

Chapter D3 General Controls for Neighbourhood and Mixed Use Centres

Part D ► Business Centres

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D3.1 Introduction

This is Chapter D3 of the Woollahra Development Control Plan 2015 (DCP), Part D Business Centres.

This chapter contains controls for twelve centres, zoned either B1 Neighbourhood Centre or B4 Mixed Use under the Woollahra Local Environmental Plan 2014 (LEP).

The controls in this chapter must be read in conjunction with the controls in Chapter D1 Neighbourhood Centres and Chapter D2 Mixed Use Centres.

D3.1.1 Land where this chapter applies

This chapter contains controls for the following centres, as identified on Map A (see next page):

- ▶ Hopetoun Avenue, Vaucluse;
- ▶ South Head Roundabout, Vaucluse;
- ▶ Vaucluse Shopping Village, Vaucluse
- ▶ Plumer Road, Rose Bay;
- ▶ O'Sullivan Road, Rose Bay;
- ▶ Streatfield Road, Bellevue Hill;
- ▶ Bellevue Hill Shops, Bellevue Hill;
- ▶ Manning Road, Woollahra;
- ▶ Darling Point Road, Darling Point;
- ▶ New South Head Road Corridor, Edgecliff;
- ▶ Rose Bay North, Rose Bay; and
- ▶ Rose Bay South, Rose Bay.

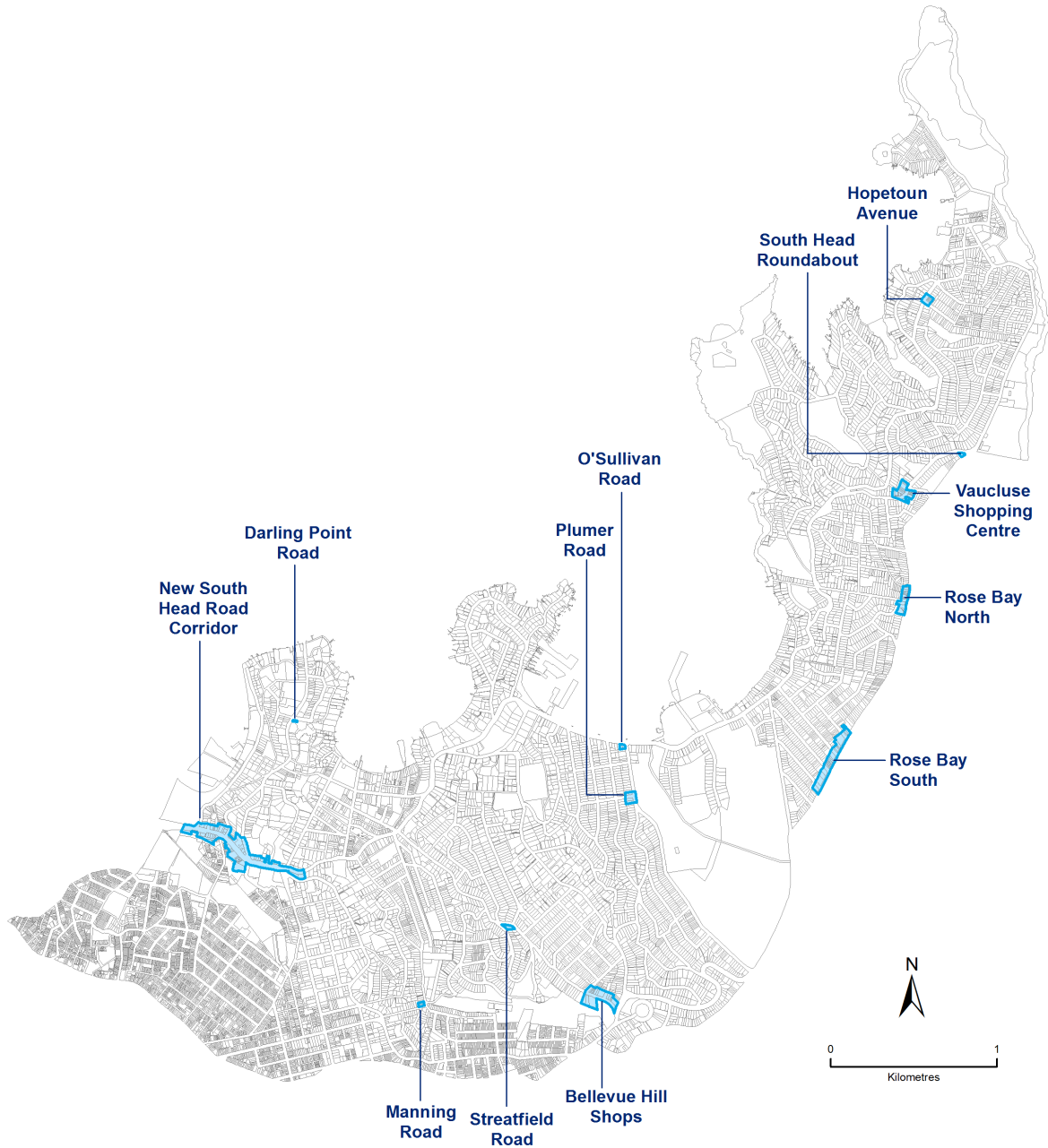
D3.1.2 Relationship to other parts of the DCP

This chapter is to be read in conjunction with the other parts of the DCP that are relevant to the development proposal, including:

- ▶ Part B: Chapter B3 General Development Controls, but only if the proposal relates to an Inter-War flat building (refer to Section B3.8 Additional controls for development other than dwelling houses).
- ▶ Part D: Chapter D1 Neighbourhood Centres OR Chapter D2 Mixed Use Centres, depending on the location of the proposed development.
- ▶ Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.

- ▶ Part F: Land Use Specific Controls - this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

MAP A Land where Chapter D3 applies



D3.1.3 How to use this chapter

This chapter establishes controls for:

- ▶ uses;
- ▶ street character;
- ▶ built form;
- ▶ building articulation;
- ▶ heritage and contributory buildings;
- ▶ acoustic and visual privacy;
- ▶ landscaped area and private open space;
- ▶ car parking and vehicular access; and
- ▶ site facilities.

The controls in this chapter comprise the following elements:

- ▶ Explanation of the topic:

This provides background information on why the topic is important and how it is relevant to building design. The explanation helps determine how the general controls should be applied to development.
- ▶ Table of objectives and controls:

The objectives describe the outcomes that proposed development is required to achieve. Applicants need to demonstrate how their development fulfils the relevant objectives for each topic. The controls represent specific ways in which a development proposal can meet the objectives. The intent of the controls must be interpreted in the context of the topic's objectives.

Development is required to address all the relevant controls. Where there is a disparity between these general controls and the centre specific controls in Chapters D1 and D2, the centre specific controls take precedence over the general controls.

D3.2 Uses

Land zoned B1 Neighbourhood Centres and B4 Mixed Use generally consists of a mix of small scale shops and commercial premises at street level with residential dwellings or offices above.

Centres with continuous ground level retail frontage offer the benefits of safety, commercial activity and street life. Incorporating housing on the upper levels can also make a significant contribution to the local character, provide street surveillance and contribute to night time activity in the centres.

Objectives		Controls	
O1	To promote a mix of residential and non-residential land uses that helps preserve the commercial viability of centres	C1	At ground floor, the building is designed for retail or other active uses on the primary street frontage.
O2	To maintain continuous retail or commercial uses at street level.	C2	Residential uses on the ground floor are limited to areas providing access to residential uses above, or areas to the rear of the retail or other active uses. These areas for residential use must not compromise the achievement of active street frontages, or the commercial viability of the ground floor area that provides the active street frontage.
O3	To ensure that buildings and spaces are designed to be durable and adaptable.	C3	At the first floor, the building is generally designed to accommodate residential uses.
		C4	At the second floor and above, the building is designed to accommodate residential uses.
		C5	Development provides a range of residential accommodation types and forms (such as multi-level dwellings on the upper storeys).
O4	To encourage activities are compatible with mixed use developments that contain residential.	C6	The land use is consistent with the desired future character of the centre.
		C7	Development minimises conflict between the functional and access demands of residential and non-residential occupants.

Objectives	Controls
O5 To preserve the small shop character of neighbourhood centres.	C8 The commercial frontage at street level for individual commercial and retail units matches the traditional subdivision pattern. C9 Commercial and retail premises less than 200m ² have a depth to width ratio between 1:1 and 3:1.

D3.3 Street character

The streetscape refers to the collection of visible elements that form the street, including the form and treatment of buildings, setbacks, fences and walls, landscaping and trees, driveway and street layout and surfaces, utility services and street furniture such as lighting, signs, barriers and bus shelters.

Streetscape quality helps to provide local amenity and identity. Good quality street environments are particularly important in our business centres where the community gathers and interacts. Safeguards are needed to ensure that the streetscape qualities of new development are compatible with the desired future character of the centre.

Good development contributes to a cohesive streetscape and desirable pedestrian environment. New development should recognise predominant streetscape patterns, such as building form, roof design, front setbacks, awnings and predominant materials to ensure a cohesive streetscape character.

Creating attractive and lively street environments can help to slow traffic, foster the use of streets as places for social interaction and encourage pedestrian and cyclist activity.

Objectives		Controls	
O1	To ensure development contributes to active and desirable pedestrian environments.	C1	The building is located as close to the street alignment as possible to promote interaction between pedestrians and shopfronts.
O2	To create an active interface between ground level retail or commercial properties and the street.	C2	Development includes display windows with clear glazing to ground floor retail and commercial premises, with a maximum sill height of 0.7m.
		C3	The building has a clear street address and the entry to upper level development is well defined at the street frontage.
		C4	Access to upper level uses does not occupy more than 20% of the ground floor frontage.
		C5	Vehicle access is not off the active street frontage. Vehicular entries are from a secondary street, are discrete and minimise conflicts with pedestrians.

Objectives		Controls	
03	To ensure development contributes to cohesive streetscapes.	C6	Development continues the predominant built form character of the street, including front setbacks, awnings, parapet lines, floor to ceiling heights and roof pitches.
04	To ensure development responds to predominant streetscape qualities and contributes to the desired future character of the centre.	C7	Development maintains the predominant balance of horizontal and vertical proportions in the street.
		C8	Development to re-use an existing building reinstates missing façade elements and decorative details.
		C9	The design of the building facade uses materials that are compatible with the existing development context.
06	To ensure that the colour of the building facade is not intrusive or unreasonably dominant within the streetscape, and is compatible with the desired future character of the centre.	C10	The external painting of a building in bright colours, corporate colours or fluorescent colours is avoided.
		C11	Any individual business branding and identity in external painting and colour schemes is subordinate to the main colour schemes in the street. Note: Also refer to the signage controls in Part E7 of the DCP, Section 7.2.2 When external painting of a building constitutes a wall sign.
07	To provide an attractive and comfortable pedestrian environment.	C12	Development provides awnings as indicated for each centre in Chapter D1 or D2 and the street sections where relevant.
		C13	Awning design is a solid suspended steel box type section, with a minimum soffit height of 3.2m.
		C14	Awning height provides continuity with adjoining properties, follows the street grade, and is of sufficient depth to provide good shade and shelter to pedestrians (see Figure 1 below).

Objectives	Controls
	<p>C15 Under awning lighting is included; either recessed into the soffit of the awning or wall mounted on the building.</p> <p>C16 Development protects existing street trees and includes streetscape improvements.</p> <p>C17 Development includes advanced tree planting in the footpath.</p>
<p>O8 To ensure a safe environment by promoting crime prevention through design.</p>	<p>C18 Building design incorporates windows to overlook the public domain on all street frontages.</p> <p>C19 Security features at ground level complement the design of the façade and allow window shopping and the spill of light into the street out of business hours.</p> <p>C20 Building design avoids dead edges at ground floor level, such as car parking frontages, blank walls and recessed spaces.</p>
<p>O9 To ensure that signage and structures do not compromise the visual amenity of the streetscape.</p>	<p>C21 Refer to Part E of the DCP, Chapter E7 Signage.</p>

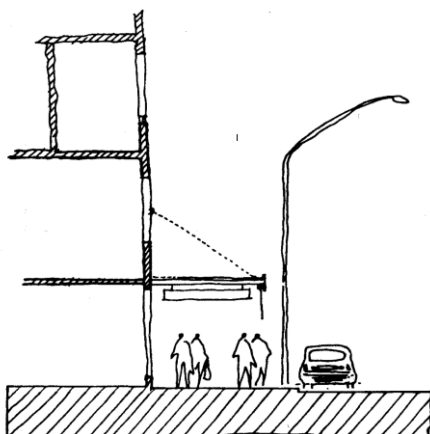


FIGURE 1 Awning design – suspended steel box section type with a minimum soffit height of 3.2m

D3.4 Built form

The building height, floor space ratio (FSR) and setbacks establish the building envelope. The built form of the development sits within the envelope and is moulded to respond to the site context.

The maximum building height and FSR are set by Woollahra LEP 2014. This part of the DCP contains front, side and rear setbacks and articulation controls, as well as design guidelines for streetscape presentation, roof forms and amenity.

The maximum floor space ratios in Woollahra LEP 2014 are not “as of right”. To achieve the maximum permissible floor space ratios, a development should satisfy the relevant controls applicable to the land.

The gross floor area of a development is to be contained wholly within the building envelope generated by the maximum building height in Woollahra LEP 2014 and the controls for building footprint, building storey height, and front, side and rear setbacks specified in this chapter of the DCP.

The permissible gross floor area for each site is generally 80% of the theoretical floor space achievable within the building envelope. The 20% balance allows for building articulation and design elements which contribute to well designed buildings and allow for design flexibility to address amenity issues for both existing and new buildings.

The desired built form for the B1 neighbourhood and B4 mixed use centres is illustrated in the street sections (in Parts D2 and D3). These have been prepared having regard to the following key characteristics of the centres:

- ▶ Buildings are generally row buildings with the massing concentrated to the street frontage. Typically built from side boundary to side boundary along the street frontage, clearly defining the edges of the street. In many centres strong corner buildings provide termination to the row and emphasise the corner.
- ▶ Built form at the rear of the sites is generally less bulky and provides a transition to residential sites.
- ▶ Articulated parapets and hipped roof forms contribute to the urban character.

The built form controls in the DCP accommodate a mix of uses in the centres. The deep ground level floorplates are suitable for retail and commercial uses, whilst the upper level floorplates provide for more natural light and ventilation, and are suitable for residential uses.

Car parking above ground is not encouraged. If car parking is proposed at or above ground level (i.e. within the building envelope) the development may not achieve its maximum permissible floor space. Council will not support a larger building envelope to provide for additional floor space.

Objectives	Controls
O1 To achieve a built form of a scale and character in keeping with the desired future character of each centre.	C1 Development complies with the street section drawings for the centres in Chapter D1 and D2.
O2 To relate new development to existing building lines and grades along the street frontage.	C2 The design of the building footprint minimises cut and fill, and establishes ground floor levels that generally correspond to those of adjoining buildings.
	C3 The building achieves, but does not exceed, the height along the primary street frontage identified in the street sections in Chapter D1 and D2.
	C4 The floor to ceiling height of ground floor development is at least 3.6m, to allow for changes in tenancy.
	C5 Development complies with front setbacks identified in the street sections in Chapter D1 and D2.
	C6 The front setback defines a coherent and consistent alignment to the public domain and accentuates street corners.
	C7 Where an upper level setback is required, that setback alignment is parallel to the street boundary alignment.
	C8 A rear setback of at least 3m, increasing by a minimum of 1.5m for each level above ground floor level, is provided if the rear of the site adjoins land zoned for residential or public open space purposes.
	C9 Where development is permitted along rear lanes, it does not exceed a wall height of 7.2m.
	C10 A side setback of at least 1.5m applies at all levels above 2 storeys, where the side setback immediately adjoins residential zoned land.
	Note: For development in the New South Head Road Corridor, Edgecliff, C9 and

Objectives	Controls
	<p>C10 do not apply, instead refer to Chapter D2 Mixed Use Centres.</p> <p>C11 Rear setbacks provide:</p> <ul style="list-style-type: none"> a) vehicle access to the rear of lots (where practical); and b) deep soil landscaped areas where blocks adjoin residential areas or public open space. <p>C12 Pergolas, sunscreens, privacy screens or planters or the like, must not:</p> <ul style="list-style-type: none"> a) increase building bulk; b) exceed the maximum building height; c) significantly affect views from adjoining properties, the immediate vicinity or from nearby ridges.
<p>O3 To protect solar access to adjoining residential zoned land in winter.</p>	<p>C13 Where already existing, access to sunlight is maintained for a minimum period of two hours between 9am and 3pm to private open space of adjoining properties. Where existing overshadowing is greater than this, access to sunlight is not further reduced by new development.</p>
<p>O4 To protect significant views and vistas.</p>	<p>C14 Development maintains the significant views and vistas identified on the maps for the centres in Chapter D1 and D2.</p>
<p>O5 To encourage building massing and articulation that creates strong corner buildings.</p>	<p>C15 If a corner building, the design reflects the street geometry, topography, sight lines and skyline elements.</p> <p>C16 Street corners are strengthened by massing and building articulation to both frontages.</p> <p>C17 Development on a corner site achieves the maximum prescribed height to both frontages.</p>

Objectives	Controls
	<p>Note: Bonus floor space ratio applies to some corner sites to encourage development of prominent corner buildings. Refer to Woollahra LEP 2014 clause 4.4B.</p>
<p>O6 To promote building forms that provide quality internal environments and allow natural day lighting, natural ventilation and visual and acoustic privacy to dwellings.</p>	<p>C18 Habitable rooms have a minimum floor to ceiling height of at least 2.7m.</p> <p>C19 Development for residential uses generally provides a building depth up to 12m including the articulation zones. Where building depth exceeds 12m, the applicant must demonstrate how satisfactory daylight and natural ventilation is to be achieved.</p> <p>C20 Development includes courtyards at ground and first floor level to provide natural lighting and ventilation. Light wells as the main source of lighting and ventilation to dwellings are avoided.</p> <p>C21 Primary door and window openings in residential living areas are located towards the street and/or rear lane and protect privacy. Living areas with primary openings that face a shared side boundary are avoided.</p> <p>C22 Roof terraces adjoin habitable space that is on the same floor level. Development does not include a rooftop terrace that is only accessed from a stairway and/or lift.</p>
<p>O7 To encourage roof design that creates a distinctive silhouette to buildings.</p> <p>O8 To ensure that plant and service equipment on roofs is not visually intrusive.</p>	<p>C23 The floor level of the uppermost habitable storey is 3.5m or more below the maximum building height to accommodate a roof form that is visually interesting and articulated.</p> <p>C24 The profile and silhouette of the parapet, eaves and roof top elements are integrated in the roof design.</p>

Objectives	Controls
	<p>C25 Where a pitched roof is proposed, the angle of the pitch is compatible with the existing development context.</p> <p>Note: The building form including parapet and plant and lift overruns must be contained within the envelope height. Refer to LEP definition of building height.</p> <p>C26 Communication devices, antennae, satellite dishes, chimneys, flues and the like are not readily visible from the public domain.</p>
<p>O9 To ensure that the use of glazing does not cause unreasonable glare.</p>	<p>C27 The building or its façade does not result in glare that causes discomfort or threatens safety of pedestrians or drivers.</p> <p>Note: A reflectivity report analysing potential glare from the proposed new development on pedestrians or motorists may be required to be submitted with the development application.</p>
<p>O10 To ensure that the significant characteristics of Inter-War flat buildings are retained and protected.</p>	<p>C28 If development relates to an Inter-War flat building, the additional controls for Inter-War flat buildings in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses)</p> <p>.</p>

Objectives	Controls
<p>O11 To ensure no adverse geotechnical or hydrogeological impacts on any surrounding property and infrastructure as a consequence of the carrying out of development.</p>	<p>C29 Excavation below 2m and/or within 1.5m of the boundary is accompanied by a geotechnical report and a structural report to demonstrate that the works will not have any adverse effect on the neighbouring structures. Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council’s guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.</p>
<p>O12 Housing and buildings are to be accessible and useable by all people in the community, including people with disabilities.</p>	<p>Refer to the <i>Disability (Access to Premises - Buildings) Standards 2010</i>, National Construction Code, and Part E of this DCP, Chapter E8 Adaptable Housing.</p>

D3.5 Building articulation

Building articulation refers to the three dimensional modelling of a building façade. Building articulation along the street frontage establishes the relationship between a building and the street, through the use of elements like wall offsets, entry porches, loggias, balconies and bay windows.

Traditionally, buildings in the Zone B1 Neighbourhood Centres and Zone B4 Mixed Use are built to the street alignment with recessed balconies on the upper levels.

Articulation zones allow for the design of accessible and comfortable private outdoor living areas, which contribute to the liveability of residential dwellings located in business centres.

The articulation zones, through the combination of internal and external elements, also provide for more interesting and well designed buildings. Internal elements include habitable rooms, entries, bay windows and glazed balcony. External elements within the area for building articulation include balconies, terraces, verandahs, loggias, decks, porches, external access stairs, solar protection elements such as roof overhangs, external louvered walls, screens, awnings and deep reveals, decorative architectural elements such as corbelling, projecting sills and expressed window openings.

The street section drawings in Chapters D1 and D2 of this DCP identify the area for building articulation for some centres.

Objectives		Controls	
O1	To create a strong street address and enrich the character of the centre through appropriate building articulation.	C1	Building articulation is provided as indicated in the street sections for the centres in Chapter D1 and D2 of the DCP.
O2	To encourage good building design and limit building bulk through articulation.	C2	The building at the street elevation is significantly articulated to provide depth and interest to the building form. The building articulation area includes a combination of external and internal elements.
		C3	Building design responds to environmental conditions such as orientation, noise, privacy and views, natural ventilation and solar access.
		C4	The façade is richly articulated and expresses the different levels of the building and/or its functions.
		C5	Architectural detailing and balconies do not project more than 500mm beyond the prevailing building line.
		C6	Where boundary walls are visible, these include modelling. Blank boundary walls are avoided.



FIGURE 2 Recessed balcony

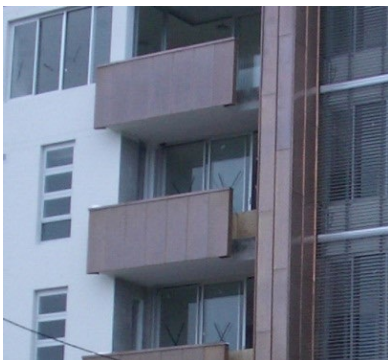


FIGURE 3 Part projecting balcony

D3.6 Heritage and contributory buildings

Council supports the conservation of the rich mixture of buildings and places of special significance within the municipality. Woollahra LEP 2014 contains controls for the conservation of heritage items and heritage conservation areas (HCA). Development involving a heritage item or located within a HCA must also comply with the provisions in the LEP.

In addition to the heritage items, there are contributory buildings in heritage conservation areas. These are buildings that are notable, of architectural merit, may belong to a group of buildings that together define a street corner, are well built using quality materials, or have distinguished features that remain substantially intact.

The contributory buildings are identified in the descriptions of each centre in Chapters D1 and D2.

Council promotes historic continuity to maintain the local identity of our neighbourhood and mixed use centres. Development should seek to retain these buildings and enhance their architectural features.

Development involving a heritage item, or contributory building, will require a statement of heritage impact to be lodged with the development application.

Objectives		Controls	
O1	To protect and enhance items of heritage significance and contributory buildings.	C1	The significance of the heritage item or contributory building is not compromised by the proposed development, particularly in regards to building bulk, scale, design, setbacks, external colours and finishes.
O2	To ensure development conserves or enhances items and areas of special architectural, social, cultural or historic interest.	C2	The upgrade or re-use of the heritage item or contributory building retains and enhances the architectural and streetscape value of the building.
O3	To encourage ensure that contributory buildings are retained and adaptively reused in a manner that respects the significance of the building.	C3	Development involving the re-use of a contributory building reinstates missing façade elements and decorative details.
		C4	Demolition of a contributory building is avoided. Note: Council discourages the demolition of contributory buildings. An application to demolish a contributory building must clearly demonstrate that development would provide a replacement building of higher quality (than the contributory building) with respect to streetscape

Objectives	Controls
	<p>character, architectural design, internal and external amenity, flexibility of uses, material quality and construction.</p> <p>Also refer to Woollahra LEP 2014 for development involving a heritage item.</p>
<p>O4 To support new building design that responds to, and complements, the form and character of heritage and contributory buildings.</p>	<p>C5 Development adjacent to a heritage item or contributory building is sympathetic in scale, alignment, detailing and materials.</p> <p>Note: Also refer to Woollahra LEP 2014 for development in the vicinity of a heritage item.</p>

D3.7 Acoustic and visual privacy

Privacy is a major determinant of the ability of residents and neighbours to enjoy their home. Privacy refers to both acoustic and visual privacy. The privacy needs of residents and neighbours should influence all stages of design, from the location of dwellings and the placement of windows and private open space through to the selection of materials and construction techniques.

Visual privacy can be achieved by:

- ▶ layout that avoids overlooking;
- ▶ screening; and
- ▶ separation.

The level of acoustic privacy depends on the location and design of habitable rooms relative to noise sources such as common areas in the development, restaurants and cafes, late trading hours and major roads.

Residential accommodation in mixed use areas is likely to be subject to a certain level of activity noise associated with the uses that mixed use business areas accommodate such as cafes, restaurants and late trading hours. The resulting amenity impacts can be substantially mitigated by good design.

Council may require a Noise Impact Assessment as part of the development application to identify potential noise impacts and demonstrate how noise will be managed.

Objectives		Controls	
O1	To ensure adequate separation between dwellings for acoustic and visual privacy.	C1	Where a development involves two or more separate buildings the minimum distance between windows facing each other is: <ul style="list-style-type: none"> a) 6m between non-habitable rooms; b) 9m between habitable and non-habitable rooms; and c) 12m between habitable rooms. Refer to Figure 4.
O2	To ensure adequate acoustic privacy for occupants and neighbours.	C2	The building is sited and designed to minimise the transmission of external noise to other buildings on the site and on adjacent land.
O3	To encourage building design, construction and use of materials that minimise conflicts between commercial and residential uses.	C3	The internal layout of rooms, courtyards, terraces and balconies, the use of openings, screens and blade walls, and choice of materials, is designed to

Objectives	Controls
	<p>minimise the transmission of noise externally.</p> <p>C4 The bedroom areas are separated, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parks, vehicle access-ways and service equipment areas.</p> <p>C5 Noise impact associated with goods delivery and garbage collection, particularly early morning, is minimised.</p> <p>C6 For a restaurant or café, the design and operation minimises the impact of noise associated with late night operation on nearby residents.</p> <p>C7 A rear courtyard is only permitted for restaurant or café use if Council is satisfied that the use and hours of operation will not have an unreasonable impact on residential amenity.</p> <p>Note: Council may require a Noise Impact Assessment as part of the development application.</p>
<p>O4 To ensure adequate visual privacy for occupants and neighbours.</p>	<p>C8 Views to adjacent private open space are protected and screened consistent with Figure 5 below.</p> <p>C9 Visual privacy is protected by providing adequate distance between opposite windows of neighbouring dwellings where a direct view is not restricted by screening or planting.</p> <p>C10 Windows and balconies of upper level dwellings are designed to prevent overlooking of the private open space of any lower level dwellings directly below, and within, the same development.</p> <p>C11 Balconies are located and designed to provide privacy for occupants of the</p>

Objectives	Controls
	building when viewed from the street or nearby public space.

FIGURE 4 Minimum distances for visual and acoustic privacy in mixed use centres

Source: AMCORD, 1995

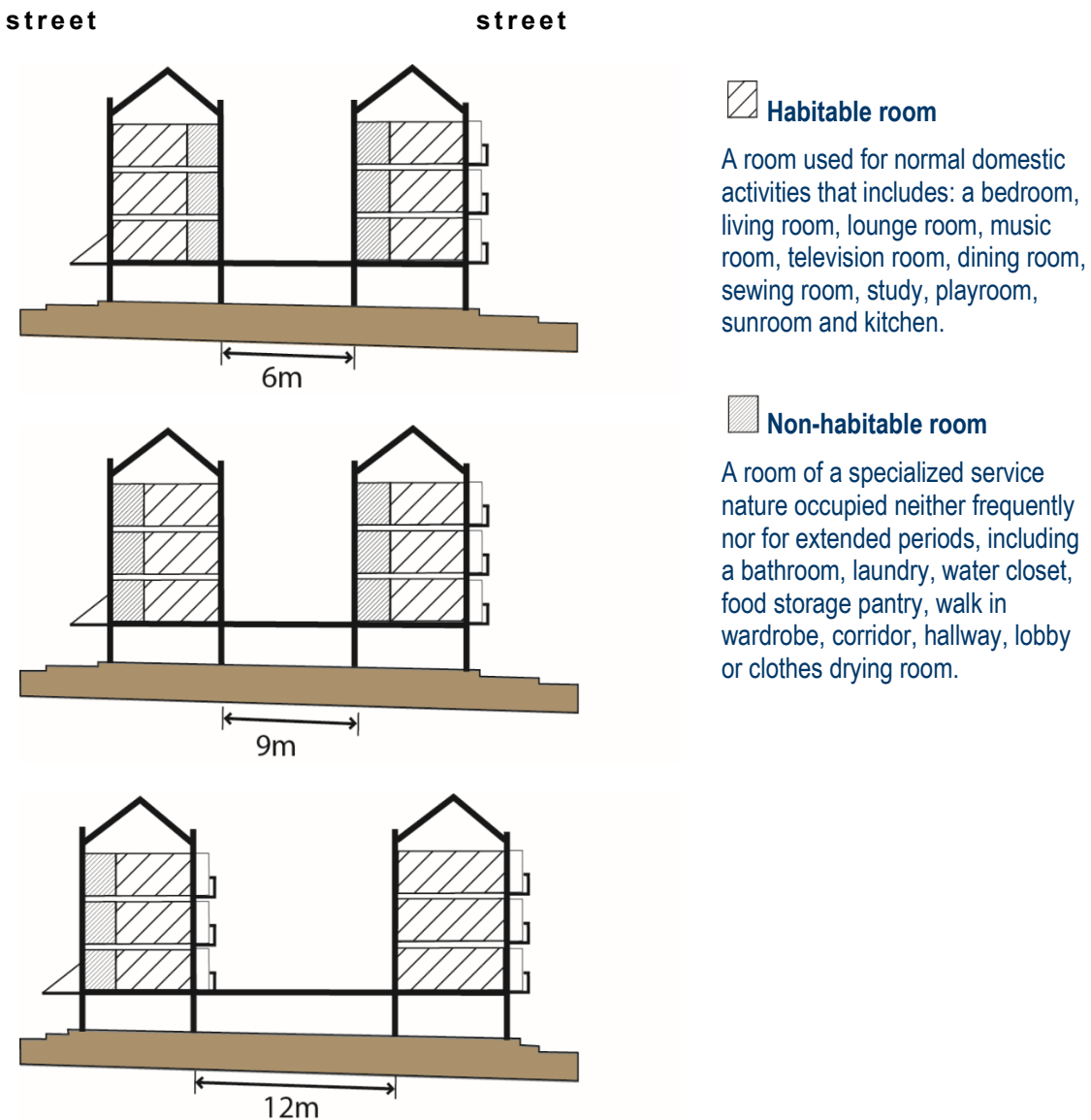


FIGURE 5 Acceptable screening of views to adjacent open spaces

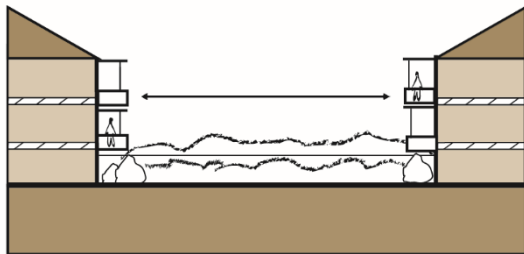
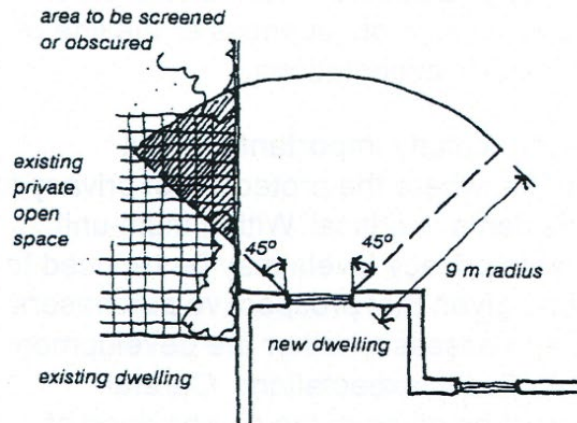
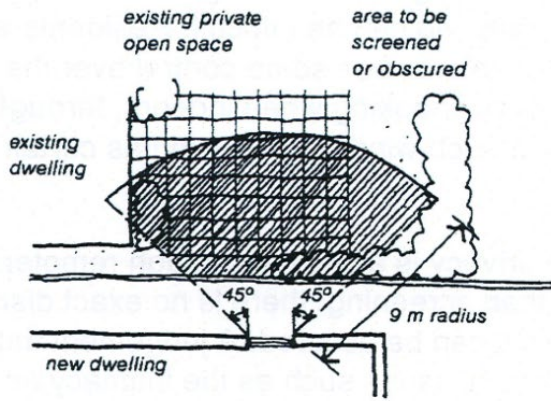


FIGURE 6

Ensure adequate separation between unscreened balconies. Privacy at ground floor level provided by suitable sill heights and planting

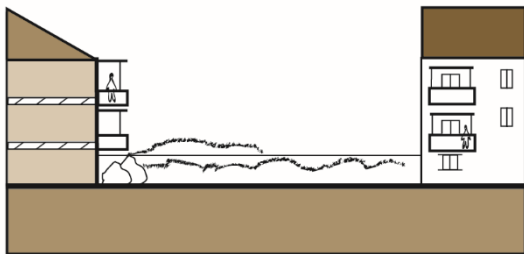


FIGURE 7

Careful location of balconies can increase privacy and reduce their separation

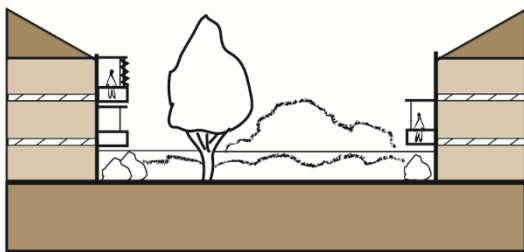


FIGURE 8

Vegetation and balcony screening can increase separation to ensure privacy

D3.8 Landscaped area and private open space

Landscaped area in Woollahra LEP 2014 means “a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area”. Deep soil landscaped area is the area of the site that contains landscaped area which has no above ground, ground level or subterranean development.

The landscaped area within developments may comprise both communal and private open space areas. Landscape treatment helps to determine the amenity of individual dwellings, define private and public areas, reinforce or screen views and define local character.

The amount and composition of landscaped area also play important roles in stormwater management, the energy efficiency of developments and access to sunlight.

Private open space is the area of land or of a building (such as a balcony or uncovered roof terrace) belonging to a dwelling and intended for the exclusive use of the occupants of the dwelling. It should be located and designed so as to offer visual privacy to the occupants.

Common open space is useable shared open space for the recreation and relaxation of residents of a development; the common space is generally under the control of a body corporate or equivalent.

The location and design of private and common open space should contribute to the amenity of the development.

Objectives		Controls	
O1	To enhance the appearance, amenity and energy efficiency of housing through landscaped area.	C1	Deep soil landscaped area comprises at least 10% of the site area, with the exception of Hopetoun Avenue, where at least 15% of the site area is deep soil landscaped area.
O2	To ensure the adequate provision of accessible and useable private and communal open space.	C2	Part of the private open space serves as an extension of the dwelling and is directly accessible from the main living area of the dwelling.
O3	To provide for the amenity of occupants.	C3	Communal open space is centrally located and easily accessed by all building occupants.
		C4	The minimum area of above ground private open space is determined by the dwelling size as outlined below: <ul style="list-style-type: none"> a) small dwelling (less than 60m²)—8m²; b) medium dwelling (60m² to 80m²)—12m²; and

Objectives	Controls
	<p>c) large dwelling (more than 90m²)—16m².</p> <p>C5 The preferred depth of the required above ground private open space is 2.4m. The minimum permissible depth is 1.8m.</p> <p>C6 Development provides at least one balcony, terrace, loggia, roof terrace, deck or the like for each dwelling, within the area nominated for building articulation area. This open space is accessible from a main living area.</p>
<p>O4 To retain important existing mature trees, vegetation and other landscape features.</p>	<p>C7 Existing significant trees and vegetation are incorporated into the proposed landscaped area and treatment.</p>
<p>O5 To enhance stormwater management.</p> <p>O6 To increase opportunity for landscaped areas at ground level to improve amenity for building occupants and neighbours.</p>	<p>C8 Wherever possible car parking is located under the building footprint to maximise deep soil landscaped area.</p> <p>Note: At grade car parking will only be considered where the applicant demonstrates that it is unreasonable to locate parking below ground and the minimum deep soil landscaped area is provided elsewhere on the site.</p>

D3.9 Car parking and vehicular access

The neighbourhood centres and mixed use centres are generally located on or close to public bus transport routes. This helps limit car use and encourages other modes of transport, such as walking, cycling and public transport, helping to improve local amenity and minimise pollution and the use of non-renewable energy sources.

Council's car parking requirements aim to satisfy the parking demand likely to be generated by development, whilst recognising that opportunity for on-site parking is limited in many of the centres.

Parking areas, accessways and servicing facilities must be designed carefully so that they do not detract from the appearance of the development or the streetscape, and do not disrupt the continuity of the retail frontage or pedestrian movement.

In particular, vehicle access to a development site from the primary street is not permitted; this protects the continuous active retail frontages important for centres. Where there is no rear lane or side street access, this may restrict the potential for development that requires on-site parking or on-site loading facilities.

Where the parking involves excavation, Council will normally require geotechnical report prepared in accordance with the Council's *'Guide for preparing Geotechnical and Hydrogeological Reports'*. The preparation and submission of pre-commencement and post-completion dilapidation reports for properties adjoining and neighbouring the development will generally be applied as a standard condition of consent.

Objectives		Controls	
O1	To ensure that developments generating vehicular traffic make adequate provision for the off-street parking and servicing needs of its occupants and users, including visitors, employees and deliveries.	C1	Development complies with the provisions in Part E of the DCP, Chapter E1 Parking and Access. Note: This includes parking generation rates for the commercial and residential components of development, design requirements and loading and servicing provisions.
O2	To ensure the safe and efficient movement of vehicles within, entering and leaving properties.		A parking concession may be granted for mixed use buildings when overlapping parking demand will occur for different uses or complementary use of spaces will occur for uses with different peak parking demand times.

Objectives		Controls	
O3	To maximise retail frontage to primary streets and provide for continuous retail street frontages.	C2	Access to on-site car parking and servicing facilities is provided from rear lanes or secondary streets.
O4	To ensure that on-site car parking and driveways do not dominate or detract from the appearance of the development and the local streetscape.	C3	Access to development is provided by one driveway only. The driveway is no wider than 6m wide.
		C4	On-site parking areas are provided below ground where possible, and car parking is not located on any level above the ground level.
		C5	On-site car parking areas are not visible from the main street frontage.
		C6	Facades screening car parks from the street are of high quality and allow natural lighting and ventilation.
		C7	Access to on-site car parking and servicing facilities is designed perpendicular to the street alignment and does not ramp along a street or lane alignments. Note: In the case of small lots, consideration should be given to amalgamation of car parks and access and egress points.
O5	To maximise pedestrian and resident safety and amenity.	C8	Car parking and driveway areas are located and designed to: <ul style="list-style-type: none"> a) minimise disruption to pedestrian movement, safety, and amenity; b) preserve existing trees and vegetation; and c) complement the desired future character for the precinct described in in Chapters D1 and D2.
			C9

Objectives	Controls
	<p>C10 Residential parking areas are secure and separate from non-residential vehicle parking and servicing areas.</p>
<p>O6 To encourage the provision of walking and cycling facilities.</p>	<p>C11 A dedicated bicycle rack or area is provided in a convenient location at the rate of 1 bicycle space per 25 car spaces.</p>
<p>O7 To limit sub-surface excavation and impacts on adjoining properties and structures</p>	<p>C12 The area of site excavated for the purposes of underground car parking is limited to the building footprint of the development.</p> <p>C13 Excavation works are located on the lot subject to the development proposal only. Excavation does not occur under common walls, footings to common walls, or freestanding boundary walls, or under any other part of adjoining land with the exception of the amalgamation of parking areas for small lots.</p> <p>C14 Excavation for underground parking within 1.5m of adjacent boundaries is accompanied by a geotechnical report and a structural report to demonstrate that the works will not have any adverse effect on the neighbouring structures. Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council's guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.</p> <p>C15 Permanent sub-surface support and retention structures are set back a minimum of 900mm from adjacent property boundaries.</p>

Objectives		Controls	
O8	To minimise opportunities for surface water to flow to adjoining and adjacent properties.	C16	The ground floor levels of alterations and additions and infill development are consistent with the levels established by existing buildings and topography on adjoining site, where practical.
O9	To ensure the safe and efficient movement of vehicles within, entering and leaving properties.		Refer to Part E of the DCP, Chapter E1 Parking and Access.

D3.10 Site facilities

Site facilities include those facilities or services that support and, or, maintain the operations of a building. All forms of development include site facilities. These include but are not limited to:

- ▶ On-site services including storage, garbage areas, mail boxes, clothes drying areas, vent stacks, and telecommunication infrastructure
- ▶ Mechanical plant rooms and equipment and other building services such as pump rooms, lift overruns, air-conditioning units and condensers, heating, mechanical ventilation systems, ventilation duct outlets, including any pipes and conduits
- ▶ Essential services and infrastructure such as electricity substations, fire hydrant and booster installations.

Some site facilities can be visually intrusive and have an adverse impact on the amenity of the streetscape and adjoining neighbours. It is important that the location, size and design of site facilities is considered and planned for during the design phase of any proposed development so the facilities can be thoughtfully integrated into the built form and landscaping, and potential impacts addressed.

Development applications are to be accompanied by dimensioned plans, drawn to scale, showing proposed locations and arrangements for site facilities including, where applicable:

- ▶ mechanical plant rooms and lift-overruns
- ▶ enclosures and/or cabinets for fire hydrants, booster valve assembly installations, sprinkler valves and associated hydraulic equipment
- ▶ an electricity substation.

The need to modify an existing consent to provide for a site facility should be avoided, and is an approach not supported by Council. Section 4.55 modification applications will need to demonstrate compliance with the DCP including requirements for setbacks, deep soil landscaped area, and tree retention etc. Council will not permit site facilities on public land.

Objectives		Controls	
O1	To ensure that adequate provision is made for essential site facilities.	C1	Lockable mail boxes are centrally located and integrated with the main building.
O2	To ensure that site facilities are functional and accessible to all premises within the development.	C2	Lockable storage space of at least 8m ³ per dwelling is provided.
O3	To ensure that site facilities are thoughtfully integrated into the development and are unobtrusive.	C3	Development incorporates adequate garbage and recycling collection areas that are integrated physically and visually with other built elements such as fences, walls, buildings and garages. Refer to Part E of the DCP, Chapter E5 Waste Management.

Objectives		Controls	
		C4	For a mixed use development, only one common television antennae is provided.
		C5	The design and location of aerials, antennae, and communications dishes: <ul style="list-style-type: none"> a) do not have an unreasonable impact on the architectural character of the building to which it is attached; b) are not visually intrusive within the streetscape; and c) do not have an unreasonable impact on the amenity of adjoining and adjacent properties.
O4	To protect the air quality and residential amenity.	C6	The building is designed to accommodate venting from ground floor uses, to avoid potential impacts from exhaust and odour, such as cooking smells.
O5	To facilitate the use of natural resources to dry clothes.	C7	Development that includes a residential component provides laundry facilities, and opportunity for the provision for at least one external clothes drying area.
O6	To ensure external clothes drying areas are suitably located.	C8	External clothes drying areas have access to sunlight, and are located in a secure place away from public spaces and screened from public view. Note: External drying areas may be located in the landscaped areas.
O7	To ensure that mechanical plant equipment including lift overruns air-conditioning units and external condensers, do not have adverse streetscape or amenity impacts.	C9	Mechanical plant equipment (including lift overruns and air conditioners) must be located internally within the principal building in a suitably designed plant room or the like.
O8	To discourage the provision of mechanical plant equipment on the roofs of buildings to minimise visual impact of these services.	C10	Mechanical plant equipment (including lift overruns and air conditioners) must be wholly contained within the permissible building envelope and must not be located externally or on the roof unless Council is satisfied that it:
O9	To minimise visual and acoustic impacts on adjoining properties.		

Objectives	Controls
	<ul style="list-style-type: none"> a) cannot be reasonably located elsewhere; and b) is thoughtfully located, sized, enclosed, concealed and integrated into the building design (including when viewed from above) and roof form so it: <ul style="list-style-type: none"> i. is not visible from the streetscape or public domain; ii. is consistent with the overall building design, roof form and materials; iii. is visually discreet and unobtrusive when viewed from adjoining properties; and iv. minimises acoustic impacts to adjoining properties. <p>Note: Noise emissions from mechanical plant equipment must not exceed the background noise levels when measured at the boundary of the development site. The provisions of the <i>Protection of the Environment Operations Act 1997</i> apply.</p> <p>C11 Screening will only be considered where the screening is suitably located, integrated with the building design and materials and will have no impact on views or result in overshadowing of adjoining properties.</p> <p>Note: Screening alone may not be an acceptable solution for ensuring that mechanical plant equipment is not visible from the streetscape or the public domain.</p>
<p>O10 To ensure fire safety systems are accessible, functional and do not have a negative impact on the streetscape.</p>	<p>C12 Hydraulic fire services such as fire hydrants and booster installations are concealed. These services are to be:</p> <ul style="list-style-type: none"> a) enclosed with doors if located in the building façade, or b) housed in a cabinet or enclosure if located external to the building.

Objectives		Controls	
			The location, design, colour and material of the doors, cabinet or enclosure are to be visually unobtrusive and suitably integrated with the development, including any fencing and landscaping.
O11	To ensure that an electricity substation is not visible from the street, or any other adjoining public place.	C13	The substation is to be suitably located, screened and/or concealed. Council’s preference is for a chamber substation.
O12	To ensure that any screening or enclosure to conceal the substation does not detract from the streetscape character or design quality of the development.	C14	Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.
O13	To protect the amenity of adjoining residential dwellings from the impact of substations.	C15	The substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.
O14	To ensure that vegetation does not interfere with the functioning of the substation.	C16	The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that: <ul style="list-style-type: none"> a) Vegetation does not overhang or encroach within the substation site. b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.
O15	To minimise the impact of other types of electricity infrastructure in the streetscape.	C17	The design and location of all other aboveground utility infrastructure (such as electrical pillars etc.) should minimise visual clutter within the streetscape and provide for a continuous accessible path of travel, where practical to ensure safe and equitable pedestrian circulation for people of all abilities. (Where this provision and Ausgrid’s requirements cannot both be satisfied, the applicant is to develop in consultation with Council and Ausgrid a solution that meets the acceptance of both consent authorities.)
Notes:			

Objectives	Controls
	<ul style="list-style-type: none">• At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.• Where a substation is required, the substation should be identified on the DA plans and addressed in the <i>SEPP 65 Design Verification Statement</i> (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced).• The DCP requirements apply in addition to the Ausgrid Network Standards, such as <i>NS113 Site selection and construction design requirements for chamber substations</i>. Separate Ausgrid approval for the substation will be required.