

The Hills
Development Control
Plan (DCP) 2012

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Sydney's Garden Shire
THE HILLS

Part B Section 9
Small Lot Housing (Integrated Housing)

B9

In Force 19 June 2020

9. SMALL LOT HOUSING (INTEGRATED HOUSING)

Note: This section of the DCP applies to development for the purposes of front-loaded detached or attached dwellings under Clause 4.1B (small lot housing). For multi dwelling housing development, see Part B Section 4 – Multi Dwelling Housing.

1. Site Planning

STATEMENT OF OUTCOMES

- Small lot housing provides an attractive, interesting and pleasant streetscape through the coordinated siting of buildings.
- Small lot housing is designed and sited having regard to the amenity of adjoining development and surrounding properties.
- Small lot housing includes outdoor living spaces with usable dimensions and high quality landscaping and privacy.

DEVELOPMENT CONTROLS

Minimum Site Depth	<ul style="list-style-type: none"> • 25m
Setbacks Primary Frontage Secondary Street Frontage Side Setback (detached) Rear boundary <ul style="list-style-type: none"> • 1 storey • 2 storey 	<ul style="list-style-type: none"> • 4.5m except where an existing setback is already established • 2m • 1.2m • 0m on zero lot line • 6m • 8m
Zero Lot Line Housing	<ul style="list-style-type: none"> • Shall only be permitted for detached housing. • Shall only be permitted on the southern side boundary of east west allotments and either side boundary (not both) of north south allotments. • Zero Lot Line must not be proposed on the end dwelling that adjoins other development. • Must not abut another zero lot line wall. • Must not have windows along boundary wall. • Must be constructed of maintenance free materials such as face brick or masonry. • Gutters, eaves and fascia's are to be constructed of colorbond steel or similar with no visible downpipes. • A restriction as to user is created for one metre wide maintenance easement over the adjoining property.

Private Open Space	<ul style="list-style-type: none"> • Minimum area of 20% of each allotment area of the individual dwellings, with a minimum area of 24m² and have a minimum dimension of 4m • Private open space shall be provided at ground level and shall be directly accessible from the primary living areas • May comprise a combination of paved and non-paved areas however hard space areas are to be limited to 15% of the site area. • Located and oriented to ensure it is not directly overlooked from adjoining lots or buildings. • Located on relatively flat land to ensure it is useable as open space. • 50% of the private open space is to receive 2 hours of direct sunlight between 9am and 3pm on 21 July.
Landscaped Open Space	<ul style="list-style-type: none"> • Minimum 40% of the site is to be landscaped. • All landscaped areas are to have a minimum width of 2m. • Landscaped open space can be considered as part of private open space calculation, however hard surfaces are to be limited to 15% of the site area. • All paved surfaces are to be of a light or neutral colour. • Existing trees are to be preserved where possible. • Where practicable, front gardens are to include a minimum of two small trees between 8 and 15 metres at maturity. • Rear gardens are to include a minimum of one large deciduous tree. Lots in excess of 30m depth to have a minimum of two large deciduous trees in the rear garden. • Garden beds to be provided between driveway and side fence.
Other Controls	<ul style="list-style-type: none"> • Applications for small lot housing should be accompanied by a streetscape plan and typical street elevations. • Larger dwellings are preferable for north-south allotments.

Variations

a) Nil

2. Building Design and Streetscape

STATEMENT OF OUTCOMES

- Small lot housing forms are of a high visual quality by addressing road frontage, enhancing the streetscape and are compatible with the existing streetscape.
- Developments contribute to an attractive residential environment with clear character and identity.
- Developments minimise overshadowing, loss of privacy on adjoining properties and open space areas.

DEVELOPMENT CONTROLS

Maximum Building Height	<ul style="list-style-type: none"> • 2 storeys
Minimum Lot Width <ul style="list-style-type: none"> • Attached • Detached 	<ul style="list-style-type: none"> • 8m • 9m
Maximum building block length (attached dwellings)	<ul style="list-style-type: none"> • 50m • 4m gap between frontages • 2m side setback to adjoining property
Maximum Length of Upper Storey	<ul style="list-style-type: none"> • 10m
Individual Street Entries	<ul style="list-style-type: none"> • Each dwelling is to provide individual access from the main street frontage and be integrated with building façade design.
Streetscape	<ul style="list-style-type: none"> • Development is to address the public road frontage and side boundaries with a building form compatible with adjoining development in terms of street elevation, bulk and scale, quality materials and finishes. • The following design elements can be included along street frontages: <ul style="list-style-type: none"> ○ Verandas; ○ Gables; ○ Vertical elements to reduce the horizontal emphasis of the façade; ○ Entry feature or portico; ○ Balcony/window boxes or similar elements; and ○ Landscaping/fencing compatible with the frontage status of elevation.
Visual and Acoustic Privacy	<p>Visual Privacy</p> <ul style="list-style-type: none"> • Dwellings shall minimise overlooking into living areas and private open spaces of adjoining properties using measures such as window placement, screening devices and landscaping where appropriate. • First floor balconies will not be permitted where they overlook living areas or private open spaces of adjoining properties. <p>Acoustic Privacy</p> <ul style="list-style-type: none"> • Dwellings shall limit potential for noise transmission to the living and sleeping areas within the development as well as adjacent existing and future development.

	<ul style="list-style-type: none"> • Consideration shall be given to the location of air-conditioning systems, swimming pools, entertaining areas and the like to minimise the impact on the amenity of adjoining properties.
Solar Access	<ul style="list-style-type: none"> • Dwellings should be sited to allow adequate provision of direct sunlight to the private open space of adjacent properties. • At least 50% of the private open space within the subject property shall receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. • Collapsible or permanent clothes drying device is to be provided within private open space areas and located to maximise the amount of direct sunlight received.
Roofs	<ul style="list-style-type: none"> • Dark roof colours are to be avoided. • Eaves to be a minimum of 450mm from external wall except where walls are built to the boundary/zero lot line.

Variations

a) Nil

3. Access and Parking

STATEMENT OF OUTCOMES

- Developments provide an acceptable level of vehicular access, safety and convenience for all users of the development.
- Internal roadway design can satisfactorily accommodate the expected traffic volumes of the development.
- Developments provide a safe, direct and legible means of vehicular and pedestrian access and circulation within the development.
- Developments reduce dominance of garages and minimise their impact on streetscape character.

DEVELOPMENT CONTROLS

Vehicular Access	<ul style="list-style-type: none"> • Minimum width of internal roadways 6m • Internal roadways should be separated from any adjoining property boundaries by a landscaped verge at least 2m in width • Internal roadway design shall make provision for service vehicles
Garages	<ul style="list-style-type: none"> • Garage doors are not to exceed 2.4m in height. • Garages on corner lots to be accessed from the secondary street. • Garages facing a public place are to extend less than 50% of the property frontage. • Double garages will not be permitted for attached dwellings. • Double garages will only be permitted for detached dwellings where they do not extend more than 50% of the property frontage. • Single-width garages must be setback 1.5m behind building entry.

	<ul style="list-style-type: none">Garages are not permitted to adjoin each other.
Car Parking Rates	<ul style="list-style-type: none">To comply with the rates in Part C Section 1 – Parking.
Visitor Parking	<ul style="list-style-type: none">Minimum carriageway width of 8.5m where visitor parking is dedicated.

Variations

- a) Nil