Part B Section 11
Manor House
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INTRODUCTION

LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This section applies to the land within the following zones, or any additional land where manor house is permissible:

R1 – General Residential  
R4 – High Density Residential

R3 – Medium Density Residential  
B2 – Local Centre

AIM

The aim of this section is to ensure that manor house developments are compatible with the capability of the land, has regard to local character and amenity, and contributes to housing diversity and affordability in urban areas.

Note: This section is to be read in conjunction with other relevant sections of the DCP, including (but not limited to):

Part A – Introduction  
Part C Section 1 – Parking

Part B Section 2 – Residential  
Part C Section 3 – Landscaping

Part C Section 4 – Heritage
SITE PLANNING

STATEMENT OF OUTCOMES

- Manor houses are designed and sited having regard to the amenity of future residents of any proposed dwelling adjoining development and surrounding properties.
- Manor houses positively enhance the existing residential character.

DEVELOPMENT CONTROLS

<table>
<thead>
<tr>
<th>Minimum Site Width</th>
<th>20 metres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Primary Street Frontage</td>
<td>7.5 metres or the average of the two nearest buildings, whichever is the greater.</td>
</tr>
<tr>
<td>Secondary Street Frontage</td>
<td>3 metres</td>
</tr>
<tr>
<td>Classified Street Frontage</td>
<td>10 metres</td>
</tr>
<tr>
<td>Side Setback Ground floor</td>
<td>900mm</td>
</tr>
<tr>
<td>Second Floor Rear boundary</td>
<td>8 metres</td>
</tr>
</tbody>
</table>

OPEN SPACE AND LANDSCAPING

STATEMENT OF OUTCOMES

- Development provides adequate opportunities for the retention of existing and provision of new vegetation that:
  - Contributes to biodiversity;
  - Enhances street tree canopy; and
  - Minimises storm water runoff.
- Existing natural features of the site are retained where possible to preserve neighbourhood character and reduce visual and privacy impacts.

DEVELOPMENT CONTROLS

<table>
<thead>
<tr>
<th>Private Open Space</th>
<th>Minimum 24m² with a minimum depth of 4m Minimum 12m² with a minimum depth of 3m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground level Upper level</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscaped Area</th>
<th>Minimum 40% of the site is to be landscaped.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All landscaped areas are to have a minimum width of 2 metres.</td>
</tr>
<tr>
<td></td>
<td>Existing mature trees are to be preserved.</td>
</tr>
</tbody>
</table>
Where practicable, the front setback area is to include a minimum of two small trees with a mature height between 8 and 15 metres.

### BUILDING DESIGN

#### STATEMENT OF OUTCOMES

- Manor Houses are of a high visual quality. They address the street frontage, and are compatible with the existing streetscape.
- Development contributes to an attractive residential environment with clear character and identity.
- Developments minimise overshadowing and loss of privacy to adjoining properties and open space areas.
- The building is orientated to the street and provides opportunities for passive surveillance.

#### DEVELOPMENT CONTROLS

| Public Domain Interface | The development shall present as one dwelling.  
If located on a corner lot, development should address both street frontages.  
If not located on a corner lot, development shall have one communal access point where dwellings are accessed from an internal hallway.  
Windows of habitable rooms are to overlook the public domain.  
Where development adjoins public parks, open space, bushland, or is a corner lot, the design should positively address this interface. |
|-------------------------|--------------------------------------------------------------------------------------------------|
| Visual and Acoustic Privacy | **Visual Privacy**  
- 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 shall not directly overlook living areas or private open spaces of adjoining properties.  
- At least one window for each habitable room shall be provided without the need for a privacy screen.  

**Acoustic Privacy**  
- Dwellings shall limit potential for noise transmission to the living and sleeping areas. |
areas within the development as well as adjoining dwellings.
- 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 | • Dwellings should be sited to allow adequate provision for access of direct sunlight to private open space within the subject land and on adjacent properties.
- At least 50% of the required private open space within the subject property and that on adjoining properties is to receive direct sunlight for a minimum of 4 hours between 9am and 3pm on 21 June. |

| Dwelling size and mix | Dwelling Size
Dwellings are required to have the following minimum internal floor areas:
- 1 bed: 75m²
- 2 bed: 110m²
- 3+ bed: 135m²

Dwelling Mix
Development should contain at least one three (3) bedroom dwelling. |

| Storage | In addition to storage located in kitchens and bedrooms, 10m³ of storage space shall be provided per dwelling. |

| Waste Management | Development should comply with Council’s Bin Storage Facility Design Specification and discussions undertaken with Council’s Resource Recovery Team.

Where rear lanes have provision for waste collection trucks used by Council, the collection point is to be from the rear lane. |