

I 0 Development standards

DCP Amendment No 13

Council has previously applied the development standards under the Local Government (Approvals) Regulation 1993. With the repeal of these standards, those that are relevant are included in these provisions.

Objectives

- To identify and retain in the following provisions, relevant development standards from the Local Government (Approvals) Regulation 1993.

Note:

- References to classes of buildings are taken from the Building Code of Australia.

Provisions

10.1 Site occupancy for dwellings

These provisions apply to Class 1 buildings and to any ancillary Class 10 buildings. The reference to a Class 1 building also includes Class 2 buildings where they have only two dwellings within them.

- 10.1.1 A class 1 building and any Class 10 buildings appurtenant to it must not occupy more than two thirds of an allotment. A Class 1 building which occupies more than two thirds of the site may be approved, if it is replacing an existing Class 1 dwelling which similarly exceeds this standard.
- 10.1.2 The minimum unoccupied area for each dwelling on an allotment is to be a minimum of 20m² for each dwelling contained on the allotment. This unoccupied area may be provided above ground one site (for example: a balcony). A Class 1 dwelling that does not provide this minimum amount of open space per dwelling on site may be approved, if it is replacing an existing Class 1 dwelling that similarly exceeds this standard.

10.2 Class 1 dwellings - walls

For the purposes of these provisions:

- The reference to a Class 1 building also includes Class 2 buildings where they have only two dwellings within them;
- The external wall of any garage, laundry, workshop or similar outbuilding that is attached to a Class 1 dwelling is taken to be an external wall of that building; and
- Any gable that has a surface area greater than 10m² is taken to be a wall.

- 10.2.1 A wall of a Class 1 building is to be not less than 900mm from the boundary line.

This standard may be reduced if:

- (i) the proposal can justify satisfaction of the Performance Requirements of the Building Code of Australia, in terms of protecting the occupants of habitable rooms from injury, illness, or loss of amenity; and/or

- (ii) Council is satisfied that it is impractical, due to the levels or width of the allotment or any other exceptional conditions on site.

This standard may be increased if:

- (i) the wall is a replacement for an existing wall; and/or;
- (ii) Council considers that a greater setback is necessary to satisfy heritage, urban design and amenity issues.

This standard will not apply if:

- (i) the wall is a common wall or party wall that separates two dwellings; and/or;
- (ii) the boundary line is also the boundary of any public place.

- 10.2.2 Unless the Class 1 building receives a reduced setback outlined in 2.2.1 above, guttering, eaves, hoods and similar structures/attachments which are located between the external plane of the face of an external wall and any boundary line must be not less than 675mm distance from the boundary line.

This standard may be reduced to enable an open car port, open porch, awning, pergola or similar structure to extend to the boundary if it is considered not to affect the amenity of the subject site and any adjoining site.

10.3 Projections upon a public road

- 10.3.1 Projections for decoration or protection from the sun

Projections of a decorative nature (such as cornices, eaves, sills, mullions and architraves) and projections that are designed and/or intended as sun protection devices may project beyond the alignment of the road, if the projections:

- (i) extend not more than 450mm beyond the road alignment;
- (ii) are not less than 3 metres above the footpath;
- (iii) are at any time, not less than 800 mm from the face of the kerb; and
- (iv) are constructed of masonry, reinforced concrete or other approved non combustible material.

10.4 Bay windows and balconies

Bay windows and balconies may project beyond the alignment of a road if the projections:

- (i) extend to not more than 450mm beyond the road alignment;
- (ii) are limited in extent to not more than 50% of any road frontage of the building, at any level;
- (iii) are not to result in adverse impacts upon the amenity of an adjoining property;
- (iv) are not less than 3.2 metres above the footpath; and
- (v) are not less than 800mm from the face of the kerb.

10.5 Awnings

Awnings may project beyond the alignment of the road if they:

- (i) are cantilevered;
- (ii) are not less than 3.2 metres and a maximum of 4.2 metres above the footpath and shall have regard to the height and location of adjoining awnings;
- (iii) are not less than 2 metres in width, with a maximum width of 3.66 metres; and
- (iv) are not less than 800mm from the face of the kerb; and
- (v) have a maximum depth of awning fascia of not more than 700mm.

10.6 Flagpoles

Flagpoles may project beyond the alignment of a road if:

- (i) any poles and flags or banners suspended from flagpoles are not less than 3.2 metres above the footpath;
- (ii) they are not less than 800mm from the face of the kerb; and
- (iii) no interference is caused to public services.

10.7 Pipes and services

Pipes and services for new buildings must not project beyond the road alignment.

Pipes and services for existing buildings may project beyond the road alignment where:

- (i) rainwater heads project not more than 450mm and rainwater downpipes project a maximum of 150mm, both over a height of 2.7 metres above the footpath; and
- (ii) the pipes and services are essential and cannot be located within the building.

10.8 Traps on sewerage service pipes

Traps on sewerage service pipes and reflux valves for new buildings must not be installed in the road, but may be installed in the road for existing buildings.

10.9 Footings

Footings may project beyond the road alignment under the footpath, but not under the carriageway and to not more than:

- (i) 450mm if the projection is not less than 1.35 metres below footpath level; and
- (ii) 750mm if the projection is not less than 3 metres below footpath level.