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2.4 Multi Dwelling Housing

The following developments are covered by this section:

- a) multi dwelling housing development; and
- b) alterations and additions to existing multi dwelling housing development

This section provides specific controls for multi dwelling housing in addition to the general controls elsewhere in this DCP.

2.4.1 Residential Character

A. Background

The residential character of any neighbourhood is determined by:



- 1) Location and density of development:
 - a) proximity to busy centres or major roads;
 - b) residential density and mix of housing types;
 - c) proximity to heritage precincts;
 - d) frontage to public parks.



- 2) The local landscape and its configuration:
 - a) flat or sloping;
 - b) well-vegetated or cleared;
 - c) frontages to streams or the Nepean River.



- 3) Predominant patterns of planning and design
 - a) displayed by local buildings and their gardens;
 - b) setbacks and building separation;
 - c) height, scale and bulk;
 - d) garaging;
 - e) articulated forms and varied plantings.

2.4.2 Preferred Configuration for New Dwellings

A. Objectives

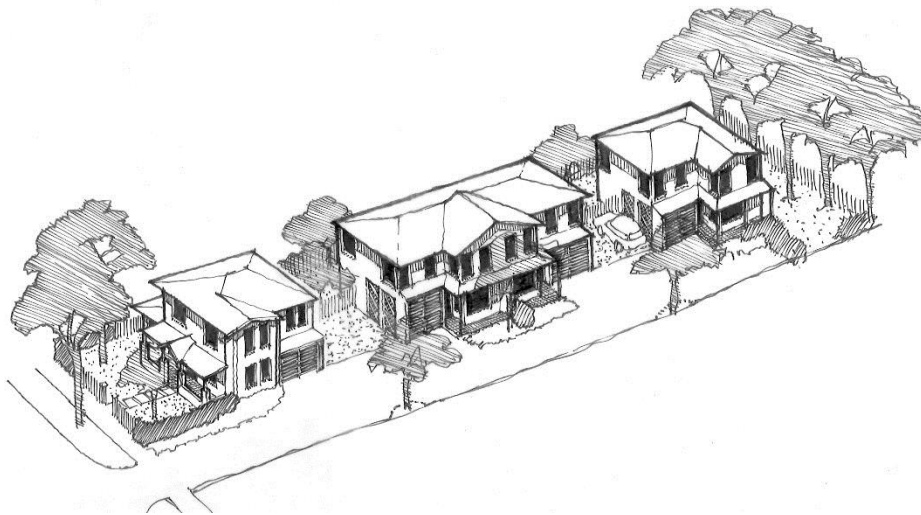
- a) New multi dwelling housing development should adopt key features of established suburban design.
- b) Dwellings, their entrances and private courtyards look towards the street, or to the rear boundary.

B. Controls

- 1) New multi dwelling housing development should incorporate the traditional configuration of the cottages and cottage gardens that define the character of Penrith's established neighbourhoods, because:
 - a) Traditional development demonstrates social and urban design benefits, particularly the orientation of dwellings and their private open spaces towards the street rather than overlooking neighbouring dwellings and gardens;
 - b) Patterns of buildings and private gardens in established neighbourhoods have visual and symbolic richness that are valued by their community;
 - c) the use of traditional features softens the popular perception that redevelopment is changing the traditional character of Penrith City.
- 2) Within the relevant zones, established development is detached buildings or semi-detached pairs which are:
 - a) separated from one another by landscaped courtyards;
 - b) stepped floor plans and projecting verandahs;
 - c) capped by a variety of pitched roofs.
- 3) Within the relevant zones, established development provides a "green corridor" of trees and shrubs along the rear boundary:
 - a) conserving remnant vegetation; and

- b) providing new shelter and habitat; and
 - c) contributing to streetscape.
- 4) Within the relevant zones, established development provides a front garden setback which may be filled by verandahs and private garden-courts (as shown in Figure D2.11):
- a) encourages active use by residents;
 - b) provides for attractive front gardens.
- 5) Within the relevant zones, established development provides parking areas which are concealed from the street and consequently avoids the appearance of "garage architecture".

Figure D2.11



How much floor space is appropriate to your site?

2.4.3 Development Site

A. Objectives

a) Identify planning and design options that are appropriate to the shape and size of each development lot, and to the location of neighbouring buildings.

b) Identify planning and design responses that address impacts on surrounding streetscapes.

B. Controls

1) A minimum lot frontage and lot width of 22m is required for multi dwelling housing development within the following zones:

a) the R3 Medium Density Residential Zone,

b) the R4 High Density Residential. Determine a minimum lot width for multi dwelling housing development.

2) adopt a minimum lot width of 15m in the R3 Medium Density Residential zone

3) adopt a minimum lot width of 20m in the R4 High Density Residential zone.

~~1) 2) —~~

2) Where an adjoining property with a frontage of under 22m is likely to be isolated by a proposed development, applicants should provide documentation which demonstrates that a reasonable attempt has been made to purchase and incorporate the isolated site.

3) If a property has been isolated by adjacent development despite Development Site control 2, development applications for multi-dwelling housing will be considered on a merits basis.

4) For the purposes of calculating lot size and lot width, the lot does not include the area of any access corridor or right-of-carriageway.

2.4.4 Urban Form

A. Objectives

New buildings should show characteristics of traditional suburban development: dwellings oriented to face the street, building forms stepped or articulated, and integrated with the shape of surrounding garden areas.

B. Controls

- 1) For dwellings fronting the street, adopt a traditional orientation:
 - a) living rooms, verandahs and the paths to entrances face the street rather than neighbouring properties; and
 - b) private gardens fill the front setback area; and
 - c) garages are concealed behind dwellings.
- 2) Dwellings behind the street frontage should adopt similar principles:
 - a) living rooms and entrances face the street, and / or the landscaped rear boundary setback; and
 - b) private gardens fill the rear setback area.
- 3) Avoid "gun-barrel" style developments with long rows of attached dwellings, long straight driveways and rows of uniform width garden courtyards:
 - a) break buildings into separate blocks, each one not longer than 20m;
 - b) provide "open space corridors" between buildings at least 4m wide across each site (this does not include front/rear setback areas);
 - c) a combination of garden areas and parking courtyards; or
 - d) open parking spaces that are lined by an "avenue" of shady, overhanging trees;
 - e) along common driveways, step the alignment of buildings, and / or their external walls plus eaves;
 - f) at the head of common driveways, a distinctive building or landscape feature should terminate the vista from the street.
- 4) "Articulate" building forms by design measures that cast deep shadows:
 - a) separate neighbouring buildings by irregularly-shaped garden courts that are at least 3m wide;
 - b) external walls should not be longer than 5m between distinct corners;

- c) the upper storey surrounded by a larger ground floor plan that incorporates projecting rooms, shady verandahs and carports;
- d) use a variety of roof forms and pitches;
- e) include windows in every elevation.

2.4.5 Front and Rear Setbacks

A. Objectives

Setbacks are to reflect the character of established garden suburbs, and provide for development of flora and fauna corridors.

B. Controls

- 1) Determine the maximum development footprint for your site:
 - a) The minimum rear setback for a single storey building (or any single storey component of a building) is 4m.
 - b) The minimum rear setback for a two storey building (or any two storey component of a building) is 6m.
 - c) adopt a front setback that matches the neighbourhood character.
- 2) Within the rear boundary setback:
 - a) there shall be no building encroachments either above or below ground (eaves excepted);
 - b) maximise the amount of undisturbed soil, encouraging rapid growth of healthy trees and shrubs;
 - c) where there are physical encumbrances such as open drains, increase the setback accordingly.
- 3) Determine an appropriate front setback:
 - a) either average the setbacks of the immediate neighbours; or
 - b) a 5.5m minimum whichever is the greater dimension.
- 4) Permissible encroachments within the front setback are:
 - a) verandahs and pergolas only which are a 4.5m minimum setback to the face of the verandah or pergola; and maximum 50% of elevation.
- 5) Garages and parking spaces are not permissible within the front setback.

Figure D2.12 illustrates these features.

Figure D2.12: Multi Dwelling Housing Development



2.4.6 Building Envelope and Side Setbacks

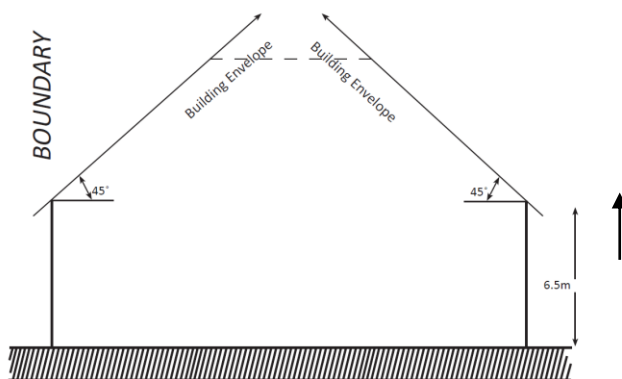
A. Objectives

Comply with building envelope controls, minimise disturbance to existing topography and natural soil-profiles, and provide for reasonable landscaped separation between neighbouring buildings.

B. Controls

- 1) Development is to comply with the building envelope for the site. The building envelope means a height plane over the site at 45 degrees from a specified height above natural ground level at the side boundaries of the site, as shown in Figure D2.13.

Figure D2.13: The building envelope is measured from natural ground level perpendicular to the side boundary at any given point along the wall.



- 2) The building envelope shall be measured relative to:
 - a) Side boundaries only; and
 - b) Existing ground level.
- 3) Only minor encroachments through the building envelope shall be permitted:

- a) eaves to main roofs
 - b) chimneys and antennas
 - c) pergolas.
- 4) Cut and fill and maximum ground floor heights:
- a) on sloping sites provide stepping building platforms in line with existing topography with floors no higher than 1m above natural ground level;
 - b) restrict cut-and-fill to a maximum of 500mm; and
 - c) provide effective sub-soil drainage.
- 5) Pitches for main roofs are not to be in excess of 25 degrees in order to reduce the visual bulk of the building.
- 6) Provide reasonable separation and landscaping between neighbouring buildings, consistent with the following parts of this section:
- a) Driveways and parking
 - b) Landscaped area
 - c) Solar planning; and
 - d) Privacy and outlook.
- 7) Setbacks from side boundaries should be varied to articulate walls to side boundaries:
- a) a minimum setback of 2m, but only
 - b) along not more than 50% of any boundary.
- 8) Zero setbacks from the side boundary are not permissible except for single garages or carports with an open appearance according to - Garage design, not taller than 2.1 m at the boundary.

2.4.7 Driveways and Parking Areas

A. Objectives

Provide on-site parking at a level that encourages use of public transport. Minimise the area required for parking, encourage convenient parking, allow easy access to parking areas and maximise the area available for landscaping and gardens.

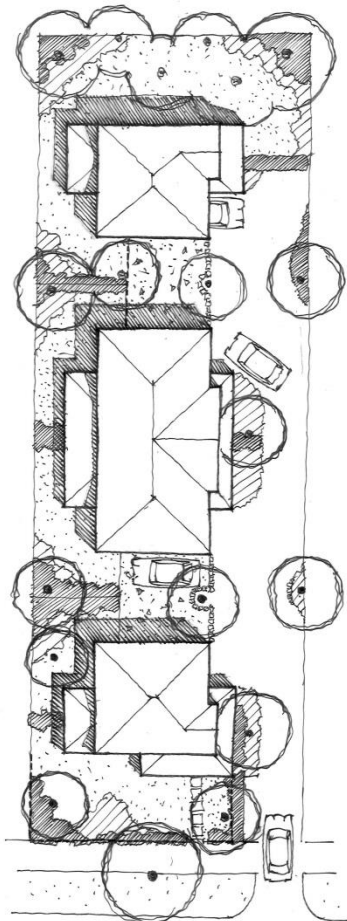
B. Controls

- 1) Provide on-site parking in accordance with the parking section of this DCP.
- 2) Driveways should:
 - a) have a minimum paved width of 3m providing one-way movement;
 - b) incorporate passing-bays and queue space at the street frontage where more than 5 dwellings are served, and driveways are longer than 30m;
 - c) minimise the paved area within the front setback;
 - d) be separated from dwellings by a landscaped verge at least 1m wide;
 - e) where possible, also separated from boundary fences by a landscaped verge;
 - f) prevent adverse long-term effect upon any vegetation that must be preserved;
 - g) provide for effective and healthy landscaping along all site boundaries;

- h) provide for landscaping as continuous verges along both sides, or as a verge beside dwellings with plantings in pavement cut-outs along a boundary fence;
 - i) drain by gravity to Council's stormwater network.
- 3) Garages and parking spaces should:
- a) not be located in the front setback;
 - b) should not directly face the street;
 - c) be setback at least 6.5m from the outside driveway kerb.
- 4) Basement carparking may be permitted on development lots with a minimum lot frontage of 22m.

Figure D2.14 illustrates the key features required for driveway and parking areas.

Figure D2.14: Aerial illustration of multi dwelling housing



2.4.8 Landscaped Area

A. Objective

Retain a reasonable proportion of each site for landscaped garden areas, conserve significant existing vegetation, and provide reasonable separation between neighbouring dwellings.

B. Controls

1) Landscaped areas should provide:

- a) effective separation between neighbouring dwellings;
- b) healthy growth of new trees and shrubs;
- c) long-term survival of existing vegetation required by Council to be preserved;
- d) private courtyards for all dwellings and a green outlook;
- e) front gardens that contribute to an attractive streetscape; and
- f) where more than 10 dwellings are proposed, a centrally located communal open space area that is accessible and available to all residents of the development, comprising 10% of the minimum landscaped area requirement.
- g) The area of common open space proposed can be reduced where larger areas of private open space are provided for individual dwellings. Where there is no common open space proposed private courtyards must be a minimum of 40m².

2) Landscaped area must meet the following requirements:

a) Landscaped areas should be:

Zone	Minimum landscaped area % of the site
R1 Residential General	40
R3 Medium Density Residential	40
R4 High Density Residential	35

- b) have a minimum width of 2m – with no basement encroachment; and containing unexcavated soil to promote landscaping that is effective and healthy;
- c) may include terraces and patios located not higher than 0.5m above ground and pedestrian pathways to building and dwelling entrances;
- d) do not include substantially-paved areas such as buildings, driveways and covered garages;
- e) should include verges that surround car parking areas and open driveways;
- f) should provide a reasonable area of private open space in accordance with the part within this section on design;
- g) where more than one building is proposed, that part of any easement exceeding 10% of the site area shall not be included in the landscaped area calculation.

2.4.9 Solar Planning

A. Objectives

- a. Improve the energy efficiency of dwellings and achieve a high standard of residential amenity.
- b. To ensure adequate residential amenity through the provision of sunlight access and good solar amenity to the living spaces and private open space areas of dwellings.
- c. To recognise the reasonable expectation for a dwelling to have the ability to access sunlight.

B. Controls

- 1) The applicant must demonstrate that dwellings meet acceptable solar standards and that existing neighbouring and proposed private open spaces receive adequate solar access by:
 - a) Providing shadow diagrams prepared by a qualified technician for all two-storey buildings and additions;
 - b) Illustrating the impacts of proposed development upon existing neighbouring dwellings and their open space areas;
 - c) Demonstrating shadows cast by neighbouring buildings;
 - d) Maximising potential for solar gain by placing windows in all exterior walls that are exposed to northern sun;
 - e) Ensuring that the proposed development provides a minimum of 4 hours sunlight between 9am and 3pm on 21 June, to living zones (ie areas other than bedrooms, bathrooms, kitchen and laundry) of each dwelling, and the living zones of any adjoining dwellings;
 - f) Ensuring that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to 40% of the main private open spaces of the dwelling and main private open spaces of any adjoining dwellings;
 - g) In situations where the existing overshadowing by buildings and fences reduces sunlight to less than the minimums noted above, the development is to not further reduced sunlight to the specified areas by more than 20%.
 - h) Applications shall include: shadow diagrams for two-storey buildings or additions prepared by a qualified technician for 9am, 12 noon and 3pm on June 21 and any other time required by Council.

Urban design

2.4.10 Significant Townscapes and Landscapes

A. Background

- 1) Across Penrith, there are many significant townscape precincts, including:
 - a) heritage conservation areas of Lemongrove and Derby Street;
 - b) the Warwick Street neighbourhood;
 - c) the "Duration Cottages" in St Marys;
 - d) surrounding Cook Park, St Marys South; and

- e) other areas identified in the Penrith Heritage Study.
- 2) Across Penrith, there are many significant landscape precincts including:
- a) footslopes to the escarpment in Emu Heights and Leonay;
 - b) wooded hillsides in St Marys South;
 - c) individual streetblocks, such as the block surrounded by Derby, Lethbridge, Doonmore and Evan Streets;
 - d) frontages to the Nepean River;
 - e) Cranebrook escarpment; and
 - f) Chapman Gardens.

B. Objectives

In areas of particular significance to urban conservation, environmental character, new development should demonstrate detailed design measures that protect and complement heritage significance or character.

C. Controls

- 1) In neighbourhoods with townscape significance, new development should:
- a) conserve vegetation that has visual or historical significance;
 - b) adopt the prevailing configuration of garden areas, particularly the street's predominant front boundary set-back;
 - c) adopt the predominant width, height, and scale of existing buildings;
 - a) ensure that floor plans are stepped or articulated similar to the shape or form of surrounding buildings;
 - b) adopt roof pitches, ceiling heights and forms that match neighbouring buildings;
 - c) minimise the width and area of driveways visible from public frontages;
 - d) conceal garages from public frontages (corner sites excepted).
- 2) In areas with significant vegetation:
- a) aim to preserve established trees as blocks or corridors;
 - b) ensure that the location of buildings and pavements does not affect long term survival of established trees;
 - c) incorporate new plantings that reinforce the visual and habitat values;
 - d) in general, new plantings should be species indigenous to the local soil type, reinforcing visual and habitat values.
- 3) New development should not aim to provide a direct copy of traditional buildings:
- a) simple detailing of building forms and openings is preferred to the use of "stuck-on" detailing applied to gable ends and verandahs;
 - b) the pitch and form of roofs, and articulation of floor plans are of particular importance;
 - c) frequent use of shadow-casting elements such as verandahs and awnings is important to reduce the scale of long walls;
 - d) traditional proportions for window and door openings should be employed;

- e) use of traditional joinery details for windows, doors and verandahs and fences should be concentrated in elevations that are visible from public places

2.4.11 Corner Sites and Park Frontages

A. Objectives

For allotments facing two streets or adjoining a public park, apply traditional principles of orientation and articulation to both of the public frontages.

B. Controls

- 1) For allotments with a second street frontage, the second frontage should adopt key principles from other parts of this Section including:
 - a) The development site;
 - b) Urban form;
 - c) Landscaped area.
- 2) For corner lots and park frontages:
 - a) the rear and front setbacks may be measured relative to the shortest boundaries;
 - b) living rooms, dwelling entrances and verandahs may face either public frontage;
 - c) building forms should be articulated;
 - d) dormer windows may face either public frontage, and
 - e) the area of driveways visible from public frontages should be minimised.
- 3) For frontages to a second street:
 - a) minimum setback to dwellings and garage entrances should be 5.5m;
 - b) minimum verandah setback should be 3m;
 - c) each building should be no wider than 20m;
 - d) adjacent buildings should be separated by garden corridors at least 2m wide that provide direct access from rear courtyards to the street;
 - e) garden areas facing the street should be landscaped as private courtyards.
- 4) Along park frontages:
 - a) dwellings and private courtyards should face the park;
 - b) minimum dwelling or verandah setback should be 2m, for not more than 50% of the total building elevation;
 - c) each building should be no longer than 20m;
 - d) adjacent buildings should be separated by "open space corridors" at least 5m wide;
 - e) screen plantings are not necessary.

2.4.12 Building Design

A. Objectives

New developments should appear as a collection of single or semi-detached dwellings separated by gardens and ancillary structures, with facades designed to incorporate a variety of materials and shading structures.

A variety of overhanging roofs and projections at ground floor level; a range of materials and finishes; windows inserted into every visible wall; garages concealed to the rear of dwellings
Articulated forms, projecting verandahs and varied finishes facing the side boundary.

B. Controls

- 1) Development should incorporate a variety of architectural features to minimise the apparent scale and bulk of two storey buildings:
 - a) stepped alignment of walls;
 - b) projections in the ground floor plan;
 - c) rooms that extend beyond the upper storey;
 - d) attached verandahs and carports;
 - e) a variety of shadow-casting roofs;
 - f) wide eaves;
 - g) projecting verandahs and awnings;
 - h) pergolas.
- 2) Development should incorporate features that are typical of housing in established areas:
 - a) stepped walls and articulated roof-forms;
 - b) windows and doors inserted into all visible walls;
 - c) a variety of materials including lightweight cladding and brickwork both face and painted.
- 3) Variety in architectural features should be apparent in all visible facades:
 - a) facing the street;
 - b) facing side driveways; and
 - c) facing neighbouring residential properties.

2.4.13 Energy Efficiency

A. Objectives

Dwellings shall be configured and constructed to minimise the energy required for space heating, cooling or lighting.

B. Controls

- 1) All new multi dwelling housing development should employ construction techniques that provide appropriate thermal mass such as:
 - a) ground floor: slab-on-ground;

- b) walls: masonry internal walls to ground floor are desirable.
- 2) All new two storey townhouse development should provide effective insulation including:
 - a) roofs and top-floor ceilings: sarking and batts with a minimum total rating of R3;
 - b) walls: sarking and batts with a minimum total rating of R1.5
 - 3) All new multi dwelling housing development should adopt an appropriate orientation for rooms and windows including:
 - a) living areas - facing within 30 degrees of solar north is desirable;
 - b) windows - at least 50% of glazing facing solar north is desirable, unprotected glazing facing east, west or south shall be avoided and for every habitable room, windows in two external walls are desirable;
 - 4) Where multi dwelling housing development cannot achieve the desired orientation, higher compliance with other energy efficiency standards shall be achieved.
 - 5) All new multi dwelling housing development should provide effective shading from summer sun including:
 - a) Overhanging eaves: at least 450mm wide;
 - b) Adjustable exterior shading devices for windows and doors to habitable rooms, and to skylights;
 - c) Pergolas over courtyards.
 - 6) All new multi dwelling housing development should employ effective glazing including:
 - a) for any large south-facing window: high performance glass e.g. double glazing in thermal break frames;
 - b) windows and doors facing east, south or west: high performance glass e.g. Double glazing in thermal break frames;
 - c) all windows and external doors: weather-stripping should be used.
 - 7) All new multi dwelling housing development should adopt a configuration for dwellings that promotes cross-ventilation including:
 - a) living areas and bedrooms with two external walls for windows;
 - b) particularly important for attic rooms.

2.4.14 Design of Dwellings and Private Courtyards

A. Objectives

Dwellings and their private courtyards should achieve high levels of amenity, and demonstrate traditional practices of suburban design.

B. Controls

- 1) A reasonable area of private open space should be provided for each dwelling:
 - a) a minimum of 25m²;
 - b) including one area measuring at least 5m by 4m, suitable for outdoor dining; and
 - c) located immediately beside, and level with, living or dining rooms; and
 - d) also incorporating an area for outdoor clothes-drying at least 2m wide, exposed to sunlight and breeze, screened from view by a fence or wall at least 1.8m tall; and

- e) with access direct to the street or common driveway:
 - f) through a courtyard at least 2m wide; or
 - g) via a carport with an open design.
- 2) Landscaped areas should maximise the area available for private courtyards and gardens:
- a) the front and rear boundary setbacks should be used for private gardens,
 - b) common open space should be restricted to driveway verges.
- 3) Rooms within a villa development should have dimensions and an area that:
- a) can accommodate the range of furniture typically associated with their function; and
 - b) recognise that furnishing options may be restricted by the location of windows and doors;
 - c) acknowledge that access and furnishing options may be restricted by raked attic ceilings;
 - d) provide flexibility to meet the needs of future occupants: for example home business activities and aged residents.

2.4.15 Garage Design

A. Objectives

Garages should be designed to serve a variety of purposes, and their appearance should contribute to the overall diversity of building form and design.

B. Controls

- 1) Garage and parking areas should be planned to:
- a) minimise disruption to traditional or established streetscapes by concealing from the street;
 - b) provide flexible accommodation for vehicles, domestic pets, storage, and covered areas for outdoor recreation;
 - c) minimise transmission of noise to adjoining dwellings;
 - d) provide secure parking;
 - e) allow for maintenance access to rear garden courtyards; and
 - f) provide for effective and healthy landscaping along verges and boundaries.
- g) permit all turning movements, full opening of vehicle doors as defined by AS 2890.1-1993;

2) Basements should have:

- a) a low appearance, rising no higher than 1.5m above ground;
- b) natural ventilation, either screen walls; or terraced embankments, with each step a maximum of 500mm, and landscaped as part of the side boundary court;
- c) a "capping" of private courtyards or balconies opening from the lowest level of dwellings (if basements extend beyond the main building walls);
- d) vehicle entrances designed to complement the architecture and landscaping of each building;

- e) individual up and down ramps;
- f) a central median;
- g) overhung by balcony structures; and
- h) undercover storage:
 - i) garbage and recycling bins in a secured area located close to the street entrance and detailed according to Council codes; and
 - ii) household items: in secured enclosures for each dwelling, or associated with secured private parking spaces.

2)3) For dwellings that require two spaces:

- a) provide at least one covered space;
- b) for dwellings located one behind the other: the second space may be an open court facing the side driveway; or
- c) for paired dwellings facing the street: the second space may be stacked on the driveway in front of the covered space;
- d) stacked parking is permitted where the second space is supplied between a driveway and another space, stacked spaces are not permitted behind garages.

3)4) Garages and parking spaces are not permissible within the front setback.

Design of covered garages to consider the following:

- a) low, open appearance similar to a wide verandah;
- b) if exposed at the end of a building, enclosed by semi-transparent screens that provide for natural ventilation and effective security (rather than surrounded by masonry walls);
- c) with shutters that have windows, or are semi-transparent screens providing natural ventilation and effective security.

2.4.16 Garden Design

A. Objectives

Gardens should be landscaped according to the function of each area, and should provide a backdrop that is appropriate to each adjacent room.

B. Controls

- 1) The rear boundary setback should provide:
 - a) private garden courtyards;
 - b) a corridor of habitat, and a green backdrop that is visible from the street;
 - c) conservation for any existing corridor of mature trees; or
 - d) an interlocking canopy of low to medium-height trees and shrubs;
 - e) predominantly species indigenous to the soils of Penrith City.
- 2) Alongside boundaries, provide:
 - a) small-to medium height canopy trees for sun-shading and privacy separation between dwellings;
 - b) within the verges to any common driveway: hedges fronting windows to any dwelling;

- 3) Alongside boundaries within private courtyards provide:
- a) feature plantings of ground covers and shrubs growing to fence height at maturity;
 - b) a level area of well-drained turf, or an alternative water-permeable material such as river pebbles;
 - c) street frontage plantings should provide:
 - d) private gardens for street-front dwellings;
 - e) a civic garden frontage appropriate to the established neighbourhood character; and
 - f) mixed species of trees, shrubs, and accent plantings including flowers and ground covers;
 - g) level areas of well-drained turf; and
 - h) along noisy thoroughfares:
 - i) noise attenuation with an interlocking canopy formed by at least two rows of trees under planted with dense hedges.

2.4.17 Paving Design

A. Objectives

Design driveways and paved areas as attractive and functional components of development, complementing the designs of garden areas and buildings, and providing effective management for stormwater run-off.

B. Controls

- 1) Hard paved surfaces should:
- a) maximise the area available for landscaping and gardens;
 - b) impose no adverse long term effect on any vegetation that Council requires preserved.
- 2) Driveways and associated parking courts should:
- a) provide an attractive "address" for any dwellings without a direct frontage to the street;
 - b) minimise the area and width of driveways along the street-frontage;
 - c) be overlooked by continuously-occupied rooms such as kitchens and living rooms;
 - d) be divided into panels by bands of contrasting materials or pavers;
 - e) provide barrier-free access continuous from the street to the entrance of each dwelling;
 - f) provide for landscaping as continuous verges along both sides, or as a verge beside dwellings with plantings in pavement cut-outs along a boundary fence;
 - g) incorporate materials and a profile that maximise the potential for direct infiltration of rainfall (other than in areas of recognised high soil salinity);
 - h) collect and channel run off into grated sumps located strategically and integrated with the design of surface pavement.
- 3) Courtyard paving should be provided:
- a) at the threshold to each doorway leading from a dwelling: at least 1m wide;
 - b) beneath clothes lines;
 - c) where outdoor storage of garbage bins is proposed;

- d) in the form of widely spaced pavers, or porous unit paving, maximising direct infiltration of rainfall.

2.4.18 Fences and Retaining Walls

A. Objectives

Fences, courtyard walls and boundary retaining walls should be compatible with neighbourhood character, and should be integrated with the design of buildings and garden areas, and provide casual surveillance of public and common areas.

B. Controls

- 1) Fences should be no taller than:
 - a) 1.8m generally; and
 - b) 2.4m on sloping sites, including the height of any retaining wall.
- 2) Fences along boundaries forward of the front building alignment:
 - a) should not be taller than 1.2m, or if taller, of see-through construction;
 - b) should not be constructed of metal panels;
 - c) walls of solid construction and taller than 1.2m (such as courtyard walls) should be set back at least 2m from the front boundary (to allow for landscaping) and should not occupy more than 50% of the allotment width.
 - d) Be sympathetic to the natural setting and character in form, materials and colour
 - e) Maximise natural surveillance from the street to the building and from the building to the street.
 - f) Be structurally adequate, in accordance with the Building Code of Australia, and meets the Dividing Fences 1991.
- 3) Fences along driveways and separating existing multi-unit housing, or fronting a public park should be 1m tall, or if taller, of see-through construction;
- 4) Fences along boundaries around private courtyards should minimise cross-viewing and the transmission of noise;
- 5) Fences along boundaries in any location that can be seen from the street or a public park frontage should not be constructed of metal panels;
- 6) Fences along boundaries fronting noisy thoroughfares:
 - a) solid masonry walls are acceptable to a maximum of 1.8m; and
 - b) incorporating corners and planting beds every 5m;
- 7) Where fencing affects easements or stormwater flow paths:
consult with Council and the relevant authority.
- 8) Fencing of a "see-through" construction includes:
 - a) panels set into a timber frame or between brick piers; where
 - b) any solid base is not taller than 1m; and
 - c) panels are spaced pickets or palings, or lattice.
- 9) Retaining walls:

- a) generally should be no taller than 500mm;
- b) should not cut through roots of any tree required by Council to be preserved;
- c) should be separated from any associated fence by a planter-bed at least 500mm wide, minimising the apparent overall height of fencing;
- d) should provide drainage for any associated planter-bed;
- e) should be separated from any driveway by a landscaped verge at least 500mm wide, to prevent impact damage from vehicles.

2.4.19 Visual and Acoustic Privacy and Outlook

A. Objectives

- a. Provide an outlook from dwellings and their private open space, and achieve levels of acoustic and visual privacy that are reasonable for a residential neighbourhood.
- b. To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space.
- c. To ensure that building design minimises overlooking problems.

B. Controls

- 1) Demonstrate a package of measures that achieves reasonable privacy:
 - a) for adjacent dwellings: at least 3m between any facing windows, screened by landscaping or other means including courtyard walls, or pergolas to prevent cross viewing from first storey windows;
 - b) dormer windows generally to be oriented to face the street or the rear boundary;
 - c) private courtyards should be screened by pergolas and masonry walls to prevent direct cross-viewing and excessive transmission of noise;
 - i) screening measures, including:
 - ii) offsetting of windows; or
 - iii) oblique orientation for windows; or
 - iv) external screens to windows; or
 - v) courtyard walls and pergolas;
 - vi) note that landscaping (other than established trees and shrubs that are proposed to be retained) should not provide the principal means of screening;
 - vii) rooms other than bedrooms should have any windows facing a driveway screened by landscaped verges at least 2m wide,
 - viii) bedroom windows facing a driveway should be screened by masonry walls at least 1.5m tall located at least 1m from the face of the window;
 - d) for windows of habitable rooms with a direct outlook onto windows of habitable rooms of adjacent dwellings:
 - i. are offset by a distance sufficient to limit views between windows; or
 - ii. have sill heights of 1.7 m above floor level; or
 - iii. have fixed obscure glazing in any part of the window below 1.7 m.

- e) All balconies and decks higher than 800mm above existing ground level shall incorporate privacy measures such as screening or landscape planting.
- 2) Demonstrate measures that protect dwellings from external noise sources:
- a) windows to ground-level living rooms screened by landscaped verges at least 2m wide,
 - b) within any dwelling, bedrooms should not adjoin the garage or living rooms of a neighbouring dwelling; internally, bedrooms should be segregated and separated from living areas by hallways, stairs or service rooms;
 - c) sound resisting construction of separating walls, floors and windows, in accordance with BCA;
 - d) zoning of dwellings into active living areas and passive sleeping areas, separated by corridors and/or service zones;
 - e) plant and equipment should be effectively screened and located away from sleeping areas;
 - f) along frontages to noisy arterial roads or the rail corridor:
 - g) locate habitable rooms and private open spaces away from noise sources and if required protect with appropriate noise shielding devices.

2.4.20 Safety and Security

A. Objectives

Achieve a high level of passive security within and surrounding dwellings.

B. Controls

- 1) Encourage a sense of community:
 - a) dwelling entrances, the window to at least one continuously-occupied room and private courtyards should face the street and/or a common driveway;
 - b) fences should be designed to facilitate glimpses or filtered views from dwellings and private courts to the street and to driveways.
- 2) Ensure that at least one continuously-occupied room in each dwelling (a kitchen or living room) overlooks:
 - a) the front street;
 - b) driveways and garage forecourts.
- 3) Prevent concealment of intruders by:
 - c) uniform lighting levels across common areas such as driveways;
 - d) planning which does not provide hidden recesses;
 - e) along common pathways: selection of appropriate plant species according to height and density.

2.4.21 Accessibility and Adaptability

A. Objectives

Ensure that dwellings are accessible to persons with impaired sight or partial mobility.

B. Controls

- 1) Demonstrate that planning and design measures do not prevent access by people with disabilities:
 - a) Access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances.
 - b) Stair nosings should have a distinctive colour and texture.
 - c) Dwellings should have:
 - i. Dimensions consistent with AS1428.1-1998 Design for access and mobility and AS4299-1995 Australian Adaptable Housing
 - ii. Hallways at least 1m wide
 - iii. Circulation in bathrooms at least 1m wide.
 - d) The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Housing Standards AS1428-1998 and AS4299-1995.
 - e) Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard regarding parking for people with a disability.
- 2) Demonstrate that dwellings have been designed to meet the needs of an ageing population:
 - a) incorporate design measures which are appropriate to people with disabilities; and
 - b) employ lever-type door handles and traditional cruciform tap-handles; and
 - c) provide for future low-cost modifications to bathrooms:
 - d) future removal of hobs from shower recesses;
 - e) provision for future attachment of grab-rails to walls.
 - f) provide for future low-cost modifications to kitchens including replacement of underbench shelves with drawers & attachment of grab-rails.
 - g) provide appropriate levels and location of lighting.

2.4.22 Storage and Services

A. Objectives

Ensure that each dwelling has reasonable private storage space and waste management areas/facilities, and that meters, service cupboards and aerials are integrated with the design of buildings.

B. Controls

- 1) Provide storage for household items:
 - a) at least 10m³ per dwelling; either
 - b) as cupboard space within the dwelling in addition to wardrobes; or
 - c) within a lockable garage, not encroaching upon the parking space; or
 - d) in weather-proof lockers that are not visible from the street.

- 2) Letter boxes should be provided according to Australia Post specifications:
 - a) adjacent to the front boundary;
 - b) located conveniently for residents entering the site (by car or on foot);
 - c) integrated with the design of landscaped areas, fences and buildings.
- 3) Demonstrate that dwellings have been designed to accommodate home-based telecommunications facilities and information technologies by allowing for:
 - a) additional telephone lines and outlets;
 - b) additional electrical outlets;
 - c) satellite or cable-based reception.

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5.11 Boarding Houses

A. Background

The following developments are covered by this section:

- a) boarding houses; and
- b) alterations and additions to existing boarding houses.

This section provides supplementary directions for Boarding Houses in addition to those contained within State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP) and the general controls elsewhere in this DCP.

Boarding house developments should resonate with local character and provide suitable amenity for tenants and the community.

B. Objectives

- a) To ensure that boarding houses fit the local character or desired future local character of the area.
- b) To minimise negative impacts on neighbourhood amenity
- c) To ensure boarding house premises are safe and designed to be accessible.
- d) To respond to increasing neighbourhood densities resulting from boarding house development.
- e) To ensure that boarding houses operate in a manner which maintains a high level of amenity, health and safety for residents.

C. Controls

1) Local Character

- a) Boarding house development applications shall be accompanied by detailed site analyses to assist with the determination of local character.
- b) A neighbourhood analysis should be completed to identify the desired future character of the neighbourhood. It is recommended that community consultation be undertaken as part of the analysis to determine aspirations for the future character.
- c) Key elements that contribute to consideration of local and neighbourhood character include:
 - Surrounding land uses
 - Social and Historic Context
 - Scale
 - Built Form
 - Natural Environment
 - Density
 - Amenity
 - Safety and Security
 - Social dimensions and housing affordability
 - Aesthetics

2) Built form, Scale and Appearance

- a) The entrance to the boarding house must be in a prominent position addressing the street.
- b) New boarding houses shall not adversely impact upon solar access of adjoining properties.
- c) Boarding houses shall be designed to have a sympathetic relationship with adjoining development.

- d) Proposals must demonstrate that neighbourhood amenity will not be adversely impacted by factors such as noise and privacy.
- e) In a Low Density zone, boarding houses should comply with controls for *Single Dwellings* where these controls do not conflict with the requirements of the SEPP.
- f) In Medium and High density residential areas including R1 General Residential, R3 Medium Density Residential zone, R4 High Density Residential zone, B1 Neighbourhood Centre zone, B2 Local Centre zone and B4 Mixed Use zones, *Residential Flat Building* controls apply, where they are not in conflict with the SEPP.

3) Tenant Amenity, Safety and Privacy

Boarding houses are to maintain a high level of resident amenity, safety and privacy by ensuring:

- a) communal spaces including laundry, bathroom, waste facilities, private open space, kitchen and living areas are accessible to all lodgers;
- b) if over 10 boarding rooms are supplied, 10% of the total number of dwellings (rounded up) must be accessible;
- c) cross ventilation is achievable such that reliance on air-conditioning is minimised;
- d) all opening windows are to be provided with fly screens; and
- e) secure mailboxes should be incorporated within the foyer window of the property allowing resident only access from inside the foyer.

4) Visual and Acoustic Amenity Impacts

Boarding houses are to provide:

- a) bedrooms separate from significant noise sources;
- b) sound insulation between bedrooms to provide reasonable amenity;
- c) communal areas and bedroom windows away from the main living area or bedroom windows of any adjacent buildings;
- d) screen fencing, plantings, and acoustic barriers in appropriate locations.

5) Location

Boarding houses shall not be located in streets containing cul-de-sacs.

6) Plan of Management

An operating 'Plan of Management' is to be submitted with each development application for a boarding house (including new and existing boarding houses). The Plan of Management is to include, but is not limited to:

- a. boarding house staffing arrangements, including the location of 24/7 contact details for any on-site manager or resident caretaker, who has overall responsibility for the operation, administration, cleanliness, maintenance and fire safety of the premises;
- b. house rules and how they will be publicised to residents, including details of:
 - i. guest behavior,
 - ii. activities and noise,
 - iii. visitor policy,
 - iv. the use of alcohol and/or drugs,
 - v. cleaning of communal spaces following use, and
 - vi. location of smoking area.
- c. plans outlining the occupancy rate for each sleeping room, room furnishings, provisions of communal areas and facilities, and access and facilities for people with disabilities;
- d. measures to minimise unreasonable impact to the habitable areas of adjoining properties, including the management of communal open spaces, which, for boarding

- houses within residential areas or where adjoining sites contain residential activities, should be restricted to 10pm;
- e. waste minimisation, recycling and collection arrangements are to be identified;
 - f. maintenance strategy including, but not limited to:
 - i. monthly gardening and pruning of vegetation;
 - ii. pest management plan;
 - iii. cleaning and sanitation program including end of lease arrangements;
 - iv. quarterly external clean and graffiti removal;
 - v. waste management plan; and
 - vi. indicative arrangements for council officer's 12 month inspection, required under the Boarding House Act 2012.
 - g. internal signage arrangements, including:
 - i. the name and contact number of the property caretaker or manager;
 - ii. emergency contact numbers for essential services;
 - iii. house rules;
 - iv. a copy of the annual fire safety statement and current fire safety schedule;
 - v. floor plans that will be permanently fixed to the inside of the door of each sleeping room which indicate the available emergency egress routes from the respective sleeping room; and
 - vi. information on local social services.
 - h. minimum lease period. Conditions to include:
 - i. Resident agreement to comply with boarding house rules;
 - ii. Minimum lease period of 3 months; and
 - iii. 6 and 12 month rental terms to be made available.
 - i. a social impact assessment;
 - j. a complaint register that is available for inspection by Council;
 - k. indicative arrangements for Council monitoring and review of required management actions; and
 - l. any further relevant considerations. Council may request further information to be provided.