider driveway (between 6 metres and 6.7 metres) is required for manoeuvring or safe entry/exit to or from the site the width of the driveway must be minimised. A minimum pavement width of 3 metres will be permitted.
- (f) The location of the driveway entry point along the road frontage and gradient of the driveway should be in accordance with the requirements in Part C Section 1 – Parking.

Careful consideration should be given to design and material selection for the driveway. Layouts and finishes that minimise the impact on the environment and the visual amenity of the area should be selected. Suggested approaches include:-

- A mix of impervious and pervious pavements with pervious pavements to be used in less trafficked areas;
- A mix of finishes and materials that minimise the visual prominence of the driveway;
- Locating landscape areas so they screen paved areas from view from the street; and
- Locating buildings to permit curving driveways so as to reduce sight lines along the driveway.

SUBMISSION REQUIREMENTS

 Applicants are required to submit plans and details with the Development Application of proposed vehicular access and circulation for Council's approval. Details must specifically relate to vehicular movement, layout and turning paths.

3.7. LANDSCAPED AREA

OBJECTIVES

- (i) To provide a satisfactory relationship between buildings, landscaped areas and adjoining developments.
- (ii) To minimise stormwater runoff and provide the opportunity for on-site groundwater recharge in accordance with Council's ESD objective 3.
- (iii) To ensure a high standard of environmental quality in multi dwelling housing developments and the overall visual amenity and character of the neighbourhood in accordance with Council's ESD objective 7.
- (iv) To ensure that landscaped areas can be efficiently maintained.
- (v) To ensure that existing trees are given every opportunity to be incorporated into the final design.
- (vi) To ensure that vegetation removed as a part of the land development process is replaced by suitable endemic species in accordance with Council's ESD objective 4.
- (vii) To avoid the creation of drainage and runoff problems through minimising the amount of impervious area.

(viii) To minimise bulk and scale of the development.

DEVELOPMENT CONTROLS

- (a) A minimum of 50% of the site shall be provided with landscaping areas, exclusive of access driveways and parking.
- (b) Where basement car parking is proposed a minimum of 30% of the developed site must be capable of deep-rooted planting.
- (c) A Tree Management Statement must be submitted with any application. Existing trees should be preserved wherever possible. In particular consideration must be given to retaining trees in the front, rear and side setback areas. Prior to preparing any design you should discuss the development site with Council's Tree Management Officer who may provide preliminary advice on which trees should be retained.
- (d) All setback areas are to be landscaped and maintained to a high standard.
- (e) Landscaping is to be provided in accordance with the provisions set out in Part C Section 3 – Landscaping.
- (f) Landscape treatments are to harmonise with building designs and should consist of trees, shrubs, groundcovers and grass (Kikuyu is prohibited in any landscaping or lawn area).
- (g) Native species are to be used to maintain a strong natural theme for the neighbourhood and due to their low maintenance characteristics, relative fast growth, aesthetic appeal and suitability to the natural habitat.
- (h) All landscaped areas are to have a minimum width of 2 metres.
- (i) When required, landscaping watering systems should incorporate drip rather than spray mechanisms and be manually operated.
- (j) The landscape design should take into consideration the safety of residents and permit natural surveillance of common areas and pathways.

SUBMISSION REQUIREMENTS

- Landscape Plan
- Tree Management Detail

3.8. UNIT FLOOR AREA

OBJECTIVE

(i) To ensure that individual dwellings are of a size suitable to meet the needs of residents.

DEVELOPMENT CONTROLS

(a) The minimum internal floor area for each dwelling, excluding common passageways, car parking spaces and balconies shall be as follows:

Dwelling Type	Minimum Floor Area	
1 bedroom	75 m ²	
2 bedroom	110m ²	
3 bedroom	135m ²	

SUBMISSION REQUIREMENTS

• Site plan showing the location and size of the proposed dwellings with supporting floor area calculations.

3.9. BUILDING MATERIALS

OBJECTIVES

- (i) To promote integrated, visually harmonious and attractive buildings that respects the established character of the existing residential areas.
- (ii) To encourage the use of renewable, energy efficient materials that are durable and cost effective in accordance with Council's ESD objective 5.
- (iii) To reduce waste generation and wastage of resources in accordance with Council's ESD objective 6.
- (iv) To encourage consideration of the long-term impact of the production and use of materials used in construction of the development.

DEVELOPMENT CONTROLS

 (a) All building construction must comply with the Local Government Act 1993 Local Government Regulations 2005 and Building Code of Australia.

- (b) Building materials and appearance play a significant role in establishing the character of new development. Consideration should be given to the existing character and streetscape in the design of new development.
- (c) Building materials should be selected carefully so as to reflect and complement the existing character of the street.
- (d) Ensure that colours used are visually pleasing to the viewer and reflect the predominant colours in the area.
- (e) Avoid the use of materials and colours that would cause excessive glare.
- (f) Graffiti resistant materials should also be used in areas that are accessible by the general public and communal areas within the development.
- (g) The following factors must be considered when selecting materials:
 - suitability for the purpose;
 - durability;
 - long term appearance;
 - local environmental impacts;
 - broader and longer term environmental impacts; and
 - > the quantity of material required.
- (h) Avoid oversupply and waste of materials by careful assessment of quantities needed.
- (i) Avoid materials that are likely to contribute to poor internal air quality such as those generating formaldehyde (new carpets) or those that may create a breathing hazard in the case of fire (e.g. polyurethane).
- (j) Select materials that will minimise the long-term environmental impact over the whole life of the development.
- (k) Preference should be given to materials derived from renewable sources or those that are sustainable and generate a lower environmental cost, recycled material or materials with low embodied energy, better lifecycle costs and durability. For example, use of sustainable timbers rather than old growth or rainforest timbers.

SUBMISSION REQUIREMENTS

- Schedule of External Materials.
- Detailed descriptions and samples of internal materials.

- Details of alternative materials considered and reasons as to why proposed materials were selected ahead of other alternatives.
- Streetscape Perspective of proposed development including landscaping.

3.10. BUILDING DESIGN AND STREETSCAPE

OBJECTIVES

- Development, particularly when viewed from the street, should be compatible with the character and scale of any existing or adjoining residential development.
- (ii) To ensure that the appearance of new development is of high visual quality, enhances the streetscape and complements surrounding development.
- (iii) To ensure developments are of high quality and demonstrate good design.
- *(iv)* To ensure development complements the desired character of housing within the Shire.

DEVELOPMENT CONTROLS

- (a) Applicants must refer to "Baulkham Hills Multi-Unit Housing: Urban Design Guidelines" (2005) which have been adopted by Council as a guide to best practice in design for multi dwelling housing development.
- (b) Developments must be varied in built form by stepping walls and rooflines of the development and avoiding long, straight, blank walls.
- (c) Developments must not be repetitive in design and should incorporate variations into design features such as verandas, entrances, facades etc.
- (d) External brick walls must not exceed more than 12 metres in length unless a return, recessed balcony or some other method of variation is adopted to break the straight run of brickwork.
- (e) Any balconies must be recessed or otherwise treated to prevent the appearance of attachment to the walls.
- (f) Common walls between units shall be of cavity or masonry construction of at least 0.23 metres thickness and shall be taken from ground floor level to underside of the roof cladding.

- (g) Designs must be in harmony in terms of form, mass, colour and structure with the existing and likely future development in the street.
- (h) The siting and design of dwellings should take advantage of any views to open space, public reserves and bushland to promote natural surveillance and to enhance the visual amenity of developments. Blank courtyard walls along boundaries shared with open space or reserves should be avoided and opportunities to create and orient dwellings to permit direct views from living areas into the open space/reserve should be pursued in design.
- (i) Dwellings that have courtyards facing a street or public place should be avoided. Where other design constraints dictate the need for a fence, it should be constructed of masonry material similar to the construction of the dwelling and should be setback a minimum of 2 metres from the property boundary to enable adequate native landscaping.
- (j) Building layout should take into consideration views into the site. Unobscured views of expanses of garage doors or rear paling or masonry fences should be avoided.
- (k) Building design and layout should promote natural surveillance of common areas and all entrances. Dormant spaces and possible areas of entrapment must be avoided.

SUBMISSION REQUIREMENTS

• Elevation Plans

3.11. URBAN DESIGN GUIDELINES

- *(i)* To encourage urban design principles which reinforce the character of the precinct.
- (ii) To ensure that future development responds to and is compatible with the landscape, topography and visual setting of the area.
- (iii) To promote a built form of high architectural quality which compliments existing streetscape character and improves the amenity of public space.

DEVELOPMENT CONTROLS

(a) Applications must demonstrate conformity with
 "Baulkham Hills Multi Unit Housing – Urban Design Guidelines" (2005) which has been

adopted by Council as a guide for the design of multi dwelling housing. This document also details desired future character statements for each precinct and sub-precinct.

SUBMISSION REQUIREMENTS

 Provide a detailed statement which addresses the "Baulkham Hills Multi Unit Housing – Urban Design Guidelines" (2005) – Section 6 – Precinct Character Statements and Section 7 – Sub-Precinct Character Statements.

3.12. OPEN SPACE

A. Private Open Space

OBJECTIVES

- To provide private outdoor living space that is an extension of the dwelling for the enjoyment of residents.
- (ii) To provide private outdoor living space that receives a reasonable quantity of sunshine during all months of the year.
- (iii) To provide a service space for clothes drying.

DEVELOPMENT CONTROLS

- (a) One continuous area of private open space equal to 50% of the floor area of the dwelling shall be provided for each dwelling.
- (b) Private open space areas will be contiguous to the dwelling for which it is provided and have a minimum useable area of 5.0 metres x 5.0 metres.
- (c) Multi dwelling housing developments are to be designed to ensure that at least 80% of dwellings have a private open space that receives direct sunlight to 50% of the required courtyard area between 9am and 3pm on 21 June. For the remaining 20% of units 50% of each private open space area is to receive direct sunlight for 3 hours between 9am and 3pm on June 21.
- (d) Collapsible or permanent clothes drying device is to be provided within the private open space area and should be located so as to maximise the amount of direct sunlight available to clothes drying areas.
- (e) Private open space areas shall be enclosed with a wall or fence with an effective height of 1.8

metres from the finished ground level of the open space courtyard. All fencing enclosing private open space facing a common area or public place shall be constructed in masonry similar to the type and colour to be used in the building.

B. Common Open Space

OBJECTIVES

- (i) To provide a functional open space area within the development for the informal recreation of residents and children's play.
- (ii) To provide opportunities for additional landscaping and retention of any significant features that add to the amenity of the site in accordance with Council's ESD objective 4.

DEVELOPMENT CONTROLS

- (a) Common open space areas comprising a children's play area shall be provided on the site behind the building line, for developments of more than five (5) dwellings.
- (b) The common open space is to be centrally located and regularly shaped and must meet the following criteria:

Number of dwellings	Area Required	Dimensions
0 - 5	Not required	N/A
6 - 14	144m ²	12m by 12m
15 or more	10m ² per unit	Minimum of 12m

c) Common open space should:

- Be suitable to enable it to be used for recreational activities, and be capable of deeprooted planting to allow substantial vegetation to be planted. Dual use of the common open space for drainage purposes will not be permitted if inundation of the common open space restricts use of the land for recreational purposes or has a detrimental impact on landscaping provided;
- Be overlooked from adjoining units to ensure natural surveillance of the space.
- Achieve adequate solar access (50% of the common area should receive direct sunlight

between 9am and 3pm for 4 hours in midwinter).

(d) In larger developments common open space must be designed to link to internal pedestrian paths through the site.

SUBMISSION REQUIREMENTS

• Plans are to indicate those areas including dimensions of any part of the site to be used for private and common open space.

3.13. SOLAR ACCESS

OBJECTIVES

- (i) To maximise natural lighting to internal living and open space areas in winter and provide adequate shading to internal areas and private open space during summer to improve residential amenity.
- (ii) To ensure that development does not unreasonably diminish sunlight to adjoining properties.

DEVELOPMENT CONTROLS

- (a) The design of the buildings shall demonstrate passive design principles in the following:-
 - Window placement;
 - Building orientation;
 - Shading; and
 - > Incorporate suitable landscaping.
- (b) Site buildings so that each dwelling obtains direct sunlight where possible. Ideally, face the long axis of the development up to 30 degrees east and 20 degrees west of true north. This is illustrated in the following diagrams:



Source: BDP Environment Design Guide

- (c) Face living spaces to the north wherever possible.
- (d) Consider the use of horizontal shading devices (for north facing windows) including eaves, verandahs, pergolas, awnings and external horizontal blinds to allow low summer sun whilst providing shade from high summer sun.
- (e) West facing windows can cause discomfort in summer. If suitable, minimise the size of west facing windows, or consider external vertical shading devices such as vertical blinds and blade walls.
- (f) Shading elements are to be integrated into the overall elevation design.

SUBMISSION REQUIREMENTS

Shadow Diagrams

3.14. VENTILATION AND INFILTRATION

OBJECTIVES

- (i) To maximise ventilation flows in each dwelling.
- (ii) To minimise the filtering of cold or warm air through gaps in the construction of each dwelling.

DEVELOPMENT CONTROLS

(a) Consider ventilation in early design stages.

- (b) Consider prevailing breezes in relation to building orientation, window design and internal circulation.
- (c) Place windows to allow for cross ventilation i.e. on opposite sides of a building rather than in adjacent walls where possible.
- (d) Consider the installation of fans, roof vents, louvered windows and high-level windows to aid air circulation.
- (e) Windows should be lockable in a partly open position.
- (f) Provide security screen doors at unit entries and doors to the courtyard area.
- (g) Minimise air gaps by incorporating door and window seals.

SUBMISSION REQUIREMENTS

• Details of design measures implemented to ensure natural ventilation of units.

3.15. INSULATION AND THERMAL MASS

OBJECTIVES

 (i) To maximise the use of natural lighting and to minimise the energy consumption of multi dwelling housing developments in accordance with Council's ESD objective 5.

DEVELOPMENT CONTROLS

- (a) Lighting is to be provided and installed in accordance with the Building Code of Australia.
- (b) Lighting in communal areas must be provided to ensure the security of residents and visitors.
- (c) Maximise the use of natural lighting through window placement and skylights.
- (d) Light switches in common areas are to be time switched.
- (e) Motion detectors are to be used for unit entries, lobbies and outdoor security.
- (f) Incorporate dimmers, motion detectors, and automatic turn-off switches where appropriate.
- (g) Provide separate switches for special purpose lights.

SUBMISSION REQUIREMENT

 Applications will be accompanied with details outlining how the lighting objectives are to be achieved in the development.

3.16. STORMWATER MANAGEMENT

OBJECTIVES

- (i) To control stormwater and to ensure that development does not increase downstream drainage flows or adversely impact adjoining and downstream properties.
- (ii) To ensure the integrity of watercourses is protected and enhanced in accordance with Council's ESD objective 4.
- (iii) To provide for the disposal of stormwater from the site in efficient, equitable and environmentally sensible ways in accordance with Council's ESD objective 3.
- (iv) To provide for on-site detention of site drainage.

DEVELOPMENT CONTROLS

- (a) Drainage systems are to be designed and constructed in accordance with the design guidelines set out in "Australian Rainfall and Runoff 1987" published by the Institution of Engineers, Australia.
- (b) Drainage easements will be required where the development property does not drain directly into the existing stormwater drainage system or a public road. Formal Development Consent will not be issued until the submission of documents demonstrating the creation of any necessary easements over downstream properties.
- (c) Discharge points are to be controlled and treated to prevent soil erosion, and may require energy dissipating devices on steeper topography, to Council's requirements.
- (d) Downstream amplification of existing drainage facilities may be required.
- (e) Developments within the Upper Parramatta River Catchment must comply with any requirements of the Sydney Catchment Management Authority.
- (f) On-site detention and/or water recycling, and/or water quality management systems may be required to Council's and/or the Sydney

Catchment Management Authority requirements to counteract an increase in stormwater runoff.

- (g) The design of drainage systems is to be in accordance with Council's Design Guidelines for Subdivisions/ Developments.
- (h) Water Sensitive Urban Design (WSUD) principles shall be employed in the management of the site's stormwater in terms of water retention, reuse and cleansing. In this regard the drainage design is to include measures to manage the water quality of stormwater runoff. One measure that should be considered is integration of bioretention filters along roadways, driveways and within open space areas.

SUBMISSION REQUIREMENTS

- Preliminary Engineering Drainage Drawings indicating the proposed drainage infrastructure.
- If required easements are to be created over downstream properties prior to the release of the linen plan for the subdivision, or prior to issue of a Building or Occupation Certificate whichever occurs first.
- If OSD is required, OSD plans must be submitted with the development application.
- Details of water quality measures and rainwater re-use system to be implemented.

3.17. CAR PARKING

OBJECTIVES

- (i) To ensure that all car parking demands generated by the development are accommodated on the development site.
- (ii) To protect the free flow of traffic into and out of multi dwelling housing developments and the surrounding street network in accordance with Council's ESD objective 7.

DEVELOPMENT CONTROLS

 (a) All car parking required by Council shall be provided on-site in accordance with the requirements contained within Part C Section 1 – Parking. (b) On site car parking is to be provided at the following rates:

1 bedroom	1 space
2, 3 or 4 bedrooms	2 spaces
Visitor Parking	2 spaces per 5 dwellings

Note. The above car parking rates are to be rounded up to the next whole number.

- (c) Excavation to permit car parking to be provided underground will be considered on its merits. Underground parking can take the form of a common basement car park or on sloping sites individual garages may be excavated into the slope to provide for underfloor parking. Underfloor parking that results in taller and or bulkier elevations will not be supported, particularly if these elevations are visible from the street or any adjoining properties.
- (d) Garages must not dominate the façade or driveway of multi dwelling housing developments.
 Where any dwelling requires two (2) garage spaces consideration should be given to enclosing only one space in a garage and treating the second space with a pergola or deck. This permits some flexibility in the use of this space.
- (e) Where an enclosed double garage is proposed they will only be permitted where a minimum of two of the following design measures are employed:
 - Garage doors are divided by a vertical masonry pillar or similar,
 - Colours and textures are used to ensure garage doors do not dominate the elevation,
 - A verandah or pergola is provided across the face of the garage,
 - Vertical elements are utilised to mitigate the horizontal emphasis of the garage, and
 - Garages are staggered whereby one garage is setback from the adjoining garage.
- (f) Car parking spaces should be screened from the street.
- (g) Single garages shall have a minimum internal clear dimension of 5.5 metres x 3.0 metres.
 Double garages, where they are proposed, must have internal clear dimensions of 5.5 metres x

5.4 metres. These garage dimensions are exclusive of the storage area requirement in section 3.18.

- (h) Visitor parking must be provided with minimum dimensions of 5.5 metres x 2.6 metres and is to be made accessible at all times. Where visitor parking is proposed behind security gates, the access to visitor parking must be maintained through the operation of an intercom system installed at or near the gate. The intercom shall be located to allow a free movement of traffic around the stationary vehicle using the intercom to ensure queuing does not adversely affect traffic or pedestrian movement on the street. A maximum driveway gradient of 5% for 6 metres before the intercom is required to minimise problems associated with using the intercom on steep driveway gradients.
- (i) A separate vehicle turning facility should be provided between the intercom location and the security door to ensure visitor vehicles are able to manoeuvre and leave the site in a forward direction using a 3 point turn manoeuvre should the resident be unavailable or deny access to the visitor.
- (j) Car parking spaces are to be an extra 300mm in width where they adjoin a solid wall. This does not apply to garages, which must comply with the dimensions specified above.
- (k) Parking areas within the front setback are discouraged.
- Car parking areas are to be separated from any adjoining property boundaries by a 2 metre wide landscaped strip to screen the parking from view.
- (m) Disabled parking provision is to be provided in accordance with Australian Standard 2890.6.
- (n) Developments in excess of 10 units are to provide separate pedestrian and vehicular access from the street.
- (o) A carwash bay must be provided in accordance Part C Section 1 – Parking.

SUBMISSION REQUIREMENTS

 Site Plan showing the number of car parking spaces, calculations and the dimensions of all parking spaces and driveway widths and carwash bay.

3.18. STORAGE

OBJECTIVES

(i) To ensure that each dwelling has reasonable private storage space.

DEVELOPMENT CONTROLS

(a) At least 10m³ must be provided for storage space per dwelling within a lockable garage, not encroaching into the parking space, and with a minimum base area of 5m² and a minimum width of 2 metres.

SUBMISSION REQUIREMENTS

• Plans must show the designated storage area for each dwelling.

3.19. ACCESS AND ADAPTABILITY

In order to provide for disabled people and the ageing population, dwellings must be capable of adaptation so as to accommodate residents who may have special needs, declining mobility or sight. This is in addition to being appropriately designed for everyday pedestrian use.

OBJECTIVES

- (i) To ensure that developers comply with the provisions of Australian Standard 1428.1, in regard to appropriate and improved access and facilities for all persons.
- (ii) To encourage designers/developers to consider the needs of people who are mobility impaired and to provide greater than minimum requirements for access and safety.
- (iii) To ensure that dwellings are accessible to persons with impaired sight or partial mobility.
- (iv) To ensure that building design does not prevent access by people with disabilities and incorporate measures appropriate for people with disabilities.

DEVELOPMENT CONTROLS

- (a) Accessible paths of travel shall be provided as follows:
 - An internal accessible path of travel shall comply with Australian Standard 1428 Part 1.

- An external accessible path of travel shall comply with Australian Standard 1428 Part 1, except that abutment tolerance shall be increased to 10mm at paving joints.
- (b) One visitor parking bay must be provided complying with the provisions of Australian Standard 2890 for people with a disability as part of the requirements for visitor parking specified in the DCP.
- (c) Adaptable or Accessible dwellings are to be provided in accordance with the table below:

No. of Dwellings	No. of Adaptable <u>or</u> Accessible Dwellings
5 or less	NIL
6-15	1
16-30	2
More than 30	10% of all dwelling units

Adaptable and Accessible dwellings are defined as follows:

- Accessible Dwelling means a dwelling unit that complies with Australian Standard 1428:2 and is suitable for occupation for a wheelchair user.
- Adaptable Dwelling means a dwelling unit that meets the specifications for a Class B Adaptable Dwelling in accordance with Australian Standard 4299 – 1995.

Each Adaptable or Accessible dwelling shall have an accessible parking bay complying with Australian Standard 2890 for people with a disability. An accessible path of travel must be provided from the car parking space to the dwelling.

SUBMISSION REQUIREMENTS

- Any application for six or more dwellings must be accompanied by:
- (i) An access report prepared by a suitably qualified person, demonstrating the proposed developments ability to comply with the access requirements contained in the Disability (Access to Premises – Buildings) Standards as well as Australian Standards;

• AS 1428.1 General requirements for access – New building work;

• AS 1428.2 Enhanced and additional requirements – Buildings and facilities; and

• AS 4299 Adaptable Housing

as relevant to the proposal.

(ii) A pre and post-adaptation floor plan for adaptable housing.

3.20. PEDESTRIAN ACCESS, SAFETY AND SECURITY

OBJECTIVES

- (i) To consider the needs of the residents with particular consideration to access requirements, safety and security.
- (ii) To ensure that appropriate pathways, with high levels of pedestrian amenity are provided for residents in the locality along identified desire lines in accordance with Council's ESD objective 9.
- (iii) To ensure provision is made for bicycle access and storage. In accordance with Council's ESD objective 9.

DEVELOPMENT CONTROLS

- (a) Site planning, dwelling design and pathway locations must ensure natural surveillance of the pathway from primary living areas of adjoining units. Dwelling entries must not be hidden from view and must be easily accessible.
- (b) Clearly defined paved pedestrian pathways are to be provided between each dwelling and the street.
- (c) Developments are to have adequate lighting in common and access areas to ensure the safety of residents and property.
- (d) Access to dwellings should be direct and without unnecessary barriers. All pathways and ramps should conform to requirements set out in Australian Standard 1428, Parts 1 and 2.
- (e) Building and unit numbering and all signage is to be clear and easy to understand.

3.21. PRIVACY - VISUAL AND ACOUSTIC

OBJECTIVES

(i) To site and design buildings to ensure visual privacy between dwellings in accordance with Council's ESD objective 7.

- (ii) To avoid overlooking of living spaces in dwellings and private open spaces.
- (iii) To contain noise within dwellings and communal areas without unreasonable transmission to adjoining dwellings.

DEVELOPMENT CONTROLS

- (a) Minimise direct overlooking of main internal living areas and private open space of dwellings both within and adjoining the development through building design, window locations and sizes, landscaping and screening devices.
- (b) Consider the location of potential noise sources within the development such as common open space, service areas, driveways, and road frontage, and provide appropriate measures to protect acoustic privacy by careful location of noise-sensitive rooms (bedrooms, main living areas) and double glazed windows.
- (c) Dwellings that adjoin arterial and sub-arterial roads are to be designed to acceptable internal noise levels, based on Australian Standard 3671

 Road Traffic Noise Intrusion Guidelines.
- (d) Private areas in a development are to be clearly recognisable.

SUBMISSION REQUIREMENTS

- Statement of Environmental Effects must address design measures considered and ultimately selected to ensure the visual and acoustic privacy of future residents and residents of adjoining sites.
- Statement addressing Australian Standard 3671 Road Traffic Noise Intrusion Guidelines.

3.22. SERVICES

OBJECTIVES

- (i) To ensure that the physical services necessary to support multi dwelling housing development are available in accordance with Council's ESD objective 6.
- (ii) To ensure that service facilities are integrated with the design of the development and are suitably sized for the convenience of the occupants.
- (iii) To provide for the efficient collection of garbage.
- *(iv)* To ensure minimum visual impact of garbage storage facilities on site.

DEVELOPMENT CONTROLS

- (a) Site services and facilities (such as letterboxes and garbage compounds) shall be designed so as:
 - To provide safe and convenient access by residents and the service authority,
 - To be visually integrated with the development and to have regard to the amenity of adjoining development and streetscape.
- (b) All electricity and telephone services on site must be underground.
- (c) Laundries shall be provided to each dwelling with a permanent or collapsible clothes line provided in the courtyard.
- (d) Pump out sewage management systems are not considered acceptable for multi dwelling housing developments.

SUBMISSION REQUIREMENTS

- Preliminary discussions should be held with the service authorities listed below prior to the submission of any application. Any advice provided by these authorities should be submitted with the application:
 - Sydney Water for potable and recycled water, sewage and drainage;
 - Telecommunications carrier for telephones and associated equipment;
 - Energy authority for underground electricity;
 - AGL for gas supplies; and
 - NSW Fire Brigades.
- Documentation to demonstrate how the objectives and development controls are satisfied.

3.23. WASTE MANAGEMENT – STORAGE AND FACILITIES

Waste collection for multi dwelling housing developments must be undertaken in a safe, healthy and clean manner. It is preferred that larger developments (8 or more dwellings) do not propose kerbside collection of waste. Kerbside collection is considered unsuitable in most circumstances given the high number of bins required to await collection, the time taken to service the bins and amenity and safety issues. Where it can be demonstrated that onsite collection is not possible or practical, kerbside collection may be supported if this arrangement will not create any adverse appearance, amenity and safety outcomes. Matters which will be considered with respect to collection arrangements include whether the development is located on a road with high traffic volumes, the number of bins required to service the development, the length of the street frontage/s of the site and any other relevant considerations. Reference should be made to Council's Bin Storage Facility Design Specification and discussions undertaken with Council's Resource Recovery Team.

OBJECTIVES

- *(i)* To minimise the overall environmental impacts of waste.
- (ii) To maximise, through appropriate design, the opportunities to deal with domestic waste according to the Waste Hierarchy as given in Council's ESD objective 6.
- (iii) To provide domestic waste management systems that allow for ease of use by occupants and safe and efficient service by collection contractors.
- (iv) To encourage on-site waste collection where possible.
- (v) To provide waste storage areas and collection that are integrated with the design of the development.
- (vi) To ensure minimum visual impact of the waste storage facilities.
- (vii) To assist in achieving Federal and State Government waste minimisation targets.

DEVELOPMENT CONTROLS

General

- (a) Waste collection and separation facilities must be provided for each dwelling. Each dwelling should have a waste storage cupboard in the kitchen capable of holding at least a single day's waste, and sufficient to enable separation of recyclable material.
- (b) Where on-site waste collection is proposed, internal access driveways, internal roads and/or basement carparking must be designed to provide adequate clearance and manoeuvring space to allow Council's (or its contractor's)

waste collection vehicles to enter and exit in a forward direction, collect waste and recyclables with no need for reversing and without impeding upon general access to, from or within the site. Applicants should liaise with Council's Resource Recovery Department on truck sizes, required turning paths and access/servicing arrangements.

- (c) Where kerbside collection is proposed, bin storage areas must be located to allow bins to be wheeled to the street kerb over flat or ramped surfaces with a maximum grade of 7% (5% for bulk garbage bins) to be serviced by a garbage truck on a flat surface and not over steps, landscape edging or gutters.
- (d) All waste must be removed at regular intervals and not less frequently than once per week for garbage and fortnightly for recycling.

Storage and Facilities

- (e) Adequate storage for waste materials must be provided on site.
- (f) Waste storage areas should be incorporated into the design of the development and not be visible from the street.
- (g) Waste storage and facilities must be convenient and accessible to the occupant(s) of all dwellings.
- (h) For developments containing between 3 and 7 dwellings, adequate storage for one 240 litre garbage bin and one 240 litre recycling bin per dwelling must be provided.
- (i) For developments containing 8 or more dwellings, adequate storage is required for the number of bulk or 240 litre bins according to the estimated waste generation rate from the total number of dwellings (as given in Appendix B - Bin Storage Facility Design Specifications to this Section). Storage areas must be accessible by wheelchair.
- (j) When locating and designing waste storage areas consideration must be given to screening views of the facility while ensuring there is some natural surveillance from within the development to minimise vandalism and other anti-social activity. Communal storage areas should be located within reasonable travel distance from all dwellings within a development.
- (k) Waste storage areas must be kept clean, tidy and free from offensive odours at all times.
- The design of the bin storage facilities and collection and on-going use by the occupants is to

be addressed in the Design of Facilities and On-Going Management sections of the Waste Management Plan as required by section 3.24 of this Section of the DCP. Where a development has 8 or more dwellings, the design is to be in accordance with Council's Bin Storage Facility Design Specification available on Council's website.

3.24. WASTE MANAGEMENT PLANNING

OBJECTIVES

- (i) To promote improved project management and to reduce the demand for waste disposal during demolition and construction.
- (ii) To maximise, reuse and recycle building/construction materials.
- (iii) To encourage building designs and construction techniques that will minimise waste generation.
- (iv) Minimise waste directed to landfill via the waste hierarchy in accordance with Councils ESD objective 6.
- (v) To assist in achieving Federal and State Government waste minimisation targets.

Demolition

DEVELOPMENT CONTROLS

- (a) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste.
- (b) Straight demolition should be replaced by a process of selective deconstruction and reuse of materials. Careful planning is also required for the correct removal and disposal of hazardous materials such as asbestos.
- (c) Project management must seek firstly to re-use and then secondly to recycle solid waste materials either on or offsite. Waste disposal to landfill must be minimised to those materials that are not re-useable or recyclable.
- (d) When separated, materials are to be kept uncontaminated to guarantee the highest possible reuse value.
- (e) Details of waste sorting areas and vehicular access are to be provided on plan drawings.

(f) Prior to any demolition works commencing on the site, the applicant is to notify all adjoining and adjacent neighbours and Council, five (5) working days prior to work commencing.

Construction

DEVELOPMENT CONTROLS

- (g) Avoid oversupply and waste of materials by careful assessment of quantities needed.
- (h) The use of prefabricated components may reduce waste.
- (i) Re-use of materials and use of recycled material is desirable where possible.
- (j) Site operations should provide for planned work staging, at source separation, re-use and recycling of materials and ensure appropriate storage and collection of waste.
- (k) All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and Office of Environment and Heritage requirements.

SUBMISSION REQUIREMENTS

 Waste Management Plan (WMP) (Refer to Appendix A – Waste Management Plan of The Hills DCP for template).

3.25. FENCING

OBJECTIVES

(i) To ensure that fencing does not detract from the overall visual amenity and character of the area.

DEVELOPMENT CONTROLS

- (a) The fencing materials chosen must protect the acoustic amenity and privacy of courtyards. All courtyard walls shall have an effective height of 1.8 metres. Courtyard walls facing common or public areas must be constructed of masonry similar to the type and colour used in the building.
- (b) All fencing/walls fronting a street shall be setback a minimum of 2 metres from the boundary, to permit landscaping. These fences shall include recesses and other architectural features.
- (c) All fencing or walls shall be combined and integrated with site landscaping.

- (d) The following fencing or finishes are not acceptable because of poor visual appearance and/or acoustic performance issues:
 - > Pre-painted solid, metal fencing; or
 - Rendered finishes where the entire fence is fully rendered in one colour.

SUBMISSION REQUIREMENTS

• Fencing details for the site, clearly showing the location, height and type of proposed fencing is to be submitted as part of the development application.

3.26. DEVELOPER CONTRIBUTIONS

Applicants should consult with Council's Section 94 Contributions Plan and Council Officers to determine the required amount of Section 94 Contributions payable.

4. INFORMATON REQUIRED FOR A DEVELOPMENT APPLICATION

In preparing plans applicants must also address the submission requirements listed in section 3 of this Section of the DCP relevant to the application. The following plans and details will be required with all multi dwelling housing applications along with the relevant application form(s).

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE PLANS

SITE ANALYSIS refer to section 3.2.

ARCHITECTURAL PLANS

ENGINEERING PLANS

 Drainage Plans including any On Site Detention Plans

LANDSCAPE PLAN

• These plans are to be in accordance with Part C Section 3 – Landscaping.

EARTHWORKS PLAN

SIGNAGE PLANS

• Refer to Part C Section 2 – Signage.

STREETSCAPE PERSPECTIVE

MODEL

- For all developments comprising 10 or more units a scale model must be provided including adjoining properties at the time of the submission of the development application and be on display for the duration of the public exhibition period.
- Should a model not be submitted with the application, an immediate "stop the clock" order be placed on the development application until the model is presented.

WASTE MANAGEMENT PLAN

BASIX CERTIFCATE

Note. Refer to Part A – Introduction section 4.0 for general lodgement requirements and detailed requirements to be included in each of the above documentation.

5. **REFERENCES**

Australian Council of Business Design Professionals, (2000) BDP Environment Design Guide.

Baulkham Hills Shire Council, 1997 Residential Development Strategy.

Baulkham Hills Shire Council, 1999 Urban Capability Assessment of Residential Zones in Baulkham Hills Shire.

Department of Housing and Regional Development, (1995) AMCORD.

Department of Urban Affairs and Planning and the NSW Government Architect, 1998 Better Urban Living – Guidelines for Urban Housing in NSW.

Department of Urban Affairs and Planning State Environmental Planning Policy No. 53 - Metropolitan Residential Development

Donovan I, Cameron C, and Coombes P (1999). Water Sensitive Urban Development: Model Planning Provisions. Lake Macquarie City Council, Speers Point, on behalf of the Lower Hunter and Central Coast Environmental Management Strategy.

ERM Mitchell McCotter 1991, Baulkham Hills Shire Residential Development and Traffic Study, Prepared on behalf of Baulkham Hills Shire Council. **APPENDIX A - DEVELOPMENT CONTROL COMPLIANCE CHECKLIST**

Give appropriate detail and/or explanation where applicable to demonstrate compliance (or non-compliance) with the development controls in this Section of the DCP.

Development Controls		Proposed Development	Compliance
1	3.1 Site Requirements Road Frontage – 28 metres Average Width – 30 metres		
2	3.2 Site Analysis		
	Site Analysis provided		
3	3.3 Building Zone		
	Clear of trees to be retained (5 metres or clear of drip line)		
	Refer to Table 1		
	 Basement car park – not encroaching into front setback 2.5 metre side and rear setback 		
4	3.4 Building Height		
	Floor within one metre of existing ground level.		
5	3.5 Density Maximum 95 persons per hectare		
6	3.6 Building Separation and Driveway Treatment Dwellings facing across any driveway must be 8 -10 metres apart.		
	Landscape areas - 2 metres wide. Driveway Design – consider requirements re manoeuvring requirements, design, dimensions, materials and finishes.		
7	3.7 Landscaped area –		
	50% soft landscaping area.		
	Minimum 30% capable of deep rooted planting where basement provided.		
8.	3.8 Unit Floor Area		
	1 bedroom dwelling -75m ² 2 bedroom dwelling- 110m ² 3 bedroom dwelling- 135m ²		
9	3.9 Building Material		
	Applicanthasdemonstratedthattheyconsideredmatchingmaterialsandcolourstoensuretheymatchthecharacterofarea.Applicanthasdemonstratedthatthey		

Development Controls		Proposed Development	Compliance
	considered materials that minimise the environmental cost of the development.		
10	 3.10 Building Design and Streetscape Addresses Council's "Multi Unit Housing - Urban Design Guidelines" (2002). Variation: Avoids repetition in designs/features. Design takes into account views into and out of site and natural surveillance of common areas. 		
11	3.11 Urban Design GuidelinesDemonstrate conformity with "Baulkham HillsMulti Unit Housing – Urban Design Guidelines" (2002).		
12	 3.12 Open Space Courtyard equal to 50% of unit floor area with minimum dimension 5 x 5 metres. Courtyards must: Achieve solar access requirements of 50% for 4 hours. Be contiguous to the dwelling and accessible from living areas. 		
13	3.13 Solar Access Design utilises passive solar design principles.		
14	3.14 Ventilation and Infiltration Cross ventilation achieved in units.		
15	3.15 Insulation and Thermal MassDesign maximises availability of natural light for habitable rooms.Energy efficient switches and fittings used.		
16	3.16 Stormwater ManagementDesigned in accordance with AustralianRainfall and Runoff 1987.OSD provided.Water Quality Measures Implemented.		
17	 3.17 Car parking 1 bedroom dwelling – 1 space 2-3 or 4 bedroom dwelling – 2 spaces Visitor parking:- 2 space per 5 dwellings Car parking spaces/garages meet minimum dimension controls 		

Development Controls		Proposed Development	Compliance		
	Carwash bay				
18	 3.18 Storage 10m³ storage area minimum area 5m² and width 2 metres. 				
19	 3.19 Access and Adaptability Adaptable or accessible dwellings provided in accordance with table below: 				
		No. of Dwellings	No. of Adaptable or Accessible Dwellings		
	Dis	5 or less 6-15 16-30 More than 30 abled parking provide	NIL 1 2 10% of all dwelling units d.		
20	 3.20 Pedestrian Access, Safety and Security Pathways are accessible to people with mobility impairments. Adequate lighting, signage and choice of materials/ surfaces for all pathways. Design allows natural surveillance of pathways. 				
21	 3.21 Privacy – Visual And Acoustic Overlooking of private spaces/ adjoining units and dwellings minimised. Design considers and addresses potential noise conflicts. 				
22	3.22 Services Appropriate services available.				
23	 3.23 Waste Management - Storage and Facilities Required number of garbage bins and storage area provided. 				
24	3.24 Waste Management Planning				
	Waste Management Plan provided.				
25	25 3.25 Fencing				

Development Controls		elopment Controls	Proposed Development	Compliance
		1.8 metre masonry fences for courtyards.Walls fronting the street setback 2 metres.Fences not fully rendered.		
	26	3.26 Developer Contributions Contributions payable for this development		

APPENDIX B - BIN STORAGE FACILITY DESIGN SPECIFICATIONS

For residential developments of 8 units or more, all bin storage compounds are to be constructed:

- To store both garbage and recycling bins together in the same bay;
- Of brickwork compatible with the development with walls a minimum of 1.5 metres high;
- Of dimensions which will store and allow the manoeuvring of at least the minimum number of garbage and recycling bins required;
- With a level floor of 100mm thick reinforced concrete with a smooth, non-slip finish and suitably drained to landscaped areas;
- With a water supply and tap to facilitate bin washing onto turfed or garden areas (if tap is located inside the bin storage compound it is not to protrude into the space indicated for the placement of bins);
- With a minimum clear wall opening of:
 - 1.5 metres for a bin compound requiring a bin of maximum size 1100L bin;
 - One metre for a bin compound requiring bin of maximum size 660L bin; or
 - 820mm for a bin compound requiring only 240L bins;
- With a door (hinged or sliding gates of painted wood or metal, or panel-lift/roller/tilta door) in the wall opening which, when fully opened, is flush with the outside wall and/or not blocking the driveway or footway, and which allows most direct access to the bins for servicing by the collection vehicle;
- With a suitable resident access door (allowing wheelchair access for adaptable sites);
- With a 'bin servicing area' constructed of smooth, non-slip 100mm thick reinforced concrete, with a maximum grade of 5%, adjacent to the opening of the bin compound and extending out (including kerb crossing where required) to allow safe manoeuvring and servicing of the bulk garbage bin(s) by the garbage truck operator;
- With a heavy duty driveway and driveway crossing (suitably splayed) where the collection vehicles are required to enter the site;
- With signage provided by Council to be mounted in a visible location on an internal wall in the bin compound and is to be maintained by the Body Corporate (signage is to indicate the correct use of the garbage and recycling service);
- With permanent signage, which is to be maintained by the Body Corporate and mounted in a visible location on:
 - An internal wall in the bin compound, indicating which units or building the bin compound is allocated to (if bin compound is not provided for all units or if more than one bin compound is provided);
 - The front of the bin compound, indicating "No Parking in front of Bin Compound 24 hours", where the bin compound opening and access path have frontage to the street or internal driveway (applicable only if the bin compound contains bulk garbage bins); and
 - For use only by the residents of the completed development and no builders or contractors waste is to remain in the bin compound; and

Details are to be submitted with the Development Application.

Note:

The ratios given below are used as a guide to determine the minimum number of bins that are required to be stored at medium density residential developments. The agreed number of bins that will require storage are given as a consent condition.

GARBAGE	An equivalent of 120 litres (minimum) available per unit per week (in the form of a shared bulk garbage bin).
RECYCLING	For one (1) bedroom units: one 240 litre bin per 4 units For two (2) bedroom units: one 240 litre bin per 3 units For three (3) bedroom units: one 240 litre bin per 2 units For four (4) bedroom units: one 240 litre bin per unit