Canterbury-Bankstown Development Control Plan 2023

Chapter 5 Residential Accommodation

5.1 Former Bankstown LGA

June 2023 (Amended August 2025)

Welcome to the City of Canterbury-Bankstown



Great Cities

We believe in creating vibrant, dynamic, and diverse communities that offer opportunities for people to connect, pursue their passions, and contribute to the world around them.



Naturally Green

We protect and prioritise nature in and around our city to enhance environmental sustainability and improve the quality of life for our residents.



Design Excellence

We encourage buildings, spaces, and objects that are both beautiful and practical, enhancing the beauty, accessibility, and safety of our built environment.



People First

We prioritise the needs, preferences, and aspirations of our community in all aspects of urban planning and design, creating supportive and enriching places people love.



Community

We engage with our community to ensure their needs and aspirations are reflected in the outcome, creating sustainable, resilient, vibrant, diverse, and inclusive places.



Sustainability

We seek designs that reduce negative impacts on the environment while also promoting social and economic well-being.



Net-Zero

We encourage our community to design buildings and places that produce as much renewable energy as they consume, reducing greenhouse gas emissions, lowering energy bills, and increasing resilience to environmental shocks and stresses.

Join us in creating a City that's liveable, loveable, and sustainable for all!

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SECTION 1–INTRODUCTION

Explanation

Connective City 2036 recognises the importance of providing housing choice to suit each life stage through a range of housing typologies. A key action of *Connective City 2036* is to provide high quality housing that meets the needs of the growing and changing population, while offering residents a high standard of amenity.

The Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023 combine to regulate effective and orderly development, consistent with *Connective City 2036*.

The Canterbury-Bankstown Local Environmental Plan 2023 is Council's principal planning document. It provides objectives, zones and development standards such as lot sizes, floor space ratios and building heights.

The Canterbury-Bankstown Development Control Plan 2023 supports the LEP by providing additional objectives and development controls to enhance the function, design and amenity of residential accommodation. The development controls include storey limits, setbacks, building design and landscape to promote good design and amenity for residents.

Good design is important to achieve a scale, bulk and height appropriate to the desired character of the street and surrounding buildings. It achieves an appropriate built form that defines the public domain, provides internal amenity and considers neighbours' amenity.

Good design also recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive development with good amenity. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, and providing deep soil zones for vegetation and urban heat/water management.

As part of the design process, applicants must note that a building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation and other development controls, the achievable floor space of development is likely to be less than the building envelope.

Objectives

O1 To ensure development is compatible with the desired character of residential areas.

O2 To ensure development is compatible with the prevailing suburban character and amenity of the low density residential area.

O3 To achieve good design in terms of building form, bulk, architectural treatment, visual amenity and landscape.

O4 To enhance the amenity for people who live in the residential accommodation.

O5 To facilitate ecologically sustainable development.

O6 To provide deep soil zones that allow for and support healthy plant and tree growth, and the management of urban heat and water.

Application of this chapter

Chapter 5.1 of this DCP applies to residential accommodation within the former Bankstown Local Government Area.

Desired character

The prevailing suburban character of residential areas includes the subdivision pattern, front and side building setbacks, off-street parking behind the front building line and the landscape of front yards with canopy trees and deep soil plantings. The desired characters for the residential areas are:

C1 Low density residential areas

The desired character is to have a low density residential environment in Zone R2 where the typical features are dwelling houses, dual occupancies, secondary dwellings, and ancillary development within a generous landscaped setting. The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.

C2 Medium density residential areas

The desired character is to have a medium density residential environment in Zone R3 that generally acts as a transition between the high and low density residential areas. This transition area will enable a variety of medium density accommodation within a generous landscaped setting.

C3 High density residential areas

The desired character is to have a high density residential environment in Zone R4 that provides high density housing (in the form of contemporary designed residential flat buildings) within a landscaped setting. Development should provide appropriate spaces between buildings, communal open spaces and deep soil zones to provide adequate amenity for residents.

SECTION 2–DWELLING HOUSES

Objectives

O1 To ensure the building form, building design, setbacks and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

O8 To minimise the visual impact of off-street parking on the streetscape.

O9 To ensure basements are well-designed and integrate into the overall design of the development.

Development controls

Storey limit (not including basements)

2.1 The storey limit for dwelling houses is two storeys.

2.2 The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Fill

2.3 Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

2.4 Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setback restrictions

2.5 The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.

Street setbacks

2.6 The minimum setback for a building wall to the primary street frontage is:
(a) 5.5m for the first storey (i.e. the ground floor); and
(b) 6.5m for the second storey.

2.7 The minimum setback to the secondary street frontage is:
(a) 3m for a building wall; and
(b) 5.5m for a garage or carport that is attached to the building wall.

Side setbacks

2.8 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.

2.9 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.

2.10 The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch.

Private open space

2.11 Dwelling houses must provide a minimum 80m^2 of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.

Access to sunlight

2.12 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

2.13 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

2.14 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

2.15 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

2.16 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
(a) offset the windows between dwellings to minimise overlooking; or
(b) provide the window with a minimum sill height of 1.5m above floor level; or
(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
(d) use another form of screening to the satisfaction of Council.

2.17 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
(b) the window has a minimum sill height of 1.5m above floor level; or
(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

2.18 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
(a) does not have an external staircase; and
(b) does not exceed a width of 1.5m throughout; and
(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

2.19 Council does not allow dwelling houses to have roof-top balconies and the like.

Building design

2.20 The maximum roof pitch for dwelling houses is 35 degrees.

2.21 Council may allow dwelling houses to have an attic provided the attic design:
(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
(b) ensures the attic does not give the external appearance of a storey.

2.22 The design of dormers must:
(a) be compatible with the form and pitch of the roof; and
(b) must not project above the ridgeline of the main roof; and
(c) must not exceed a width of 2m; and
(d) the number of dormers must not dominate the roof plane.

2.23 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

2.24 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:
(a) comply with the road pattern shown in Appendix 2; and
(b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

2.25 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:
(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.

2.26 Despite clause 2.25, Council may consider a single carport forward of the front building line of an existing dwelling house solely where:
(a) there is no existing garage on the site;
(b) there is no side or rear vehicle access to the site;
(c) the site does not contain a heritage item or is not within a heritage conservation area or local character area;
(d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;
(e) the maximum width of the single carport is 3m;
(f) it is of a simple posted design, with no side panel infill;
(g) there is no solid panel lift or roller shutter door proposed;
(h) the carport is setback a minimum 1m from the primary and secondary street frontages;
(i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.

2.27 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

2.28 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

(a) the building is at least two storeys in height, and

(b) the garage is architecturally integrated with the upper storey by:

  (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and

  (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.

Landscape

2.29 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.

2.30 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and

(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and

(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and

(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.

SECTION 3–SECONDARY DWELLINGS

Objectives

O1 To ensure secondary dwellings are established in conjunction with the principal dwelling on the same site.

O2 To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.

O3 To ensure the building form, building design and setbacks of secondary dwellings are compatible with the prevailing suburban character of the residential areas.

O4 To ensure the building form, building design, room sizes and internal layout of secondary dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O5 To ensure the building form and building design of secondary dwellings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O6 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O7 To ensure the landscape design contributes to a high quality streetscape and amenity.

O8 To provide deep soil zones to allow for and support healthy plant and tree growth.

O9 To ensure the building form of secondary dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Development controls

Lot size

3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m^2.

Site cover

3.2 Council must not consent to development for the purpose of secondary dwellings unless:

(a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and

(b) the total floor area of the secondary dwelling is no more than 60m^2 or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.

Storey limit (not including basements)

3.3 The storey limit for attached secondary dwellings is two storeys.

3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.

3.5 The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Fill

3.6 Any reconstituted ground level on the site within the ground floor perimeter of secondary dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

3.7 Any reconstituted ground level on the site outside of the ground floor perimeter of secondary dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setback restrictions

3.8 The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.

Street setbacks

3.9 The minimum setback for a building wall to the primary street frontage is:
(a) 5.5m for the first storey (i.e. the ground floor); and
(b) 6.5m for the second storey.

3.10 The minimum setback to the secondary street frontage is:
(a) 3m for a building wall; and
(b) 5.5m for a garage or carport that is attached to the building wall.

Side and rear setbacks

3.11 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side and rear boundaries of the site is 0.9m.

3.12 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side and rear boundaries of the site is 1.5m.

Private open space

3.13 Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.

Access to sunlight

3.14 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

3.15 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

3.16 A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

Visual privacy

3.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5m above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
- (d) use another form of screening to the satisfaction of Council.

3.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5m above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

3.19 Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5m throughout; and

(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

3.20 Council does not allow secondary dwellings to have roof-top balconies and the like.

Building design

3.21 The maximum roof pitch for attached secondary dwellings is 35 degrees.

3.22 Council may allow attached secondary dwellings to have an attic provided the attic design:
(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
(b) ensures the attic does not give the external appearance of a storey.

3.23 The design of dormers must:
(a) be compatible with the form and pitch of the roof; and
(b) must not project above the ridgeline of the main roof; and
(c) must not exceed a width of 2m; and
(d) the number of dormers must not dominate the roof plane.

3.24 The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.

3.25 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

3.26 The change of use of outbuildings to secondary dwellings must comply with the National Construction Code.

Building design (car parking)

3.27 Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.

Landscape

3.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.

SECTION 4–DUAL OCCUPANCIES

Objectives

O1 To ensure the building form, building design, setbacks and landscape of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

O8 To minimise the visual impact of off-street parking on the streetscape.

O9 To ensure basements are well-designed and integrate into the overall design of the development.

Development controls

Subdivision

4.1 For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m^2 per dwelling.

Storey limit (not including basements)

4.2 The storey limit for dual occupancies is two storeys.

4.3 The siting of dual occupancies, and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Fill

4.4 Any reconstituted ground level on the site within the ground floor perimeter of dual occupancies must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

4.5 Any reconstituted ground level on the site outside of the ground floor perimeter of dual occupancies must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setback restrictions

4.6 The erection of dual occupancies is prohibited within 9m of an existing animal boarding or training establishment.

Street setbacks

4.7 The minimum setback for a building wall to the primary street frontage is:
(a) 5.5m for the first storey (i.e. the ground floor); and
(b) 6.5m for the second storey.

4.8 The minimum setback to the secondary street frontage is:
(a) 3m for a building wall; and
(b) 5.5m for a garage or carport that is attached to the building wall.

Side setbacks

4.9 The minimum setback for a building wall to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.

4.10 The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like. The intended outcome is to provide a clear path at all times for residents and visitors to access the rear yard and/or carry out maintenance works.

4.11 The basement level must not project beyond the ground floor perimeter of the dual occupancy. For the purposes of this clause, the ground floor perimeter includes the front porch.

Private open space

4.12 Dual occupancies must provide a minimum 80m^2 of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.

Access to sunlight

4.13 At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

4.14 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

4.15 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

4.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

4.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5m above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
- (d) use another form of screening to the satisfaction of Council.

4.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5m above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

4.19 Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5m throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

4.20 Council does not allow dual occupancies to have roof-top balconies and the like.

Building design

4.21 Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.

4.22 The design of dual occupancies must ensure:

(a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or

(b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and

(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and

(d) the garage, driveway and front fence do not dominate the front of the building and front yard; and

(e) the two dwellings on a corner site each face a different frontage.

4.23 The maximum roof pitch for dual occupancies is 35 degrees.

4.24 Council may allow dual occupancies to have an attic provided the attic design:

(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and

(b) ensures the attic does not give the external appearance of a storey.

4.25 The design of dormers must:

(a) be compatible with the form and pitch of the roof; and

(b) must not project above the ridgeline of the main roof; and

(c) must not exceed a width of 2m; and

(d) the number of dormers must not dominate the roof plane.

4.26 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

4.27 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

(a) comply with the road pattern shown in Appendix 2; and

(b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

4.28 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:

(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.

4.29 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.

4.30 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:
(a) the building is at least two storeys in height, and
(b) the garage is architecturally integrated with the upper storey by:
    (i) ensuring the garage does not project more than 3m forward of the upper storey street facade; and
    (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.

Landscape

4.31 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dual occupancy.

4.32 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):
(a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and
(b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and
(c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and
(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.

SECTION 5–SEMI-DETACHED DWELLINGS

Objectives

O1 To ensure the building form, building design, setbacks and landscape of semi-detached dwellings are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of semi-detached dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure the building form and building design of semi-detached dwellings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To ensure the building form of semi-detached dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

O8 To minimise the visual impact of off-street parking on the streetscape.

O9 To ensure basements are well-designed and integrate into the overall design of the development.

Development controls

Storey limit (not including basements)

5.1 The storey limit for semi-detached dwellings is two storeys.

5.2 The siting of semi-detached dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Fill

5.3 Any reconstituted ground level on the site within the ground floor perimeter of semi-detached dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

5.4 Any reconstituted ground level on the site outside of the ground floor perimeter of semi-detached dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setback restrictions

5.5 The erection of semi-detached dwellings is prohibited within 9m of an existing animal boarding or training establishment.

Street setbacks

5.5 The minimum setback for a building wall to the primary street frontage is:
(a) 5.5m for the first storey (i.e. the ground floor); and
(b) 6.5m for the second storey.

5.7 The minimum setback to the secondary street frontage is:
(a) 3m for a building wall; and
(b) 5.5m for a garage or carport that is attached to the building wall.

Setbacks to the side boundary

5.8 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.

5.9 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m.

5.10 The minimum setback between semi-detached dwellings and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.

5.11 The basement level must not project beyond the ground floor perimeter of the semi-detached dwellings. For the purposes of this clause, the ground floor perimeter includes the front porch.

Private open space

5.12 Semi-detached dwellings must provide a minimum 80m^2 of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.

Access to sunlight

5.13 At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

5.14 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

5.15 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

5.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

5.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5m above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
- (d) use another form of screening to the satisfaction of Council.

5.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5m above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

5.19 Council may allow semi-detached dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5m throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

5.20 Council does not allow semi-detached dwellings to have roof-top balconies and the like.

Building design

5.21 Development for the purpose of semi-detached dwellings must demolish all existing dwellings (not including any heritage items) on the site.

5.22 The design of semi-detached dwellings must ensure:
- (a) the street facade of semi-detached dwellings adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or
- (b) the street facade of semi-detached dwellings incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
- (c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and
- (d) the garage, driveway and front fence do not dominate the front of the building and front yard; and
- (e) the two dwellings on a corner site each face a different frontage.

5.23 The maximum roof pitch for semi-detached dwellings is 35 degrees.

5.24 Council may allow semi-detached dwellings to have an attic provided the attic design:
- (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
- (b) ensures the attic does not give the external appearance of a storey.

5.25 The design of dormers must:
- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2m; and
- (d) the number of dormers must not dominate the roof plane.

5.26 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

5.27 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:
- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

5.28 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:

(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and

(b) the covered car parking space is setback a minimum 6m from the primary and secondary street frontages.

Council does not permit internal stacked or tandem garages.

5.29 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

5.30 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

(a) the building is at least two storeys in height, and

(b) the garage is architecturally integrated with the upper storey by:

(i) ensuring the garage does not project more than 3m forward of the upper storey street facade; and

(ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.

Landscape

5.31 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the semi-detached dwellings.

5.32 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

(a) a minimum 45% of the area between the semi-detached dwellings and the primary street frontage; and

(b) a minimum 45% of the area between the semi-detached dwellings and the secondary street frontage; and

(c) plant at least one 75 litre tree between the semi-detached dwellings and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and

(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.

SECTION 6–ATTACHED DWELLINGS

Objectives

O1 To ensure the building form, building design, setbacks and landscape of attached dwellings are compatible with the suburban character of the medium and high density residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of attached dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure the building form and building design of attached dwellings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To minimise the visual impact of off-street parking on the streetscape.

O8 To ensure basements are well-designed and integrate into the overall design of the development.

Development controls

Storey limit (not including basements)

6.1 The storey limit for attached dwellings is two storeys.

6.2 The siting of attached dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Fill

6.3 Any reconstituted ground level on the site within the ground floor perimeter of attached dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

6.4 Any reconstituted ground level on the site outside of the ground floor perimeter of attached dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Street setbacks

6.5 The minimum setback for a building wall to the primary street frontage is:
(a) 5.5m for the first storey (i.e. the ground floor); and
(b) 6.5m for the second storey.

6.6 The minimum setback to the secondary street frontage is:
(a) 3m for a building wall; and
(b) 5.5m for a garage or carport that is attached to the building wall.

Side setbacks

6.7 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9 metre.

6.8 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5 metres.

6.9 The minimum setback for a driveway to the side and rear boundaries of the site is 1m.

Private open space

6.10 Attached dwellings must provide a minimum 60m^2 of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.

Access to sunlight

6.11 At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

6.12 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

6.13 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

6.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

6.15 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
(a) offset the windows between dwellings to minimise overlooking; or
(b) provide the window with a minimum sill height of 1.5m above floor level; or
(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
(d) use another form of screening to the satisfaction of Council.

6.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
(b) the window has a minimum sill height of 1.5m above floor level; or
(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

6.17 An upper floor balcony to attached dwellings may require screening where the open space overlooks more than 50% of the private open space of a lower level or neighbouring dwelling. The screening must be in the form of a permanent fixed structure such as:
(a) a solid translucent screen or perforated panel that is:
(i) durable and designed to blend in with the development; and
(ii) the sum of the perforated panel openings do not exceed 25% of the total surface area; or
(b) another form of screening to the satisfaction of Council.

6.18 Council does not allow attached dwellings to have roof-top balconies and the like.

Building design

6.19 Development for the purpose of attached dwellings must demolish all existing dwellings (not including any heritage items) on the site.

6.20 The design of attached dwellings must:
(a) ensure a street facade incorporates architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
(b) ensure the front porch and one or more living area or bedroom windows to the dwelling face the street; and
(c) ensure any garage, driveway and front fence do not dominate the front of the dwelling and front yard.

6.21 The maximum roof pitch for attached dwellings is 35 degrees.

6.22 Council may allow attached dwellings to have an attic provided the attic design:
(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
(b) ensures the attic does not give the external appearance of a storey.

6.23 The design of dormers must:
(a) be compatible with the form and pitch of the roof; and
(b) must not project above the ridgeline of the main roof; and
(c) must not exceed a width of 2m; and
(d) the number of dormers must not dominate the roof plane.

Building design (car parking)

6.24 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:
(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
(b) the covered car parking space is setback a minimum 6m from the primary and secondary street frontages.

Council does not permit internal stacked or tandem garages.

6.25 Where development proposes a garage with up to two car parking spaces per dwelling facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Landscape

6.26 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the attached dwellings.

6.27 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):
(a) a minimum 45% of the area between the attached dwellings and the primary street frontage; and
(b) a minimum 45% of the area between the attached dwellings and the secondary street frontage; and
(c) plant at least one 75 litre tree between the attached dwellings and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown).

SECTION 7–MULTI DWELLING HOUSING AND MULTI DWELLING HOUSING (TERRACES)

Explanation

This section applies to multi dwelling housing, which includes multi dwelling housing (terraces).

Objectives

O1 To ensure multi dwelling housing provides a suitable visual transition between high density residential areas and low density residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of multi dwelling housing provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure multi dwelling housing has regard to local amenity for residents and neighbouring sites in terms of access to sunlight and privacy.

O4 To require landscape as a key characteristic in the development.

O5 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O6 To ensure the landscape design contributes to a high quality streetscape and amenity.

O7 To provide deep soil zones to allow for and support healthy plant and tree growth.

O8 To minimise the visual impact of off-street parking on the streetscape.

O9 To ensure basements are well-designed and integrate into the overall design of the development.

O10 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being developed for the purpose of multi dwelling housing under the applicable controls.

Development controls

Isolation of sites

7.1 Development on land within Zone R3 Medium Density Residential or Zone R4 High Density Residential is not to result in a site adjoining such land having an area of less than 1,000m^2 or a width of less than 20m at the front building line for the purpose of multi dwelling housing.

Storey limit (not including basements)

7.2 The storey limit for multi dwelling housing is three storeys. Council does not allow attics.

Fill

7.3 Any reconstituted ground level on the site within the ground floor perimeter of the multi dwelling housing must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

7.4 Any reconstituted ground level on the site outside of the ground floor perimeter of the multi dwelling housing must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Street setbacks

7.5 The minimum setback for a building wall to the primary and secondary street frontages is 5.5m.

Side setbacks

7.6 The minimum setback for a building wall to the side boundary is 0.9m except for east–west orientated sites of land where the minimum side setback to the southern boundary is 3m. The intended outcome of the 3m setback is to minimise overshadowing on adjoining sites.

Private open space

7.7 Multi dwelling housing must provide a minimum 50m^2 of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.

Density

7.8 The site area per dwelling (excluding the area of access handles or rights of way for access) must not be less than 175m^2.

Access to sunlight

7.9 At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

7.10 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

7.11 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

Visual privacy

7.12 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
(a) offset the windows between dwellings to minimise overlooking; or
(b) provide the window with a minimum sill height of 1.5m above floor level; or
(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
(d) use another form of screening to the satisfaction of Council.

7.13 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
(b) the window has a minimum sill height of 1.5m above floor level; or
(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

7.14 Council does not allow multi dwelling housing to have roof-top balconies and the like.

Landscape

7.15 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the multi dwelling housing.

7.16 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):
(a) a minimum 45% of the area between the multi dwelling housing and the primary street frontage; and
(b) plant at least one 75 litre tree between the multi dwelling housing and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown).

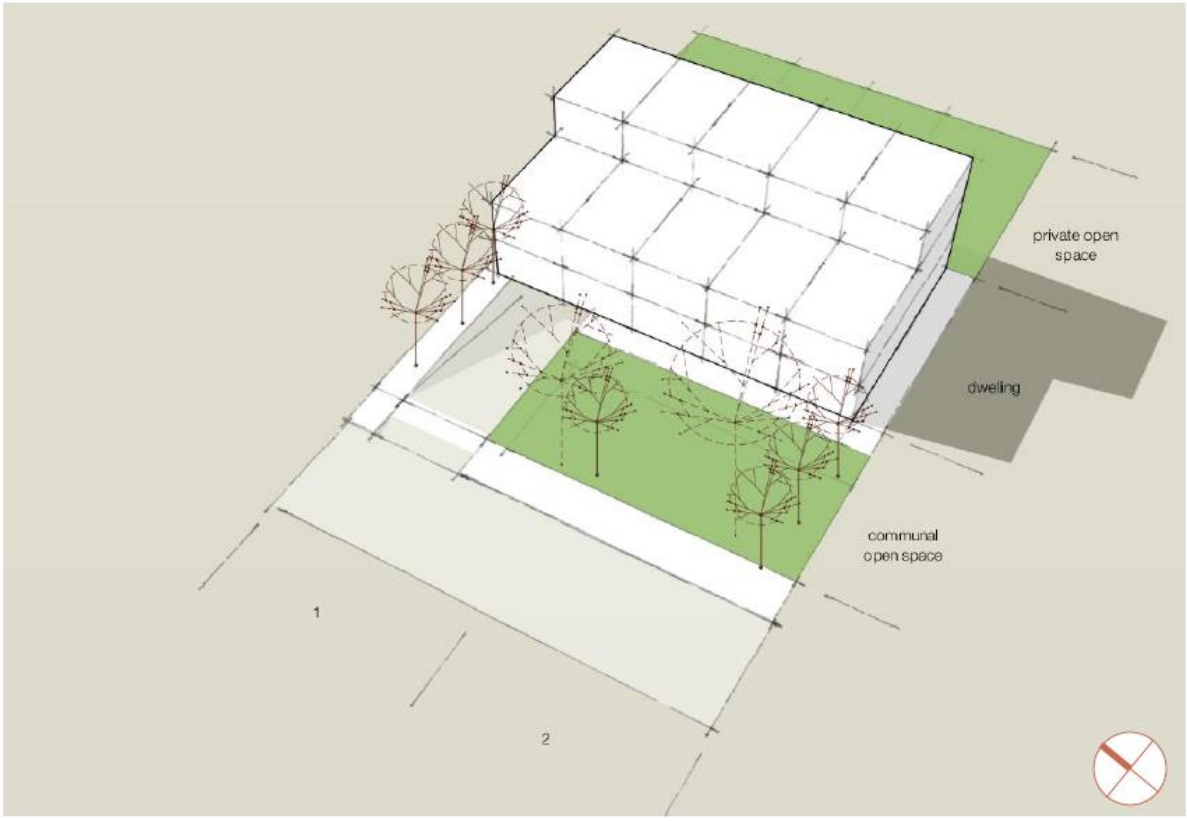


Figure 7a: Concept of multi dwelling housing



Figure 7b: Concept of basement car parking layout

SECTION 8–RESIDENTIAL FLAT BUILDINGS AND SHOP TOP HOUSING IN RESIDENTIAL ZONES

Objectives

O1 To ensure the building form, building design, setbacks and landscape of residential flat buildings and shop top housing are compatible with the suburban character of the high density residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of residential flat buildings and shop top housing provide appropriate amenity to residents in terms of access to sunlight, privacy and useability.

O3 To ensure the building form and building design of residential flat buildings and shop top housing do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To minimise the visual impact of off-street parking on the streetscape.

O8 To ensure basements are well-designed and integrate into the overall design of the development.

O9 To minimise the effect of blank walls.

O10 To ensure the building design and materials reduce the opportunities for vandalism and graffiti.

O11 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being developed for the purpose of multi dwelling housing under the applicable controls.

O12 To minimise the reflection of sunlight from buildings to surrounding areas and buildings.

O13 To ensure building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.

Development controls

Isolation of sites

8.1 Development on land within Zone R4 High Density Residential is not to result in a site adjoining such land having an area of less than 1,000m^2 or a width of less than 20m at the front building line for the purpose of multi dwelling housing.

Storey limit (not including basements)

8.2 Development must comply with the storey limit that corresponds with the maximum building height shown for the site on the Height of Building Map as follows:

Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)	Storey limit (not including basements)
13m	4 storeys (no attic)
16m	5 storeys (no attic)
19m	6 storeys (no attic)
25m	8 storeys (no attic)

8.3 The siting of the development and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Fill

8.4 Any reconstituted ground level on the site within the ground floor perimeter of the proposed building must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

8.5 Any reconstituted ground level on the site outside of the ground floor perimeter of the proposed building must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Street setbacks

8.6 The minimum setback for a building wall to the primary street frontage is:
(a) 3m for the sites at 1–9 Leonard Street and 74–80 Restwell Street in Bankstown; and
(b) 6m for all other sites.

8.7 The minimum setback for a building wall to the secondary street frontage is 6m.

Side and rear setbacks

8.8 For a single or two storey building, the minimum setback to the side and rear boundaries of the site is 0.6 multiplied by the wall height.

8.9 For a building with three or more storeys, the minimum setback to the side and rear boundaries of the site is 4.5m provided the average setback is 0.6 multiplied by the wall height.

8.10 Residential flat buildings and shop top housing (including basements) must provide a minimum 5m setback to Ruse Park for the purposes of deep soil landscaping.

8.11 The minimum setback for a basement level to the side and rear boundaries of the site is 2m.

8.12 The minimum setback for a driveway to the side and rear boundaries of the site is 1m.

Private open space

8.13 Development must locate the private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.

Building design

8.14 Council applies the *State Environment Planning Policy (Housing) 2021* (Chapter 4) and the Apartment Design Guide to residential flat buildings and shop top housing. This includes buildings that are up to two storeys or contain less than four dwellings.

8.15 Development for the purpose of residential flat buildings and shop top housing must demolish all existing dwellings (not including any heritage items) on the site.

8.16 The maximum roof pitch for residential flat buildings and shop top housing is 35 degrees.

8.17 Council may allow residential flat buildings (up to three storeys) and shop top housing (up to three storeys) to have an attic provided the attic design:

(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
(b) ensures the attic does not give the external appearance of a storey.

8.18 The design of dormers must:

(a) be compatible with the form and pitch of the roof; and
(b) must not project above the ridgeline of the main roof; and
(c) must not exceed a width of 2m; and
(d) the number of dormers must not dominate the roof plane.

8.19 Council does not allow residential flat buildings and shop top housing with four or more storeys to have attics.

8.20 Council does not allow residential flat buildings and shop top housing to have roof-top balconies and the like.

8.21 The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:
(a) integrate with the architectural features of the building to which it is attached; or
(b) be sufficiently screened when viewed from the street and neighbouring sites.

Blank walls

8.22 Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.

8.23 Blank walls are not permitted where facing the public domain.

8.24 The maximum length of any blank wall must not exceed 5m.

8.25 The maximum height of a blank wall must not exceed 3m.

8.26 Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.

Solar light reflectivity (glare)

8.27 New buildings with four or more storeys must submit a Reflectivity Report that analyses potential solar light reflectivity and resulting glare from the proposed development on pedestrians, motorists and surrounding areas.

8.28 Solar light reflectivity from building materials used on facades must not exceed 20% at the angle of incidence.

Building design (car parking)

8.29 Development must locate the car parking spaces behind the front building line.

Landscape

8.30 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the residential flat building and shop top housing.

8.31 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):
(a) a minimum 45% of the area between the building and the primary street frontage; and
(b) a minimum 45% of the area between the building and the secondary street frontage; and

(c) plant more than one 75 litre tree between the building and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); or
    (i) if the site adjoins the Hume Highway and the minimum setback to the Hume Highway is less than 20m, the development must plant a row of 75 litre trees at 5m intervals along the length of the Hume Highway boundary and must select the trees from the Landscape Guide; or
    (ii) if the site adjoins the Hume Highway and the minimum setback to the Hume Highway is 20m, the development must plant two rows of 75 litre trees at 5m intervals along the length of the Hume Highway boundary and must select the trees from the Landscape Guide.

Security

8.32 Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence or car park on the site should, wherever practical, be setback a minimum 1.5m from that boundary. The setback distance must be:
(a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and
(b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and
(c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; and
(d) the site must be fenced along the boundary using a minimum 2m high chain-wire fence; and
(e) the fence provides an appropriate access point to maintain the landscaping within the setback area; and
(f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the site that face the railway corridor or open stormwater drain.

If a setback for landscaping under this clause is not practical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.

Shop top housing (ground floor retail premises and business premises)

8.33 The sum of the gross floor area of all the ground floor retail premises and business premises must not exceed 100m^2.

8.34 Development must provide an active street frontage and may include large, transparent windows on the street elevation that enable the perception of indoor activity to be obtained from the public domain. Council does not permit solid roller doors and shutters.

8.35 Council may limit the hours of operation of the ground floor retail premises and business premises from 6.30am to 6.00pm seven days a week.

8.36 Council must consider the following matters to ensure development for the purposes of the ground floor retail premises and business premises has a minimal impact on the amenity of adjoining dwellings and neighbouring sites:

(a) the likely number of vehicle, delivery and visitor movements;
(b) the size of delivery vehicles associated with the proposed development;
(c) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from dwellings;
(d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised; and
(e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, vibration, fumes, gases, smoke, dust or odours, or the like.

8.37 All loading and unloading is to be undertaken on-site. The loading and unloading areas should locate behind the front building line.

8.38 Development must provide waste storage areas inside every food premises and inside any shop that is capable of accommodating a food premises.

SECTION 9–BOARDING HOUSES AND CO-LIVING HOUSING IN RESIDENTIAL ZONES

Explanation

This section applies to boarding houses and co-living housing.

It is noted that the *State Environmental Planning (Housing) 2021* may permit boarding houses in Zone R2 solely where it is carried out by or on behalf of a relevant authority (refer to Chapter 2, Part 2, Division 3).

Objectives

O1 To ensure the building form, building design, setbacks and landscape of boarding houses and co-living housing are compatible with the suburban character of the residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of boarding houses and co-living housing provide appropriate amenity to residents in terms of access to sunlight, privacy and useability.

O3 To ensure the building form and building design of boarding houses and co-living housing do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To require landscape as a key characteristic in the development.

O6 To ensure the landscape design contributes to a high quality streetscape and amenity.

O7 To provide deep soil zones to allow for and support healthy plant and tree growth.

O8 To minimise the visual impact of off-street parking on the streetscape.

O9 To ensure basements are well-designed and integrate into the overall design of the development.

O10 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being developed for the purpose of multi dwelling housing under the applicable controls.

O11 To minimise the reflection of sunlight from buildings to surrounding areas and buildings.

O12 To ensure building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.

Development controls

Isolation of sites

9.1 Development on land within Zone R3 Medium Density Residential or Zone R4 High Density Residential is not to result in a site adjoining such land having an area of less than 1,000m^2 or a width of less than 20m at the front building line for the purpose of multi dwelling housing.

Storey limit (not including basements)

9.2 The storey limit for boarding houses in Zone R2 is two storeys for a dwelling (including boarding rooms) facing a road and single storey for all other dwellings (including boarding rooms) at the rear of the lot.

9.3 Development in Zones R3 and R4 must comply with the storey limit that corresponds with the maximum building height shown for the site on the Height of Building Map as follows:

Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)	Storey limit (not including basements)
10m	3 storeys (no attic)
13m	4 storeys (no attic)
16m	5 storeys (no attic)
19m	6 storeys (no attic)
25m	8 storeys (no attic)

9.4 The siting of the development and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

9.5 Any reconstituted ground level on the site within the ground floor perimeter of the proposed building must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

9.6 Any reconstituted ground level on the site outside of the ground floor perimeter of the proposed building must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setback restrictions

9.7 The erection of boarding houses and co-living housing is prohibited within 9m of an existing animal boarding or training establishment.

Setbacks in Zone R2

9.8 The minimum setback for a building wall to the primary street frontage is 5.5m.

9.9 The minimum setback for a building wall to the secondary street frontage is 5.5m.

9.10 The minimum setback for a building wall to the side boundary is 0.9m except for east–west orientated sites of land where the minimum side setback to the southern boundary is 3m. The intended outcome of the 3m setback is to minimise overshadowing on adjoining sites.

9.11 The basement level must not project beyond the ground floor perimeter of the proposed building. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setbacks in Zones R3 and R4

9.12 The minimum setback for a building wall to the primary street frontage is 6m.

9.13 The minimum setback for a building wall to the secondary street frontage is 6m.

9.14 For a single or two storey building, the minimum setback to the side and rear boundaries of the site is 0.6 multiplied by the wall height.

9.15 For a building with three or more storeys, the minimum setback to the side and rear boundaries of the site is 4.5m provided the average setback is 0.6 multiplied by the wall height.

9.16 The minimum setback for a basement level to the side and rear boundaries of the site is 2m.

9.17 The minimum setback for a driveway to the side and rear boundaries of the site is 1m.

Private open space

9.18 Development must locate any private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.

Access to sunlight

9.19 At least 70% of boarding rooms or private rooms must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

9.20 Where the development provides for one or more communal living areas, at least one of these areas must receive a minimum of three hours direct sunlight between 8.00am and 4.00pm at the mid-winter solstice.

9.21 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

9.22 A minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

9.23 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

9.24 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
(a) offset the windows between dwellings to minimise overlooking; or
(b) provide the window with a minimum sill height of 1.5m above floor level; or
(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
(d) use another form of screening to the satisfaction of Council.

9.25 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
(b) the window has a minimum sill height of 1.5m above floor level; or
(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

9.26 Council may allow development in Zones R2 and R3 to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
(a) does not have an external staircase; and
(b) does not exceed a width of 1.5m throughout; and
(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

9.27 Council does not allow boarding houses and co-living housing to have roof-top balconies and the like.

Building design

9.28 Council applies the design quality principles of the *State Environment Planning Policy (Housing) 2021* (Chapter 4) and the Apartment Design Guide to boarding houses and co-living housing. This includes buildings that are up to two storeys or contain less than four boarding rooms or private rooms.

9.29 The maximum roof pitch for boarding houses and co-living housing is 35 degrees.

9.30 Council does not allow boarding houses and co-living housing to have attics.

9.31 The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:

(a) integrate with the architectural features of the building to which it is attached; or

(b) be sufficiently screened when viewed from the street and neighbouring sites.

9.32 Development for the purpose of boarding houses or co-living housing must demolish all existing dwellings (not including any heritage items) on the site.

9.33 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Solar light reflectivity (glare)

9.34 New buildings with four or more storeys must submit a Reflectivity Report that analyses potential solar light reflectivity and resulting glare from the proposed development on pedestrians, motorists and surrounding areas.

9.35 Solar light reflectivity from building materials used on facades must not exceed 20% at the angle of incidence.

Building design (car parking)

9.36 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

(a) comply with the road pattern shown in Appendix 2; and

(b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

9.37 The design and siting of car parking structures and driveways must ensure vehicles can leave the site in a forward direction.

9.38 Development must locate the car parking spaces behind the front building line.

9.39 Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Landscape

9.40 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the development.

9.41 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

(a) a minimum 45% of the area between the development and the primary street frontage; and

(b) a minimum 45% of the area between the development and the secondary street frontage; and

(c) plant more than one 75 litre tree between the development and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); or

  (i) if the site adjoins the Hume Highway and the minimum setback to the Hume Highway is less than 20m, the development must plant a row of 75 litre trees at 5m intervals along the length of the Hume Highway boundary and must select the trees from the Landscape Guide; or

  (ii) if the site adjoins the Hume Highway and the minimum setback to the Hume Highway is 20m, the development must plant two rows of 75 litre trees at 5m intervals along the length of the Hume Highway boundary and must select the trees from the Landscape Guide; and

(d) for development in the foreshore protection area (refer to map in Appendix 1), the development must plant native trees with a mature height greater than 12m adjacent to the waterbody.

Security

9.42 Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence or car park on the site should, wherever practical, be setback a minimum 1.5m from that boundary. The setback distance must be:

(a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and

(b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and

(c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; and

(d) the site must be fenced along the boundary using a minimum 2m high chain-wire fence; and

(e) the fence provides an appropriate access point to maintain the landscaping within the setback area; and

(f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the site that face the railway corridor or open stormwater drain.

If a setback for landscaping under this clause is not practical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.

SECTION 10–GROUP HOMES

Objectives

O1 To ensure the building form, building design, setbacks and landscape of group homes are compatible with the suburban character of the residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of group homes provide appropriate amenity to residents in terms of access to sunlight, privacy and useability.

O3 To ensure the building form and building design of group homes do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To provide adaptable group homes to cater for the needs of senior residents and residents with disabilities.

O5 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O6 To require landscape as a key characteristic in the development.

O7 To ensure the landscape design contributes to a high quality streetscape and amenity.

O8 To provide deep soil zones to allow for and support healthy plant and tree growth.

O9 To minimise the visual impact of off-street parking on the streetscape.

O10 To ensure basements are well-designed and integrate into the overall design of the development.

Development controls

Storey limit (not including basements)

10.1 The storey limit for group homes in Zone R2 is two storeys.

10.2 The storey limit for group homes in Zone R3 is three storeys.

10.3 The siting of group homes and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

10.4 Any reconstituted ground level on the site within the ground floor perimeter of group homes must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

10.5 Any reconstituted ground level on the site outside of the ground floor perimeter of group homes must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setback restrictions

10.6 The erection of group homes is prohibited within 9m of an existing animal boarding or training establishment.

Setbacks in Zone R2

10.7 The minimum setback for a building wall to the primary street frontage is:
(a) 5.5m for the first storey (i.e. the ground floor); and
(b) 6.5m for the second storey.

10.8 The minimum setback to the secondary street frontage is:
(a) 3m for a building wall; and
(b) 5.5m for a garage or carport that is attached to the building wall.

10.9 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.

10.10 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m.

10.11 The basement level must not project beyond the ground floor perimeter of group homes. For the purposes of this clause, the ground floor perimeter includes the front porch.

Setbacks in Zone R3

10.12 The minimum setback for a building wall to the primary street frontage is 6m.

10.13 The minimum setback for a building wall to the secondary street frontage is 6m.

10.14 For a single or two storey building, the minimum setback to the side and rear boundaries of the site is 0.6 multiplied by the wall height.

10.15 For a building with three or more storeys, the minimum setback to the side and rear boundaries of the site is 4.5m provided the average setback is 0.6 multiplied by the wall height.

10.16 The minimum setback for a basement level to the side and rear boundaries of the site is 2m.

10.17 The minimum setback for a driveway to the side and rear boundaries of the site is 1m.

Private open space

10.18 Group homes must provide:
(a) one area of at least 20m^2 with a minimum dimension of 3m for the use of the lodgers; and
(b) if accommodation is provided on site for a group home manager, one area of at least 8m^2 with a minimum dimension of 2.5m is provided adjacent to that accommodation.

10.19 Development must locate the private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.

Access to sunlight

10.20 At least 70% of boarding rooms must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

10.21 Where the development provides for one or more communal living rooms, at least one of those rooms must receive a minimum of three hours direct sunlight between 8.00am and 4.00pm at the mid-winter solstice.

10.22 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

10.23 A minimum 50% of the private open space required for group homes and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

10.24 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

10.25 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
(a) offset the windows between dwellings to minimise overlooking; or
(b) provide the window with a minimum sill height of 1.5m above floor level; or
(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
(d) use another form of screening to the satisfaction of Council.

10.26 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or

(b) the window has a minimum sill height of 1.5m above floor level; or

(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or

(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

10.27 Council may allow group homes to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

(a) does not have an external staircase; and

(b) does not exceed a width of 1.5m throughout; and

(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

10.28 Council does not allow group homes to have roof-top balconies and the like.

Building design

10.29 Group homes must satisfy each of the following:

(a) if a group home has 5 or more boarding rooms, at least one communal living room will be provided; and

(b) if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:

(i) $12m^2$ in the case of a boarding room intended to be used by a single lodger, or

(ii) $16m^2$ in any other case; and

(c) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than $25m^2$; and

(d) no boarding room will be occupied by more than 2 adult lodgers; and

(e) adequate bathroom and kitchen facilities will be available within the group home for the use of each lodger; and

(f) if the group home has capacity to accommodate 20 or more lodgers, a boarding room or on-site dwelling will be provided for a group home manager; and

(g) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.

10.30 The maximum roof pitch for group homes is 35 degrees.

10.31 Council does not allow group homes to have attics.

10.32 Development for the purpose of group homes must demolish all existing dwellings (not including any heritage items) on the site.

10.33 Development in the foreshore protection area (refer to map in Appendix 1) must use non–reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

10.34 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

(a) comply with the road pattern shown in Appendix 2; and

(b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

10.35 The design and siting of car parking structures and driveways must ensure vehicles can leave the site in a forward direction.

10.36 Development must locate the car parking spaces behind the front building line.

10.37 Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Landscape

10.38 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of group homes.

10.39 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

(a) a minimum 45% of the area between the group home and the primary street frontage; and

(b) a minimum 45% of the area between the group home and the secondary street frontage; and

(c) plant more than one 75 litre tree between the group home and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); or

  (i) if the site adjoins the Hume Highway and the minimum setback to the Hume Highway is less than 20m, the development must plant a row of 75 litre trees at 5m intervals along the length of the Hume Highway boundary and must select the trees from the Landscape Guide; or

  (ii) if the site adjoins the Hume Highway and the minimum setback to the Hume Highway is 20m, the development must plant two rows of 75 litre trees at 5m intervals along the length of the Hume Highway boundary and must select the trees from the Landscape Guide; and

(d) for development in the foreshore protection area (refer to map in Appendix 1), the development must plant native trees with a mature height greater than 12m adjacent to the waterbody.

Security

10.40 Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence or car park on the site should, wherever practical, be setback a minimum 1.5m from that boundary. The setback distance must be:

(a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and

(b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and

(c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; and

(d) the site must be fenced along the boundary using a minimum 2m high chain-wire fence; and

(e) the fence provides an appropriate access point to maintain the landscaping within the setback area; and

(f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the site that face the railway corridor or open stormwater drain.

If a setback for landscaping under this clause is not practical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.

SECTION 11–LIVABLE HOUSING

Explanation

Connective City 2036 encourages homes that enable the community to age-in-place and are easier to use for all occupants including seniors, people with temporary injuries, families with young children, and people with disabilities and their families. A key action is to provide a mix of housing products where the rooms and layout are of a size that are usable by a broader cross-section of the community. This section applies to the construction of new dwellings. It does not apply to modifications to existing dwellings.

Objectives

O1 To meet the changing needs of residents throughout their lifetime and to better enable residents to age-in-place.

O2 To ensure dwellings are easy to enter, easy to navigate in and around, and be capable of easy and cost-effective adaption.

Development controls

11.1 Development must comply with the following requirements:

Development types	Development controls
Dwelling houses	New dwellings are to provide: • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes with a minimum clear opening width of 820mm. Internal corridors/passageways to these doorways should provide a minimum clear width of 1,000mm to facilitate comfortable and unimpeded movement between spaces; • a toilet at the ground floor level; • a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date; • stairways that are designed with handrails and safe access. The above dimensions and clearances are to be demonstrated on a floor plan. Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, the new dwelling must achieve the Silver Standard of the Livable Housing Design Guidelines.
Secondary dwellings	New secondary dwellings are to provide: • capability for a safe and continuous path of travel from the street or car parking area into the dwelling;

Development types	Development controls
	• internal doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes with a minimum clear opening width of 820mm. Internal corridors/passageways to these doorways should provide a minimum clear width of 1,000mm to facilitate comfortable and unimpeded movement between spaces; • a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date. Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, the new dwelling must achieve the Silver Standard of the Livable Housing Design Guidelines.
Dual occupancies and semi-detached dwelling	New dual occupancy dwellings are to provide: • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes with a minimum clear opening width of 820mm. Internal corridors/passageways to these doorways should provide a minimum clear width of 1,000mm to facilitate comfortable and unimpeded movement between spaces; • a toilet at the ground floor level; • a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date; • stairways that are designed with handrails and safe access. The above dimensions and clearances are to be demonstrated on a floor plan. Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, at least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard of the Livable Housing Design Guidelines.
Multi dwelling housing and attached dwellings	Where there are five or more dwellings, at least 20% of new dwellings are to provide: • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes with a minimum clear opening width of 820mm. Internal corridors/passageways to these doorways should provide a minimum clear width of 1,000mm to facilitate comfortable and unimpeded movement between spaces; • a toilet at the ground floor level; • a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date;

Development types	Development controls
	• stairways that are designed with handrails and safe access. A further 20% of dwellings are to have: • a bedroom at the ground floor of 10m^2; • increased corridor dimensions to 1,200mm; • a front door landing of 1,350mm x 1,350mm; • a clear 850mm opening for any doors at the ground floor; • a minimum 1,200mm between the walls of the ground floor bathroom or between amenities if located in a combined bathroom; • a 1,200mm clearance in front of the toilet from the door opening; • a straight stairwell that is at least 1m wide and adjacent to a load bearing wall. The above dimensions and clearances are to be demonstrated on a floor plan. Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, a minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows: • a minimum 20% of new dwellings must achieve the Silver Standard; and • a minimum 20% of new dwellings must achieve the Gold Standard.
Residential flat buildings and shop top housing	A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows: • a minimum 20% of new dwellings must achieve the Silver Standard; and • a minimum 20% of new dwellings must achieve the Gold Standard. However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. Council may vary the Livable Housing Design Guidelines (Design Element 1–Dwelling Access) if it is demonstrated to Council's satisfaction that it is not possible to achieve step-free pathways.
Boarding houses and co-living housing	A minimum 20% of new boarding rooms or private rooms must achieve the Silver Standard of the Livable Housing Design Guidelines (Livable Housing Australia). Council may vary the Livable Housing Design Guidelines (Design Element 1–Dwelling Access) if it is demonstrated to Council's satisfaction that it is not possible to achieve step-free pathways.

SECTION 12–ANCILLARY DEVELOPMENT (OUTBUILDINGS)

Objectives

O1 To ensure an outbuilding is established in conjunction with the principal dwelling on the same site and is used solely for non-habitable purposes.

O2 To limit the number and size of outbuildings on a site.

O3 To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.

O4 To ensure the building form and building design of outbuildings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O5 To ensure the building form of outbuildings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Development controls

Restrictions

12.1 Council allows a maximum of one outbuilding on a site.

12.2 The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:

(a) it is separate from the principal dwelling and any secondary dwelling on the same site, and
(b) it is not used as a separate dwelling, and
(c) it does not contain cooking facilities, toilet and shower, and
(d) it does not function or can be adapted to function for industrial purposes.

Site cover

12.3 The maximum site cover of the outbuilding is:

(a) 36m^2 where the site is less than 300m^2 in area
(b) 45m^2 where the site is 300m^2 to 600m^2 in area
(c) 60m^2 where the site is greater than 600m^2 in area.

For the purposes of this clause, site cover means the site area covered by the outbuilding and any attached roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like.

12.4 The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.

Height

12.5 The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.

12.6 The maximum building height for the outbuilding is 4.5m above ground level (existing).

12.7 The siting of the outbuilding and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

Street setbacks

12.8 The outbuilding must locate behind the front building line.

Side and rear setbacks

12.9 The minimum setback to the side and rear boundaries of the site is:

(a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the National Construction Code; or

(b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or

(c) 0.9m for walls with windows.

12.10 The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.

Building design

12.11 The maximum roof pitch for the outbuilding is 25 degrees.

12.12 Council does not allow the outbuilding to have roof-top balconies and the like.

Landscape

12.13 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the outbuilding.

SECTION 13–ANCILLARY DEVELOPMENT (OUTDOOR STRUCTURES)

Objectives

O1 To ensure outdoor structures are established in conjunction with the principal dwelling on the same site.

O2 To ensure the building form and building design of outdoor structures are compatible with the prevailing suburban character of the residential areas.

O3 To ensure the building form and building design of outdoor structures do not adversely impact on the amenity of neighbouring sites in terms of visual bulk and public health.

O4 To ensure the building form of outdoor structures in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Development controls

Front fences

13.1 The maximum fence height for a front fence is 1.8m.

13.2 The external appearance of a front fence forward of the front building line or facing a classified road must ensure:

(a) the section of the front fence that comprises solid construction (not including solid piers) does not exceed a fence height of 1m above ground level (existing); and

(b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

Despite this clause, the solid construction of a fence behind the front building line of dwelling houses and dual occupancies on corner sites may achieve a fence height up to 1.8m.

13.3 Council does not allow the following types of front fences:

(a) chain wire, metal sheeting, brushwood, and electric fences; and

(b) noise attenuation walls.

13.4 Where the ground level (existing) of the site (measured at the primary and secondary street frontages) rises more than 600mm above the public footway, the front fence on the site must:

(a) not exceed a fence height of 1m if the fence is built with a zero setback to the primary and secondary street frontages; or

(b) may reach a fence height above 1m provided the fence is setback a minimum 1.5m from the primary and secondary street frontages.

Dividing fences

13.5 Dividing fences require development consent where the average fence height exceeds 1.8m.

Retaining walls

13.6 Retaining walls are not permitted along the riverbank or where the foreshore is in its natural state except in exceptional circumstances as determined by Council.

Boatsheds

13.7 Boatsheds must have a direct relationship with the water with the openings and access facing the water.

13.8 Boatsheds must solely be used for the storage and/or maintenance of boats. Boatsheds intended or used for any other purpose or which include cooking facilities or habitable rooms are not permitted.

13.9 The maximum storey limit for boatsheds is single storey. Attics and/or basements are not permitted.

13.10 The perimeter of boatsheds must not exceed a length of 8m and a width of 4m.

13.11 The external materials of boatsheds must consist of solid materials such as timber. Glass elevations or excessive windows and openings are not permitted.

Swimming pools and spas

13.12 Swimming pools and spas must locate behind the front building line.

13.13 The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.

13.14 Where Council allows swimming pools/spas within 30m of the high water mark of the Georges River and its tributaries:

(a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and

(b) the swimming pool/spa fence must be an open style fence.

Animal boarding or training establishments (stables)

13.15 The number of horses or animal boarding or training establishments permitted to be kept on the site must be determined by the area of the site and must not exceed a rate of one horse per $30m^2$ of the area of the site.

13.16 Animal boarding or training establishments, horse yard areas and manure bins must not be constructed, nor horses kept nearer than 9m from any existing or potential dwelling, school, industry, place of public worship or any commercial premises used for the manufacture, preparation or storage of food.

13.17 Horse wash areas, horse roll areas and exercise pools must not locate within 9m of any existing dwelling or likely dwelling envelope.

SECTION 14–SITE FACILITIES

Explanation

Good design ensures sites facilities unify the development appearance and enhance the desired street character.

Objectives

O1 To ensure site facilities integrate into the overall building form and achieve good design in terms of architectural treatment and visual amenity.

O2 To ensure development contribute to a high quality streetscape.

O3 To minimise visual clutter in the streetscape associated with overhead infrastructure.

Development controls

Building design (utilities and building services)

14.1 The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.

14.2 Utilities and building services are to be integrated into the building design and concealed from public view.

Building design (substations)

14.3 The location and design of substations must be shown on the plans.

14.4 Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.

14.5 Substations must not locate forward of the front building line.

New buildings in Zone R4 (undergrounding overhead wires)

14.6 New buildings must ensure:

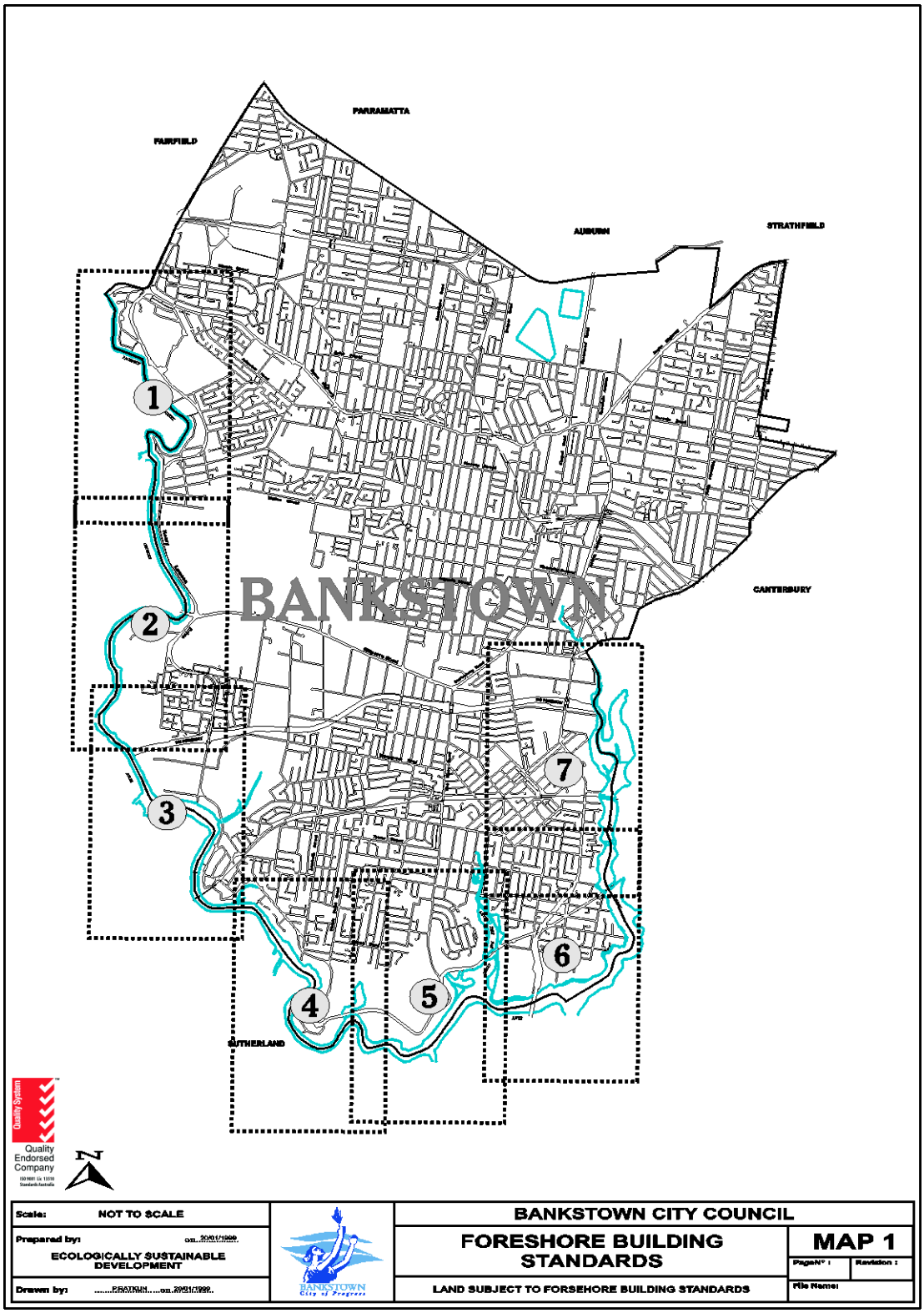
(a) all overhead wires, including but not limited to electrical and telecommunication services wires, along the street frontages of the site are located underground as part of the development;

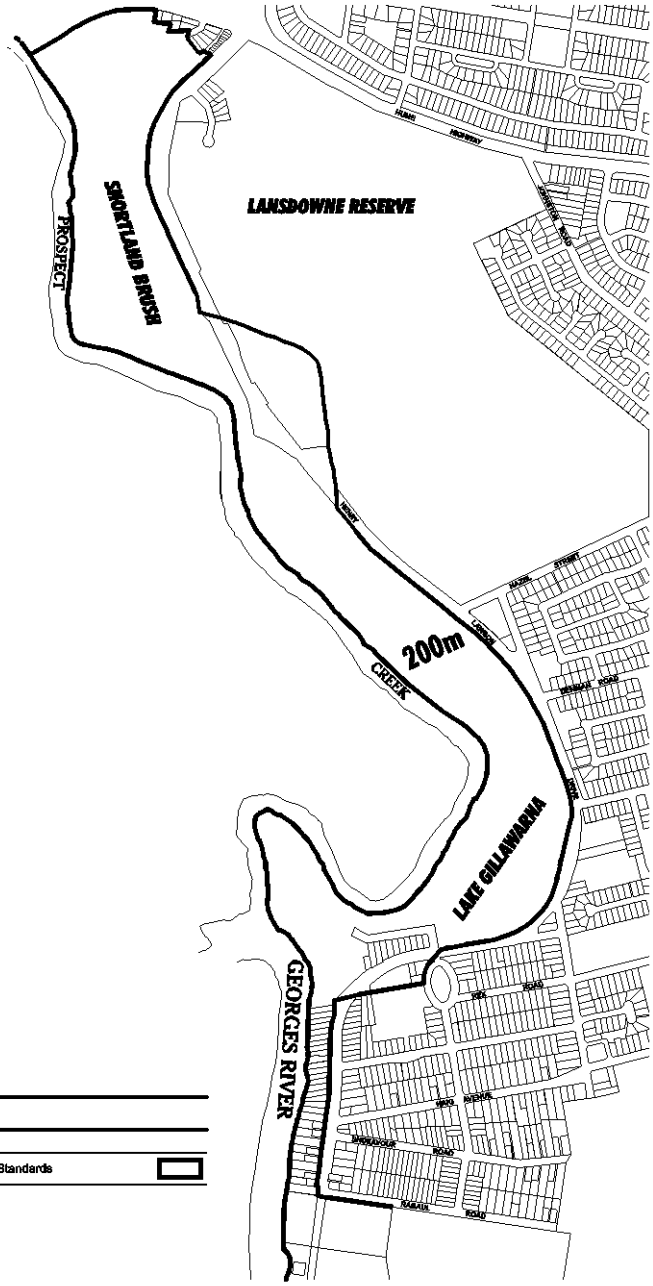
(b) any redundant power poles are removed and replaced with underground supplied street lighting columns;

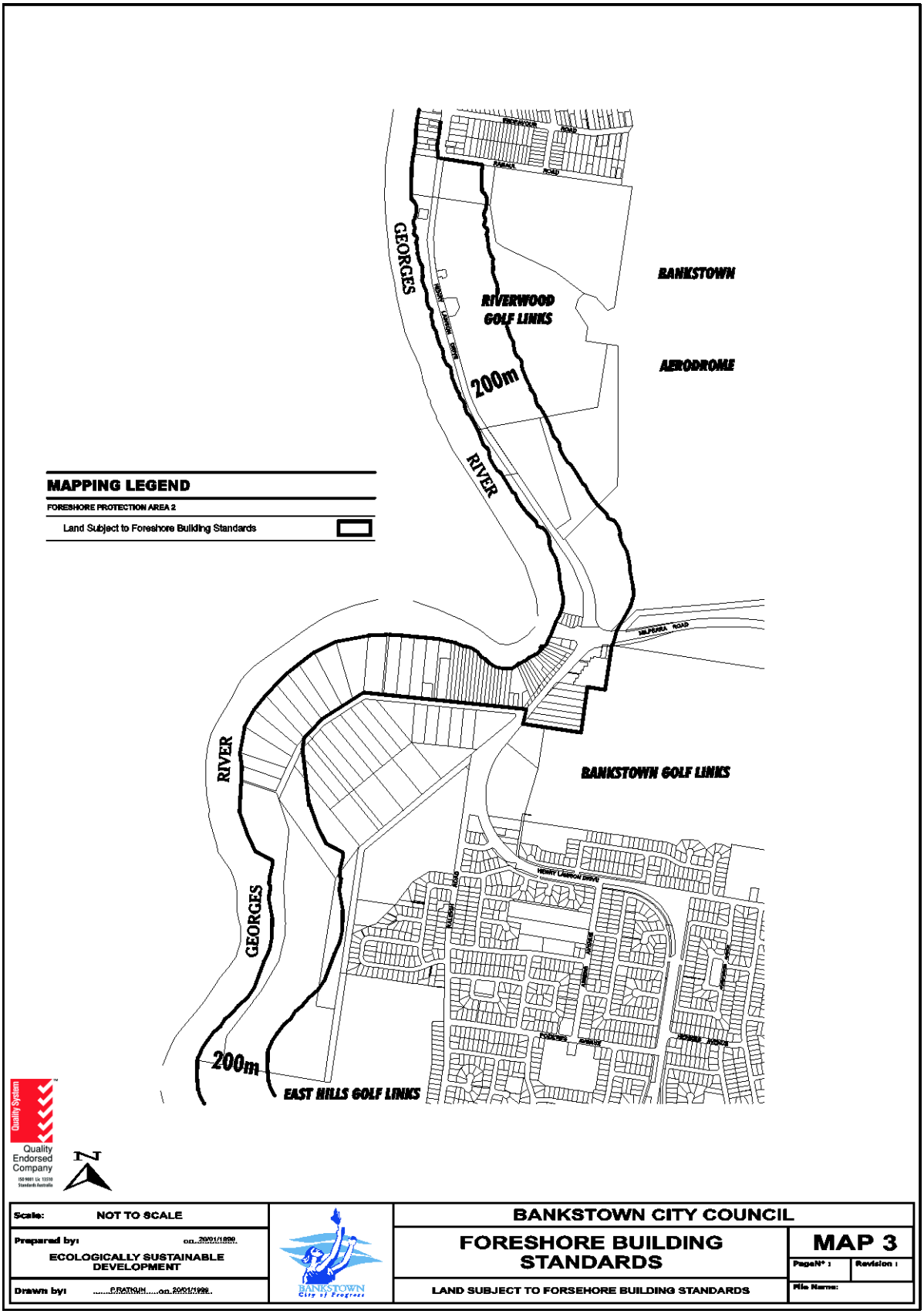
(c) all works are carried out at the landowner's expense.

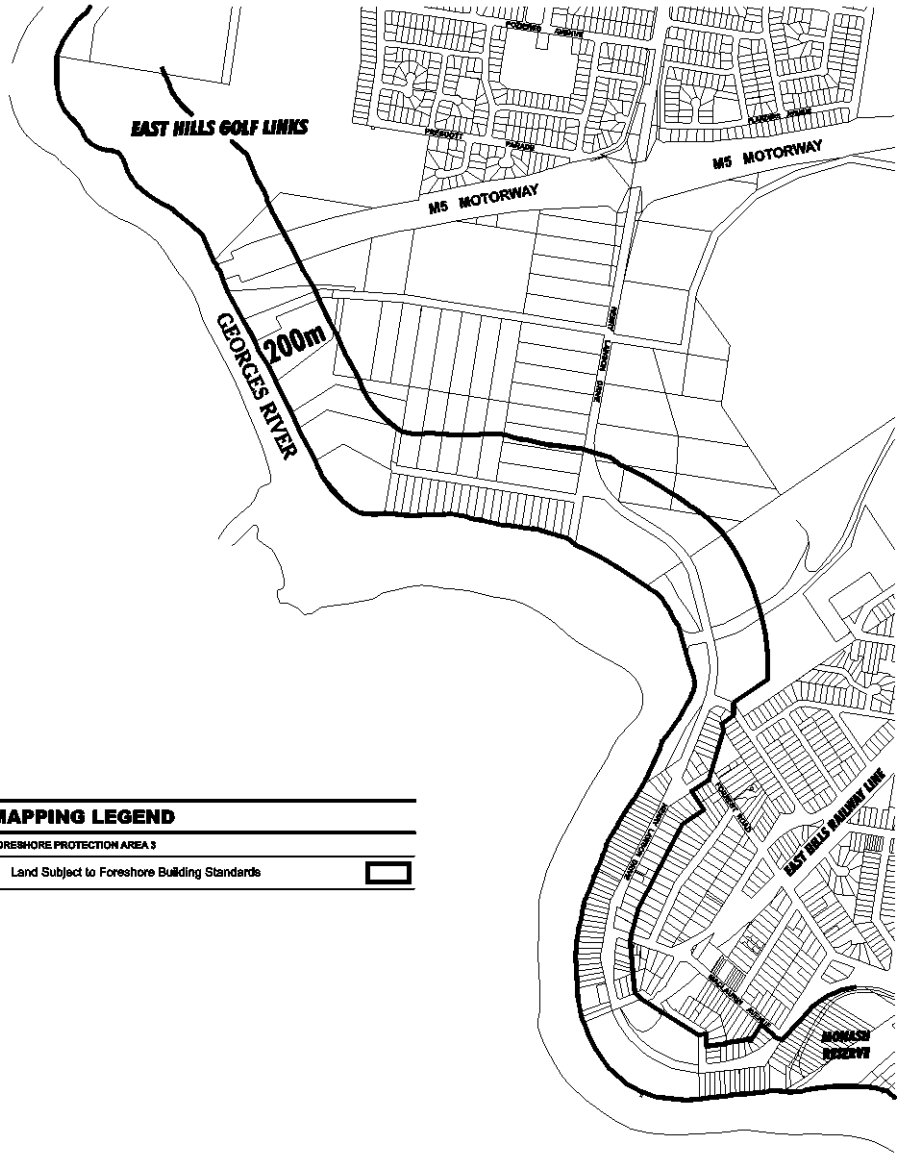
APPENDICES

Appendix 1–Foreshore Protection Area



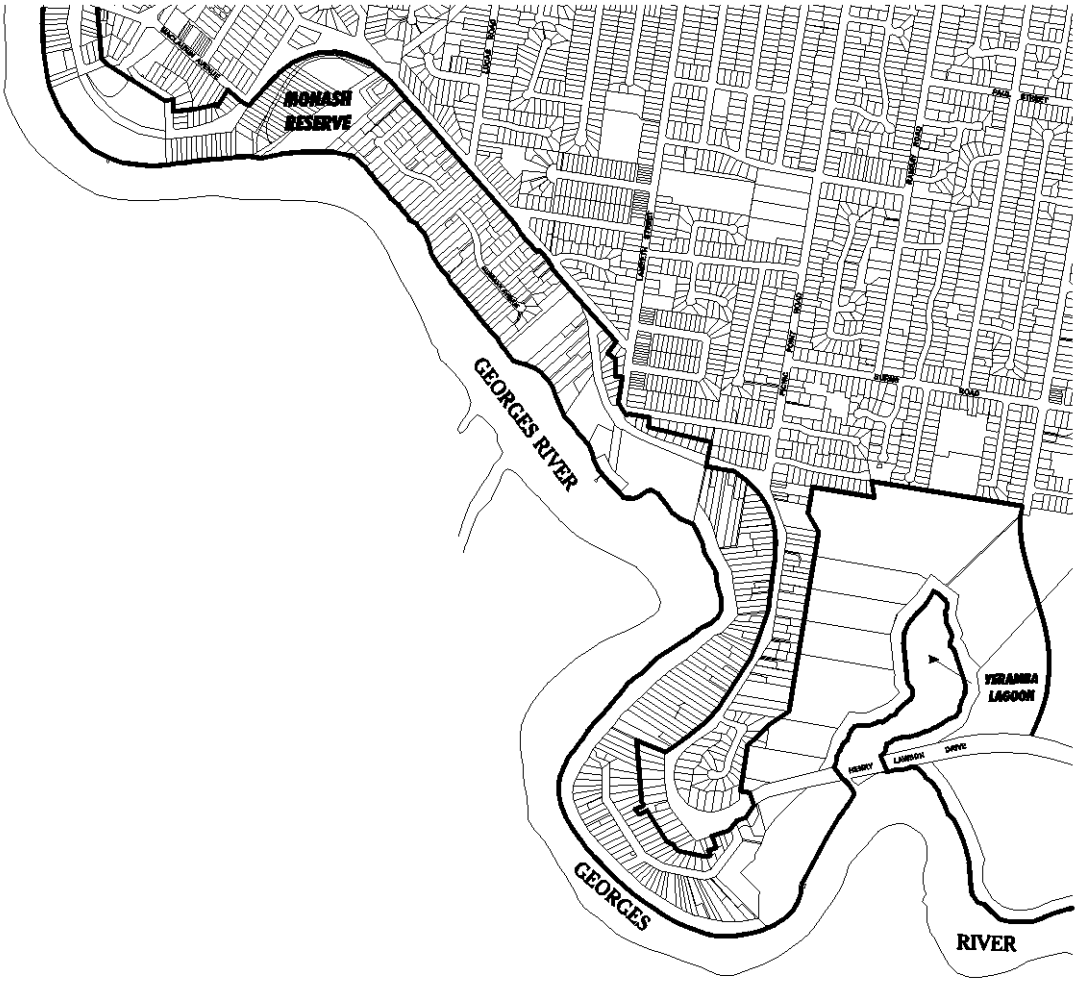

LANSDOWNE RESERVE
PROSPECT
SHORTLAND BRUSH
200m
CREEK
LAKE GILLAWARNA
GEORGES RIVER
MAPPING LEGEND
FORESHORE PROTECTION AREA 1
Land Subject to Foreshore Building Standards
Quality System
Quality Endorsed Company
N
Scale: NOT TO SCALE
Prepared by: GD...2001/1999
ECOLOGICALLY SUSTAINABLE DEVELOPMENT
Drawn by: .....CRATKIN.....GD..2001/1999..
BANKSTOWN City of Progress
BANKSTOWN CITY COUNCIL
FORESHORE BUILDING STANDARDS
MAP 2
Page№ :
Revision :
File Name:
LAND SUBJECT TO FORSEHORE BUILDING STANDARDS


GEORGES
RIVERWOOD GOLF LINKS
BANKSTOWN AERODROME
200m
RIVER
MAPPING LEGEND
FORESHORE PROTECTION AREA 2
Land Subject to Foreshore Building Standards
RIVER
BANKSTOWN GOLF LINKS
GEORGES
200m
EAST HILLS GOLF LINKS
Quality Endorsed Company
N
Scale: NOT TO SCALE
Prepared by: ECOLOGICALLY SUSTAINABLE DEVELOPMENT on 20/01/1999
Drawn by: PRATHUN on 20/01/1999
BANKSTOWN City of Progress
BANKSTOWN CITY COUNCIL
FOREHORE BUILDING STANDARDS
MAP 3
LAND SUBJECT TO FORSEHORE BUILDING STANDARDS
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Revision :
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Quality System
Quality Endorsed Company

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MAPPING LEGEND

FORESHORE PROTECTION AREA 4

Land Subject to Foreshore Building Standards

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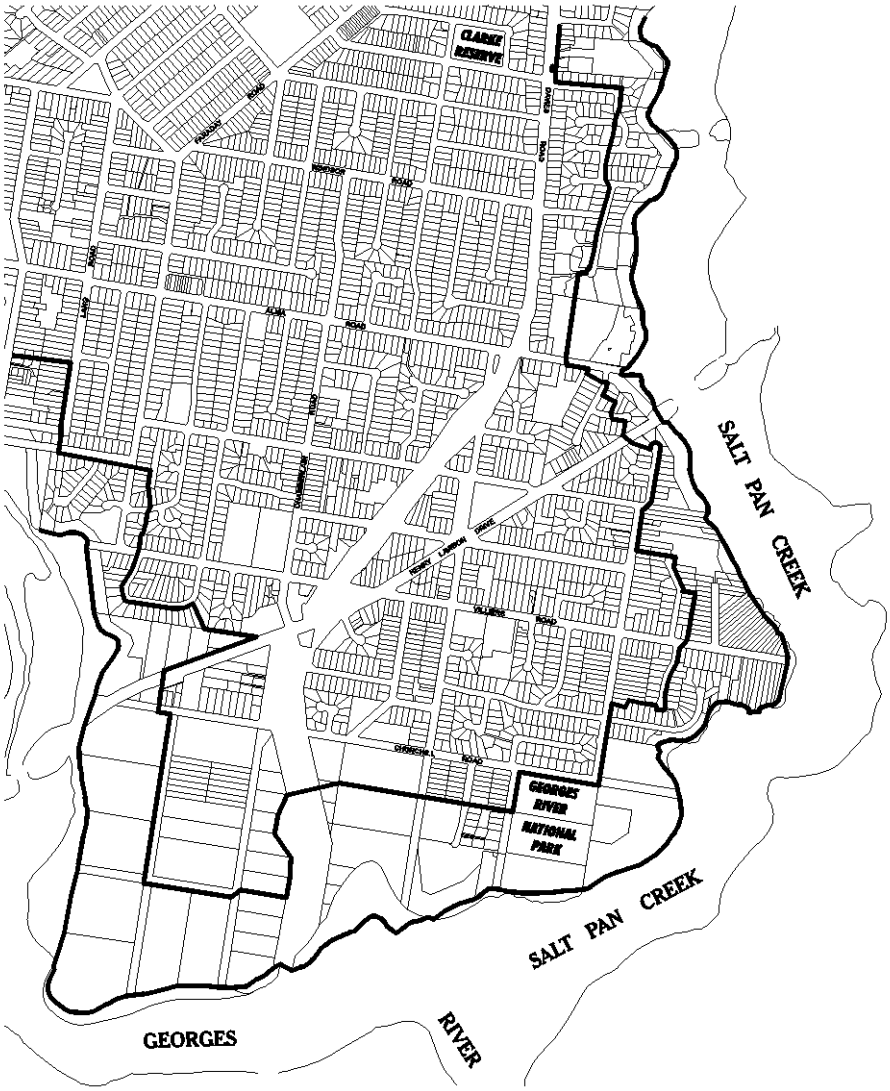
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FORESHORE PROTECTION AREA 5

Land Subject to Foreshore Building Standards

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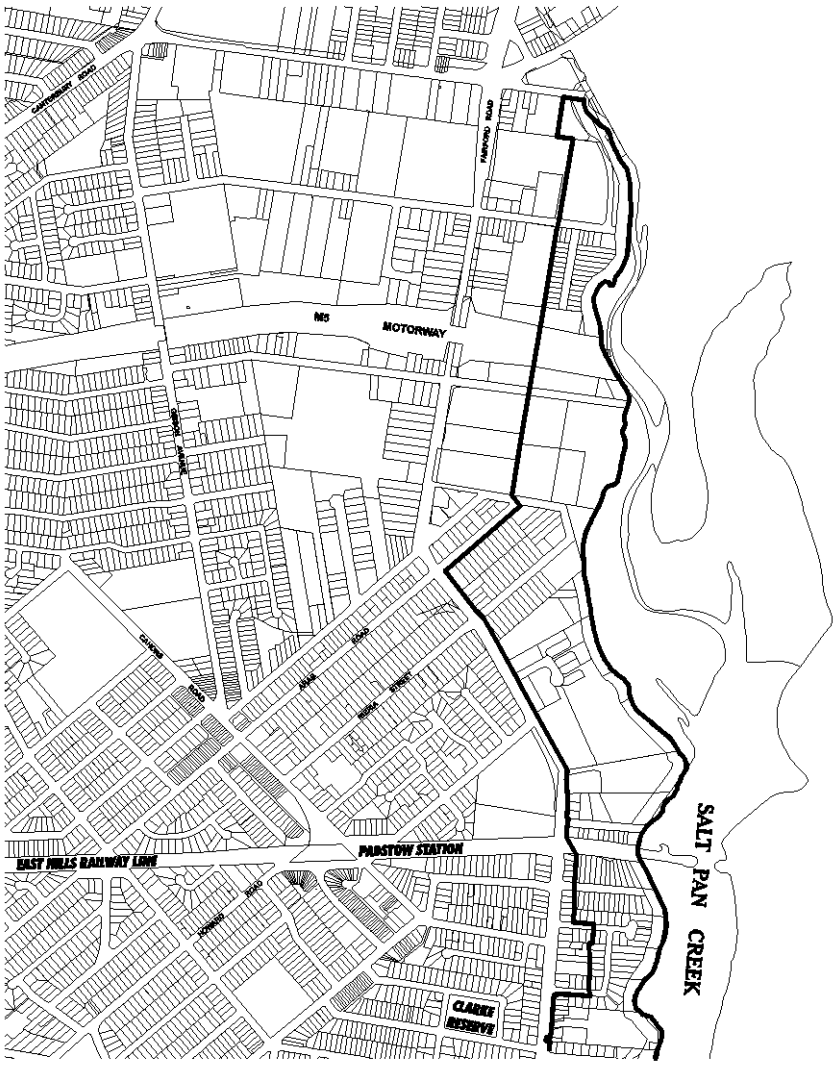
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FORESHORE PROTECTION AREA 6

Land Subject to Foreshore Building Standards

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Quality System
Quality Endorsed Company

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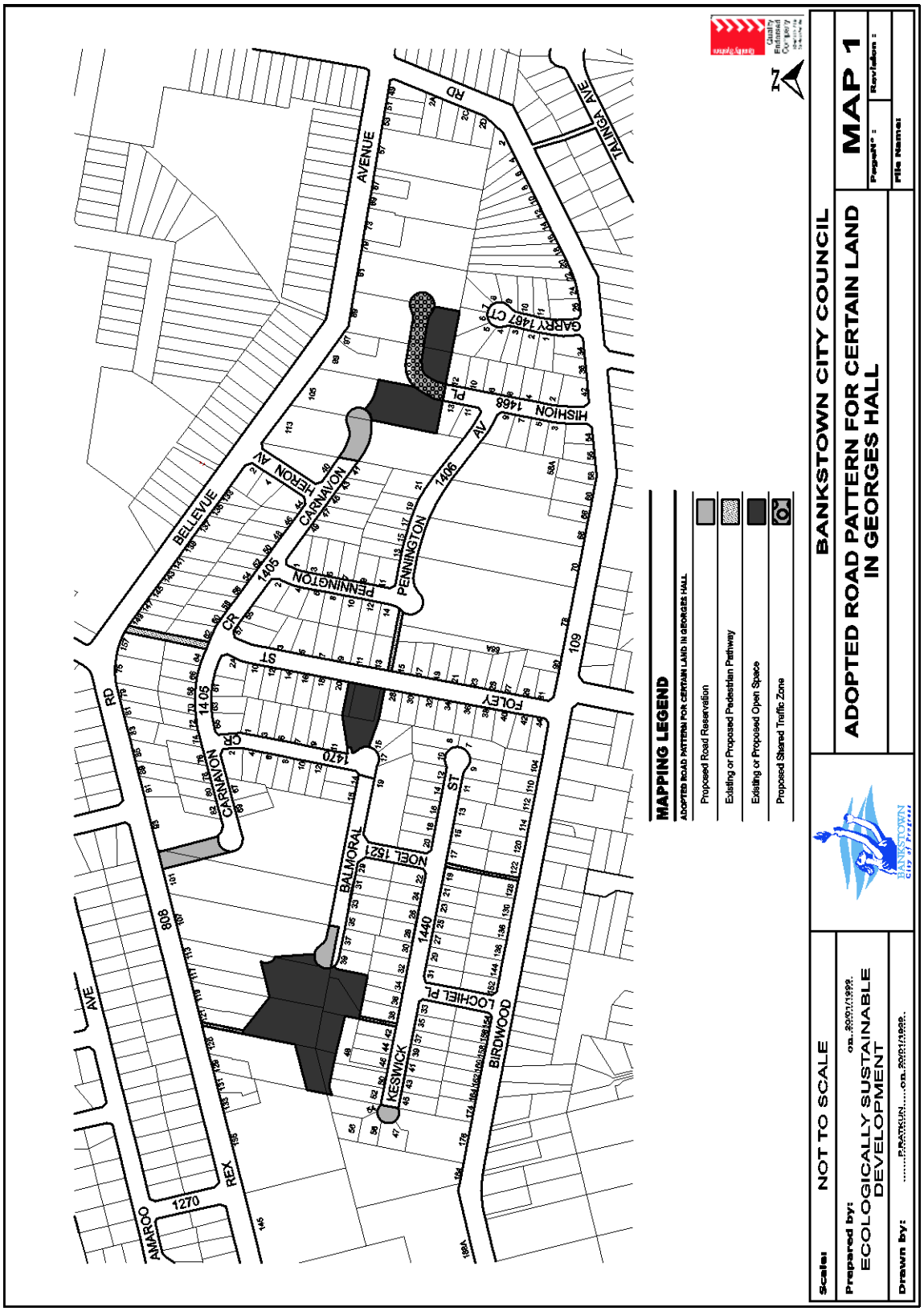
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FORESHORE PROTECTION AREA 7

Land Subject to Foreshore Building Standards

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Drawn by: PRATKIN on 29/01/1999	LAND SUBJECT TO FORSEHORE BUILDING STANDARDS	PageN° : Revision : File Name:

Appendix 2–Adopted road pattern for certain land in Georges Hall



Appendix 3–Restriction of access from Balmoral Crescent to Rex Road in Georges Hall

