Development Control Plan No. 35

Urban Housing
Volume 1

Controls for New Houses and Alterations and Additions to Existing Houses

Including Amendment Nos. 1 & 2

MARRICKVILLE council

Administrative Centre 2-14 Fisher Street, Petersham
PO Box 14 PETERSHAM NSW 2049 | Phone: 9335 2222
council@marrickville.nsw.gov.au | www.marrickville.nsw.gov.au

Contents

Amendments to DCP 35

- **Amendment No 1** — Updates to Section C2 "Safety and Security". Adopted 1 April 2003.
- **Amendment No 2** — Changes to controls relating to overshadowing, energy efficiency, view sharing, subdivision and other matters. Adopted 2 September 2003.

Some Quick Tips on Using this Document

What is a Development Control Plan?

A development control plan (DCP) is a commonly used town planning document which provides detailed guidance for the design and assessment of new development.

What does this DCP attempt to do?

This DCP introduces new town planning controls for smaller scale residential development, such as new dwelling houses, dual occupancies, new infill development on allotments created via Torrens title subdivision, alterations and additions to existing dwellings, and other residential structures such as fences, garages and carports. It is aimed at producing a higher standard of design, and at improving the overall environmental amenity and liveability of Marrickville's residential areas.

Council has recognised that applicants associated with smaller residential developments are rarely exposed to the processes and jargon generally associated with town planning assessment, and have therefore made a considerable effort to create a document which can easily be understood by the full range of people involved in the development process, including homeowners, adjoining residents wishing to make comments on proposals, designers, builders, Council officers and elected Councillors.

Whilst the actual controls cover an extensive range of issues, such as urban design, ecologically sustainable development (ESD), heritage management and social equity, attempts have been made to clearly state the reasons behind the controls and the types of outcomes that Council desires to achieve.
A separate section, Part 4 has also been provided to offer assistance to applicants in how to meet Council's requirements.

A guide on how to work through this document

Part 1 – Introduction

Part 1 contains the legal basis of how the document was prepared, the plan's main objectives and how it relates with other Council planning documents.

Part 2 – General Design Elements

Parts 2 & 3 are the sections that contain the core elements of Council's assessment.

Part 2 requires you to address the four main areas of consideration, including Sustainable Development Design, Built Form and Character, Environmental Amenity and Heritage Management. In each of the design elements for these areas you will find two main headings, 'Objectives' and 'Controls that you must comply with'. You need to ensure that your proposal satisfies and complies with the requirements of both these headings. If you are seeking to vary these controls, you will need to justify any departure on reasonable town planning grounds.

The best way to demonstrate that you have adequately addressed the Part 2 controls is to fill out a Statement of Environmental Effects (SEE) form. A copy of this form is contained within a new Housing Approvals Guide, which is available from Council's Citizens Service Centre.

Some of the more prominent controls are given greater legal precedence by being included the statutory planning document, Marrickville Local Environmental Plan, 2001. These controls are generally referred to as 'Development Standards' and Council cannot consider a variation to them, unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP 1). A SEPP 1 form has been prepared for these variations, and can also be obtained from Council's Citizens Service Centre.

A number of Part 2 elements also contain 'Advisory Notes', 'Definitions' and 'Other References' which provide useful tips on understanding the controls, and where further information can be obtained.

Part 3 – Controls for Specific Development Types

Whilst Part 2 covers the broader range of town planning controls, you will also need to comply with the Controls for Specific Development Types in Part 3.
The style of these controls is generally the same as Part 2, and can be addressed through the completion of an SEE form.

A Simple Process for Smaller Developments

Council recognises that people proposing smaller developments, such as front fences, garages and carports should only need to address the Part 3 "Controls for Specific Development Types", rather than having to cover the broader assessment issues of Part 2. Applicants of these smaller developments are therefore only required to fill in that part of Council's SEE that refers to Part 3 of the DCP. For example, an applicant for a front fence would only have to address the Part 3 elements section on the SEE form.

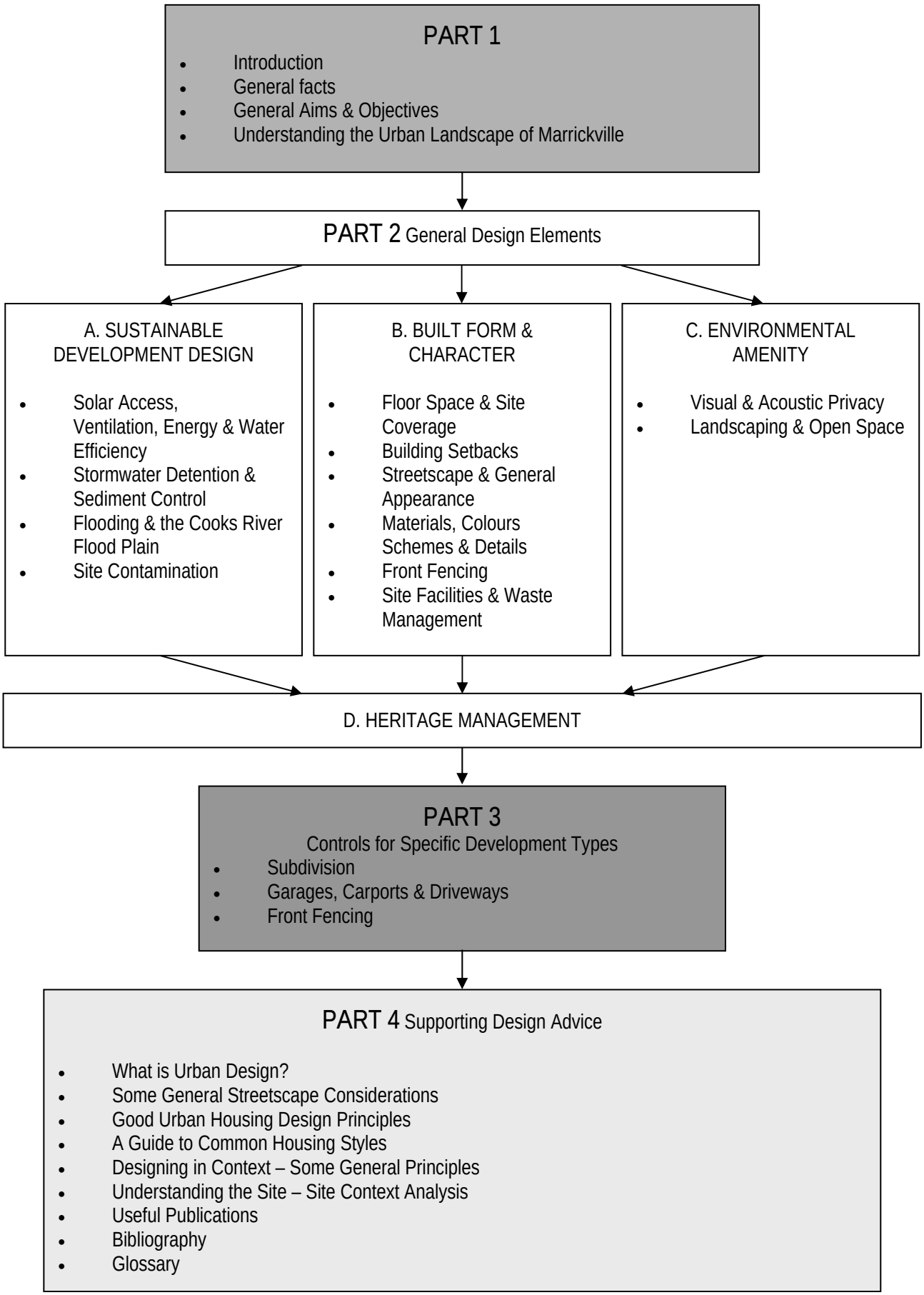
Part 4– Supporting Design Advice

This section provides assistance to people in understanding the DCP controls and outlines current best practice options for achieving compliance.

Other Information that you need to submit

Aside from the basic information on the application form, the SEE and plans, there are also requirements for other supporting information, such as Concept Landscape Plans, NatHERS Assessment report and shadow diagrams etc. Each development type has varying information submission requirements. Applicants should refer to the Checklist in the Housing Approvals Guide to ensure that the right information is submitted. If you are unsure as to what is required, please contact either Council's Citizens Service centre or Duty Planning/Building Officers.

Structure of Urban Housing DCP Vol 1



Part 1 Introduction

Some Basic Facts about this Document

A New Approach to Housing Design in Marrickville

The introduction of the Urban Housing DCP represents Marrickville Council's commitment to seeking better design outcomes through the development assessment process. The DCP contains two volumes. Volume I generally applies to single dwelling house development and its associated structures, whilst Volume II focuses on multi-unit and residential flat building developments. Both of these documents attempt to cover a more integrated and comprehensive range of urban design, environmental and social issues. The DCP will replace a number of outdated residential planning codes.

Legal Citation

The DCP has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning and Assessment Regulation 1994. Council is required by Section 79C of the Act to take this DCP into consideration when determining development applications to which this DCP applies. The DCP was adopted by Council on 5 December, 2000 and came into force upon gazettal of Marrickville Local Environmental Plan 2001. It may be formally cited as “Marrickville Development Control Plan No. 35 Urban Housing, Volume. I–Controls for new houses and alterations & additions to existing houses”

How does this DCP relate to other plans?

This DCP forms part of an integrated hierarchy of planning controls. The primary statutory document is the Marrickville Local Environmental Plan (MLEP) 2001. This document co-ordinates Council's broad land use and zoning functions. The Urban Housing DCP is generally consistent with MLEP 2001, however, in the event of an inconsistency, the provisions of the MLEP 2001 shall take precedence.

The MLEP 2001 also establishes the statutory link with Council's DCP No.36 – Exempt and Complying Development. You may find that your proposal does not require formal approval. An attempt has also been made to include the core controls of a number of issue based DCPs. In some instances you may wish to seek more detailed information on these controls. Cross-references to the following relevant DCPs have been made throughout the document.

- DCP No. 1 – Landscape Control Plan
- DCP No. 17 – Abergeldie Estate Heritage Conservation Area
- DCP No. 19 – Parking Strategy
- Draft DCP No. 22 – Petersham Park, Stanmore North and Camperdown Heritage Conservation Areas
- DCP No. 23 – Petersham Railway Station Precinct

- DCP No. 27 – Waste Management and Minimisation
- DCP No. 29 – Contaminated Land
- DCP No. 30 – Cooks River Floodplain
- DCP No. 31 – Access and Mobility
- DCP No. 32 – Energy Smart Water Wise
- Marrickville Council Stormwater & On-Site Detention Code.

Copies of the abovementioned issue based DCPs may be obtained from Council's Citizens' Service Centre for a nominal fee.

Making an application

Before commencing detailed design work, applicants are advised to make themselves familiar with the relevant LEP and DCP controls. Applicants should discuss proposals with Council staff prior to lodging a development application. This can save time and money and enable Council officers to explain the contents of this plan, address potential conflicting issues and consider solutions to achieve the best outcome.

Submission of a Statement of Environmental Effects (SEE)

In order for Council to assess how your application has addressed the provisions of the DCP, you will need to fill out a Statement of Environmental Effects (SEE) form, which covers the main requirements of this DCP. A copy of this (SEE) form can be obtained from Council's Citizens Service Centre.

Other submission requirements

In some instances, you will be required to submit further information with your application, such as shadow diagrams, landscape concept plans, etc. Applicants should refer to the DA Submission Requirements Pamphlet for further advice for each development type.

Variations to Controls

Where any controls within this DCP have not been satisfied, you must demonstrate that the intent of the controls has been satisfied in the SEE by referring to the relevant objectives of each design element.

Can an application or approval be changed or modified

An application can be changed prior to its determination by Council but if the changes are considered significant, it may be re-advertised and additional fees payable. An approval can be modified but only if the Council accepts the development remains substantially the same. It is recommended that you consult with Council when changes are contemplated.

Further information about the Development Application Process

Council has prepared a brochure titled "The Development Application Process and You" to provide an overall picture of the steps that are required in attaining a development approval from Council. A copy of the brochure can be obtained from Council's Citizens Service Centre.

For all other enquiries on the lodgement of applications such as the necessary forms and fee assessment procedures, please contact the Council's Citizens Service Centre on (02) 9335-2222.

General Aims and Objectives

1. To provide more details on the residential controls contained in the Marrickville Local Environmental Plan, 2001 (MLEP 2001).
2. To provide detailed design objectives, and controls which encourage innovative design that positively responds to the character and context of the locality.
3. To encourage high quality urban design outcomes.
4. To maintain and encourage compatible architectural styles within residential areas.
5. To encourage restoration and sympathetic alterations & additions to existing period houses in a manner that retains and enhances their architectural character and streetscape presentation.
6. To promote development that responds, enhances and contributes to Marrickville's heritage, comprising items of environmental heritage, conservation areas, special character areas and landscape elements.
7. To enhance the quality of life and promote the well-being of the local community.
8. To encourage residential development which is sensitive to the local environment, socially responsive, promotes a safe living environment and makes better use of existing infrastructure.
9. To ensure that new development considers the principles of ecologically sustainable development, in particular energy, water and stormwater efficiency, solar access, waste reduction and local bio-diversity.
10. To ensure that the impact of urban housing on the amenity of surrounding properties and the streetscape is a prime and initial consideration in the preparation and assessment of development proposals.

Understanding the Urban Landscape of Marrickville

The Cultural Landscape

Consider the setting of the site when proposing new development

The Marrickville LGA presents an urban landscape character that is now part of the structure of the inner suburbs of Sydney. Marrickville once had a more natural and rural context. The landscape is now a complex fabric, consisting of a collection of suburban development stimulated by a history of industrialisation, proximity to work and home environment and the effects of an ever-changing multicultural population and now gentrification. The history of the process of land subdivision is evident in the landscape with the dissection of permanent settlement patterns by road, rail and air transportation corridors.

The spatial structure of the landscape is generally subtle with a central valley contained by undulating ridges which incorporate the larger landscapes of the Botany basin to the east, Sydney harbour catchment to the north, Cumberland Plain to the west and the Cooks River valley to the south. The creation of railway corridors which encircle the LGA also divide it into parts with strong built edges of earthworks, retaining walls and bridge structures together with the associated superstructures of wires, cables and supports. These corridors have disrupted the surface road pattern and geometry of land subdivision emanating from the earlier Land Grants. They have also generated new road patterns and points of crossings to add to the layers of the landscape.

New development should “fit in” with the established streetscape character

The built environment has responded to the topographical conditions of the area, which are reflected in the general straight sections of road frontage within the clay country and a more irregular layout reflecting the local variability of the landform of the sandstone country.

Once open with views and vistas to surrounding areas the visual structure of Marrickville has become enclosed and promotes detail and texture due to the nature of the pattern and scale of the built environment. Landmark structures such as churches, public buildings and institutional buildings together with the parks, create focal points within the built environment. In summary Marrickville's built environment is characterised by the following:

- historic pattern of development;
- interaction with topography and early street pattern;
- mix of relatively comparable building styles;
- repetition of like building forms;
- substantial groupings of similar buildings; and
- fine, predominantly 19th & early 20th Century streetscapes.

Many streets in Marrickville contain regular traditional housing which forms a consistency in scale to the streetscape. New development should not disrupt this established pattern.

Historical Context: The Making of Marrickville

This history is a summary and should be used as a simple checklist, to help understand the physical, social and economic forces that shaped and changed the environment and made the individual places and buildings of Marrickville.
Little is known of the lives and the physical impact of the Aboriginal people on the area before 1788, the first phase of human occupation.

From 1790, Marrickville entered into a typical development cycle characterised by the following phases:

- Farm Grants and establishment of country estates.
- Growth of villages and market gardens
- Growth of Suburbs and Municipalities
- Arrival of new industrial development
- Post World War II development

Little physical evidence remains of the earliest phases.
Some sub-division of the large estates commenced before the general population growth and expansion of Sydney during and after the Gold rush.

Marrickville lagged a little behind other areas, but access was improved from 1850 on, with the construction of the railway lines and their corridors, eventually virtually encircling the present Marrickville.

The new railway stations and their linking tram lines provided the areas of development first recognised as 'villages' and later as municipalities. Marrickville was made a Municipal Borough in 1861, the start of a process of Council amalgamations that eventually produced the Marrickville Council and its present boundaries.

It was also the start of a major planning and building period of public and private development that by 1890 had fixed the municipality's transportation and street patterns into a form virtually unchanged up to now, and produced some of the 'heritage conservation areas' recognised by Marrickville Local Environmental Plan 2001.

The period also produced many individual buildings of heritage value, including town halls, churches, schools, and groups of terrace housing and single-family houses. Many of Marrickville's public open spaces and parks also date from these times.

Federation of the Australian colonies in 1900 provided Marrickville with a lift out of the economic stagnation that had followed the great depression of the 1890s. Retail development and residential subdivision began again.

Federation also produced a significant new, distinctly Australian architectural style, good examples of which can be found in some of Marrickville's Heritage Conservation Areas.

Development between World War I and II had two major themes, both recognised in Heritage Conservation Areas. The first was the further residential subdivision of major estates such as 'Abergeldie' and of resumed land such as the 'Warren'. The second was the establishment of new industry, often on reclaimed land.

The Draft Marrickville Heritage Study Review 2001 divides the post World War II era into two periods. The first was from 1945 to the early 1970s. During this period there was a considerable increase in the number of European immigrants living in Marrickville, many finding work in the new local industries.

These social changes were matched by physical changes, particularly in the type of new housing being provided. Flats and other forms of multi-unit housing replaced the older bungalows in many areas, and new retailing forms took business from older strip centres.

The early 1970s until recently was a period of relative stability and even decline, particularly in the industrial base, as smokestack industry closed and more viable industry moved out.

A further period of change is currently under way. Recent immigrants from new sources are in the process of becoming part of the social mix and putting their own cultural stamp on the older physical environment.

The making of Marrickville is a living, continuing story. Planning controls and heritage conservation do not try to create a museum of heritage conservation areas or of individual buildings. By understanding what exists, a community can protect and enhance its own heritage and ensure its own future recognition.

Marrickville's urban character comes from a complex mixture of layers and items of the natural and man-made environmental and the historic influences of various social groups on them.

Marrickville's good access to public transport, proximity to the CBD and vibrant community have made it a very desirable place in which to live.

Planning Context

The Marrickville LGA is a densely populated area and encompasses the suburbs of Dulwich Hill, Lewisham, Petersham, Marrickville, Stanmore, St Peters, Sydenham, Tempe, Enmore and parts of Newtown and Camperdown. It has a population of around 76,000 residents and is located in the inner west of Sydney- approximately 9 kilometres from the Sydney CBD.

Marrickville is characterised by a traditional building stock consisting of terraces, semi-detached dwellings on small subdivision patterns and dwellings on larger allotments. The character of a number of residential areas has been transformed by unit development during building booms in the 1960s and early 1970s, which were dominated by three-storey walk up units.

Marrickville's character in part is attributed to the rich urban layering attributed to a diverse housing stock, population base and range of land uses.

It is a character that, in conjunction with good access to public transport and established community facilities, has made Marrickville a very desirable place in which to live. Increasingly this popularity has manifested itself in higher land values and decreased affordability, which are of growing concern to Council.

As is much of the inner city and inner western suburbs, Marrickville is in the midst of a development boom of such magnitude not seen, since the subdivision and development of the larger rural estates almost 150 years ago. This new phase of development will have an impact on the physical and social makeup of Marrickville.

The intent of this DCP and Council's general strategic direction is to ensure that the essential desirable physical and social characteristics of Marrickville are not lost, by:

- conserving Marrickville's physical character where relatively intact and of good quality;
- applying the principles of this character to new development; and
- maintaining Marrickville's traditionally diverse population and housing mix.

This DCP does not intend to restrict further development or stifle the introduction of contemporary architectural designs. Contemporary design solutions are encouraged, however designs will need to demonstrate that they will not lead to a replacement or a diminution of a street's existing character.

Trends in Sydney's Growth

The State Government is actively looking at new approaches to urban housing. The challenge is to maintain a dynamic and diverse community in a sustainable way. In the Sydney Region, the population is growing and changing. By the year 2021 the population of Sydney is projected to be 4.5 million people. Some 520,000 new dwellings need to be built to house this population.

As the outer suburbs expand to accommodate the growing population, pressures will increase on an already stressed urban environment. There are also considerable economic and social costs associated with the continual growth of the outer suburbs.

Other trends highlight the need to provide a broader range of options in the type and location of housing. Firstly, by the year 2021, nearly one quarter of the Sydney Region's population will be over the age of 60. Secondly, the traditional family – two adults with children – now accounts for less than a quarter of all households.

In 1961 the average household in Sydney's metropolitan areas comprised of 3.6 people. By the year 2021 the average household size is predicted to be only 2.6 people and it is likely that the occupancy of dwellings in inner city local government areas will be significantly below this figure.

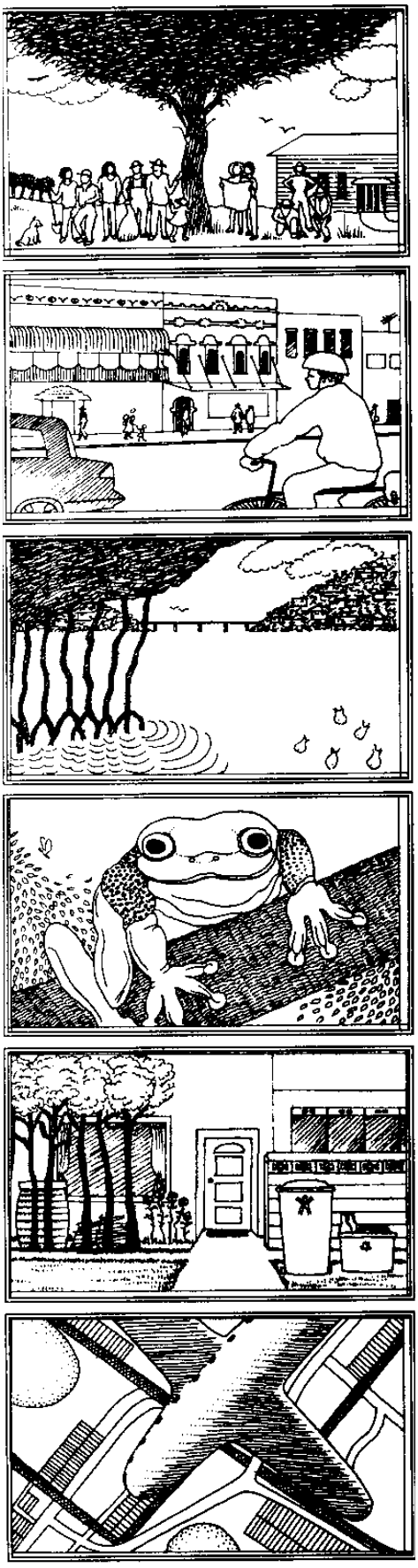
Marrickville Council is also aware of the growth implications in the Greater Sydney Region, and is committed to ensuring that Marrickville continues to play an important role in the Sydney Region, and ensure that new development retains the area's positive attributes that make Marrickville a good area in which to live.

Part 2 General Design Elements

Part 2 of the Marrickville Urban Housing DCP (Vol I) provides applicants with a series of general design elements to consider when proposing new development and alterations & additions to existing houses. The design elements require designers to look at both the streetscape as well as specific site conditions in order to achieve a harmonious and well-presented development. The design elements are grouped together under four broad areas of consideration, and include:

Design Element A Sustainable Development Design
Design Element B Built Form and Character
Design Element C Environmental Amenity
Design Element D Heritage Management

2A Sustainable Development Design



What is Sustainable Development?

Sustainable development is that which meets the needs of the present generation without compromising the ability of future generations to meet their own needs. It includes all aspects of environmental change: social as well as physical. Two major aspects of sustainability that need to be considered include:

- ***Ecological sustainability*** (the control of the extent of modification and fragmentation of natural habitat and reduced environmental carrying capacity caused by factors such as land clearing, pollution and waste disposal); and
- ***Resource sustainability*** (which recognises the limitations to development resulting from the supply of non renewable resources such as fossil fuels, the need to conserve renewable resources, and the importance of the reduction and re-use of waste).

Residential development has an important role to play in achieving ESD principles. The residential development sector in Australia produces approximately 17% of Australia's Carbon Dioxide emissions. On average, each Australian home produces 8 tonnes of carbon dioxide each year. Australia has one of the highest levels of carbon dioxide emission levels in the OECD, because energy consumption in the average home relies on fossil fuels.

As well as reducing carbon dioxide emissions, energy efficient housing would provide a more pleasant and comfortable living environment, which would be cheaper to run, with little additional cost to build relative to the overall cost of development.

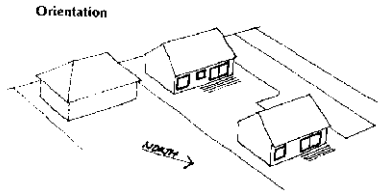
Our reliance on the private car contributes significantly towards carbon dioxide emissions. New development in Marrickville should increase transport choice and reduce reliance on the private car.

The rate of growth in water demand in Sydney cannot be sustained without enormous cost to the general public. The disposal of stormwater and wastewater places an enormous strain on public infrastructure and pollutes our waterways.

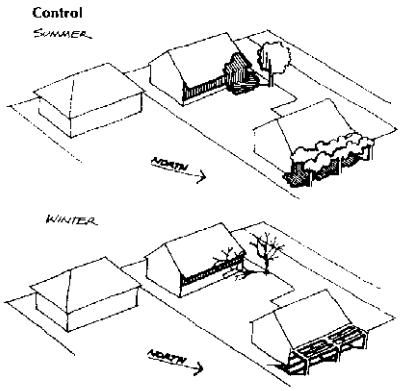
Marrickville Council, through its Agenda 21 Plan, strives for the successful management of the environment, reconciling economic development, environmental protection and social equity as a major responsibility. The Marrickville Urban Housing DCP is built upon these principles.

The principles of ESD should be clearly demonstrated throughout all phases of the development process, including project design, approval, construction and maintenance.

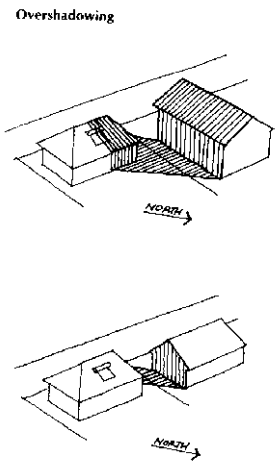
Integration of ESD principles into the design and planning process can make a significant contribution to the efficient use of natural resources.



Orientate living areas to the north or north-east, as far as practicable



Consider the use of deciduous trees, pergolas and wide eaves to control summer sun and admit winter sun. Remember that late afternoon summer sun can cause unpleasant glare and heat build up.



Avoid overshadowing neighbouring properties. Where this is not possible, keep northern walls and sunny parts of open space areas adjacent to houses free from overshadowing. Avoid overshadowing neighbouring solar collectors.

A1 Solar Access, Energy and Water Efficiency

Marrickville Council's Energy and Water efficiency guidelines aim to promote ecologically sustainable development by minimising greenhouse gases and the consumption of non-renewable resources. Energy efficiency can also lead to efficient building design and can be achieved by incorporating different combinations of the following principles.

Orientation

Building orientation can significantly influence amenity, internal temperatures and demand for heating and air conditioning. Living areas should be orientated to north for maximum solar access.

Glazing

Glazing in north facing rooms maximises solar penetration to dwellings during cooler months. Glazing should be kept to a minimum on south, east and western aspects.

Shading and Landscaping

Wide canopied deciduous trees and deciduous vines grown on the north side of dwellings will provide shade during warmer months and allow sunlight penetration during cooler months. Evergreen trees planted to the west and east of dwellings will prevent glare and heat during warmer months.

Air Movement

The size and location of windows can influence cross ventilation. Maximum air movement can be obtained by locating smaller air movements low on the windward side and large openings high on the leeward side.

Insulation

Insulation and weather sealing are critical determinants of heat loss and gain. Walls, ceilings, roofs and hot water pipes should be insulated.

Appliances

Major appliances including hot water heaters, dishwashers, air conditioning units, cookers etc, can greatly influence energy consumption. The choice of energy efficient appliances helps reduce overall energy use.

Solar Access

The retention of direct solar access, and the avoidance of detrimental overshadowing of important internal and external spaces, are amongst the highest concerns for residents confronted with proposed building work on adjoining or nearby sites. Similarly, the protection of solar rights for the purposes of hot water heating, energy generation using photo-voltaic panels, passive internal space heating, is a major area of concern for many residents. Applicants should refer to Council's DCP No. 32 – Energy Smart Water Wise for further information.

Objectives

O1 To promote energy efficiency in the design, construction and use of housing.

O2 To encourage the use of passive solar design.

O3 To protect solar access enjoyed by neighbours

Controls you must comply with

Solar Access

C1 New buildings and additions are sited and designed to maximise direct solar access to north-facing living areas and outdoor recreation areas.

C2 Direct solar access to windows of principal living areas and the principal area of open space of adjacent dwellings, must not be reduced:

a) to less than 2 hours between 9.00am and 3.00pm on 21 June; and

b) where less than 2 hours of sunlight is currently available in June, it should not be further reduced. In instances where the development proposal results in a further decrease in sunlight available in midwinter, Council will consider the merits of the case having regard to:

- The particular circumstances of the neighbouring site eg: how close a dwelling on a neighbouring property has been built to the boundary, and the resultant proximity of windows within such a building to the boundary and whether this makes compliance difficult for the subject proposal.
- Any exceptional circumstances of the subject site making strict compliance unreasonable eg: heritage, built form, topography.
- The sunlight available in March and September (which shall not be reduced between 9:00am and 3:00pm).

NB. *Direct solar access does not encompass ambient light access.*
In some instances, applicants will be required to submit shadow diagrams with their development application. Shadow diagrams shall indicate the extent of overshadowing on adjacent sites and their open space, and demonstrate compliance with Council's solar access requirements. Applicants should refer to Council's Housing Approvals Guide for further details. However Council may also consider the overshadowing impacts of a proposal upon a window which provides ambient light to a principal living area within a neighbouring dwelling where this window results in the only source of light to the room.

Energy and Water Efficiency

C3 For minor alterations and additions to a dwelling house, applicants must comply with the following planning controls contained in Council's DCP No. 32 – Energy Smart Water Wise, with particular attention being paid to:

- Core energy efficient design principles such as orientation and overshadowing
- Insulation of additional or replacement ceiling or roof to an R3 rating
- New or replacement hot water systems, must have a minimum 3.5 star rating and meet SEDA's Greenhouse ratings and associated bathroom/kitchen taps, showerheads, toilets cisterns, clothes washers and dishwashers must be AAA rated where new or replacement fixtures are proposed.
- New or replacement toilets to be dual flush
- Energy efficient SEDA rated air conditioners where natural ventilation is not possible and new or replacement air conditioners (of domestic / residential scale) are to be installed. Minimum 4 Star rating for cooling only and minimum of 4 Star on one cycle and 3 Star on the other cycle for reverse cycle models.

C4 For major alterations and additions to a dwelling house, applicants must comply with the following planning controls contained in Council's DCP No. 32 – Energy Smart Water Wise, with particular attention being paid to:

- Core energy efficient design principles such as orientation and overshadowing
- Insulation of existing ceiling or roof to an R3 rating
- New or replacement hot water systems, must have a minimum 3.5 star rating and meet SEDA's Greenhouse ratings and associated bathroom/kitchen taps, showerheads, toilets cisterns, clothes washers and dishwashers must be AAA rated where new or replacement fixtures are proposed.
- New or replacement toilets to be dual flush.
- Energy efficient SEDA rated air conditioners where natural ventilation is not possible and new or replacement air conditioners (of domestic / residential scale) are to be installed. Minimum 4 Star rating for cooling only and minimum of 4 Star on one cycle and 3 Star on the other cycle for reverse cycle models.

C5 For new dwelling houses or dual occupancies, applicants must:

- Comply with a minimum 3.5 star NatHERs energy rating of internal thermal comfort for each new dwelling
- Provide a hot water system with a minimum 3.5 star Greenhouse rating for each new dwelling
- Provide AAA rated showerheads, basins, kitchen sinks, dishwashers, clothes washers and toilet cisterns that are dual flush for each new dwelling for each new dwelling
- Install energy efficient clothes dryers where clothes drying areas are not already provided
- Toilets to be dual flush for each new dwelling.
- Energy efficient SEDA rated air conditioners where natural ventilation is not possible and new or replacement air conditioners (of domestic / residential scale) are to be installed. Minimum 4 Star rating for cooling only and minimum of 4 Star on one cycle and 3 Star on the other cycle for reverse cycle models.

Internal Amenity

C6 All habitable rooms shall be provided with an openable window or openable skylight, that meets the requirements of the BCA.

NB. *Applicants shall demonstrate general compliance with the above matters by completing a Statement of Environmental Effects (SEE) form.*

Definitions

- ***Minor Alterations & Additions to Dwelling Houses*** - works affecting less than 50% of the existing floor area.
- ***Major Alterations and Additions to Dwelling Houses*** -works affecting more than 50% of the existing floor area.

A2 Stormwater, Detention & Sediment Control

This section deals with the requirements relating to the important issue of managing stormwater. It addresses the increasingly important issues of limiting stormwater discharge through the use of on-site detention systems and re-use of stormwater on-site for second quality uses. Development activities must not cause an adverse impact on adjoining or any other properties. This includes preserving surface flow paths and not increasing water levels. Site discharges will need to be restricted to pre-development discharges using On-site Stormwater Detention (OSD).

On-site detention of stormwater is required to limit discharges from development to pre-development conditions. Council's on-site detention requirements have been formulated to ensure there is no increase in discharges adjacent to the site or elsewhere in the catchment for all rainfall events up to the 100 years ARI (Average Recurring Interval).

For developments greater than 1000sqm in area, allowable discharges will be limited to the equivalent fully pervious discharges for the site area.

NB. *Applicants should refer to Council's Stormwater and On-Site Detention Code and Marrickville DCP No. 32 – Energy Smart Water Wise for more details.*

Proper stormwater management is essential in protecting important natural resources such as the Cooks River

Objectives

O1 To control stormwater quality and quantity and reduce impacts on adjoining properties.

O2 To ensure cost-effectiveness in the provision and maintenance of storm water drainage works.

Controls you must comply with

On-site detention (OSD) of stormwater

C1 On-site detention systems (OSD) will be required for all developments, except for:

- Extensions where the proposed extended roof or paved area is less than 40sqm; and
- For sites that discharge directly to the Cooks River or into a major Sydney Water Corporation controlled trunk drainage system.

C2 All OSD systems will require full hydraulic design plans to be prepared, except for single residential dwellings where:

- The building works are an extension of an existing house/garage, and
- The total proposed extended roof and paved area is less than 100sqm.

NB. *In such cases, if the required OSD is constructed in accordance with the standard details contained in Council's Stormwater and On-site Detention Code without requiring the submission of detailed hydraulic plans.*

C3 Where separate titles are to be created by subdivision, separate drainage systems and (OSD) storages are to be provided. Storages can be amalgamated or omitted for some lots providing the storage proposed for the overall development can meet the permitted site discharge and storage requirements in accordance with the requirements contained in Council's Stormwater and On-Site Detention Code.

C4 Storage outflows are to be controlled to ensure the full range of Average Recurring Interval (ARI) protection occurs. This will require the OSD to incorporate a range of storage –discharge values for various ARIs.

C5 Storages are to be located as close as possible to the lowest point of the site, with paved areas and pipes to drain it. Storages are encouraged to be below ground for at least the 1 year ARI. Above ground storages may be incorporated into driveway/parking areas. Storages in landscaping areas will require additional measures to discourage later modifications, as well as extra volume to compensate for vegetation growth.

C6 Storages shall not be located in overland flow paths that convey catchment flows through the site.

Surface flow paths

C7 Surface flow paths are to be preserved, or alternatives provided, wherever they pass through or affect the development site. Site discharges are not to be concentrated to a degree greater than that which naturally occurs. Redirection of flows including to other sub catchments is not permitted unless appropriate counter measures are undertaken. Flows to the receiving system or sub-catchment are not to be increased. Flow paths are to be retained within easements

Floor and Ground Levels

C8 Building floor levels shall be set above surrounding ground levels with an adequate freeboard to surface runoff flows or ponding levels. Where re-contouring of the site is proposed the existing ground levels at the boundaries are to be retained with a maximum 1 in 4 finished ground level slope. Retaining walls are not to be constructed closer than 0.9m to the boundary unless approved by Council. Similarly, existing ground surface levels are to be retained within 0.9m of any property boundary.

Gravity Drainage

C9 All stormwater drainage connecting to Council's drainage system shall be by gravity means. Mechanical means (i.e. pumps) for disposal of stormwater runoff will generally not be permitted.

NB. *Subsoil and basement seepage systems where separate from the stormwater drainage may be exempted from this requirement.*

C10 The acquisition of an easement over any intervening downstream properties shall be required for sites that do not drain to the street, council land containing a drainage line, or an existing council pipeline within the development site. All costs associated with the acquisition of an easement shall be borne by the applicant.

NB. *Without a gravity stormwater drainage system being provided, development consent will generally not be granted.*

Written consent for any required piping and the acquisition of an easement is to be obtained from adjoining owners and provided to Council with the development application. Applicants are encouraged to discuss this issue with Council's Development Engineer early in the design process.

Stormwater Drainage Concept Plans (SDCP)

C11 All applications for new houses shall submit a Stormwater Drainage Concept plan (SDCP) demonstrating the feasibility of the proposed drainage system within the site and connection to Council's system. This plan shall also show surface flow path

treatment and any easements required, on-site drainage storage as well as internal piped systems. Where easements are necessary over any adjoining or downstream property to achieve gravity drainage, a written agreement from the adjoining owners is to be submitted with the (SDCP)

Sediment Controls

C12 Sediment control measures will be required during the construction of all developments, including alterations and additions to existing housing. A plan of the proposed sediment control measures shall be prepared. This plan may be submitted together with the development application or prior to the issuing of a construction certificate. Details required to be included on the plan are provided in the sample soil and water management plan available from Council's Citizens Service Centre.

NB. *The construction certificate may not be released until the sediment control plan and details have been approved.*

Other Information

Applicants should also refer to the brochure titled "Soil and Water Management for Urban Development" prepared by the Southern Sydney Regional Organisation of Councils for further information. Copies of the brochure may be obtained upon request from Council's Citizens Service Centre.

Advisory Notes

- Sydney water requires that all buildings and structures be at least one metre from any easement or public sewer main. Exceptions may be considered on their merit. In all cases, development must comply with Sydney Water's requirements for building over or adjacent to sewer mains.
- Council's Development Engineer should be consulted for further details on any of the above issues.

The Cooks River winds its way through one of the most densely populated and industrialised catchments in Australia.

A3 Flooding & the Cooks River Flood Plain

The provisions of this section only apply to flood affected land as identified by Marrickville DCP No.30-Cooks River Flood Plain.

The Cooks River drains a catchment of approximately 100 square kilometres in the inner south-western suburbs of Sydney. The river begins as a small watercourse near the Chullora Railway Workshops and flows some 23km in a generally eastern direction to enter Botany Bay just south of the Kingsford Smith Airport.

The Cooks River catchment is home to almost 400,000 people contains more than 130,000 dwellings and over 100,000 commercial and industrial properties. Little remains of the original landscape and vegetation. Despite the heavy development of the catchment, the river has not caused severe flooding problems over the years, mainly because much of the floodplain has been isolated from development for use as recreation or road reserves.

The river itself is flanked by parkland and open space for the majority of its length. There are however, some flood liable areas of residential and industrial zoned land as well as a number of isolated floor liable properties.

Council has carried out a study of the flood prone land in the Marrickville LGA. This study is referred to as the “Cooks River Flood Plain Management Study” and deals with flooding associated with the Cooks River. Maps showing the extent of the 1:100 year flood zone as determined by the study are available from Council's Technical Services Division. Town planning controls have since been produced to guide new development within these flood affected areas. In most cases, Council will require the ground level of any new building work to be raised to a point 0.5m above the 1:100 year flood level. This may entail substantial changes to the design of a building, resulting in unforseen impacts such as, additional overlooking, overshadowing and impacts on the streetscape.

For land considered flood liable land and land within the 0.5 m freeboard fringe, consideration will be given to such matters as depth of and nature of floodwaters, flood classification of the area and the nature and risk posed to the development by floodwaters.

Applicants shall be required to demonstrate to the satisfaction of Council:

(a) That the development will not increase the flood hazard or risk to other properties as well as including details of the structural adequacy of any building works associated with the development with regard to the effects of floodwater;

(b) That the proposed building materials are suitable; and

(c) That the development/building is sited in the optimum position to avoid flood waters and allow evacuation.

Objectives

O1 To limit the potential risk to life and property resulting from flooding.

O2 To encourage development and construction which is compatible with the flood hazard.

Controls you must comply with

Residential – New Development

C1
(a) Floor levels of habitable rooms shall be a minimum of 0.5m above the standard flood level at that locality;

(b) Any portion of building classified as being flood liable shall be constructed from flood compatible materials;

(c) All electrical services associated with the development shall be adequately flood proofed; and

(d) Flood free access shall be provided where practicable.

Residential – Minor Extensions

C2
(a) Once only extensions with a habitable floor level of up to 30 square metres may be approved with floor levels below the standard flood level at that locality, if the applicant can demonstrate that no practical alternatives exist for constructing the extension above the standard flood;

(b) Extensions greater than 30 square metres will be treated as Residential- New Development;

(c) Any portion of buildings subject to inundation shall be constructed from flood compatible materials (Refer to Appendix 1 of DCP No.30- Cooks River Flood Plain); and

(d) All electrical services associated with the development shall be adequately flood (water) proofed.

Non-Habitable Extensions or Alterations

C3
(a) All electrical services shall be adequately flood proofed;

(b) All flood sensitive equipment shall be located above the standard flood level at that locality; and

(c) Any portion of buildings subject to inundation shall be built from flood compatible materials.

A4 Site Contamination

Many sites in Marrickville may be or are contaminated due to past or present land uses. Contaminated land means a building or place, which is affected by a chemical or any other waste and is:

- unsafe or unfit for occupation by persons or animals;
- has a reduced capacity to support vegetation; or
- otherwise environmentally degraded.

Contaminants can pose immediate or long-term threats to human health, flora and fauna and to the amenity of the area. Site contamination raises important issues about the suitability of land for redevelopment. To ensure that sites with an earlier industrial history, or a site containing imported fill from an unknown source are suitable for their intended use, Council may require a preliminary or detailed site investigation to be submitted as part the development application. Applicants should refer to Council's DCP No.29 – Contaminated Land Policy and SEPP No.55 – Remediation of Land for further information.

Acid Sulfate Soils

Acid sulfate soils are soils containing high levels of iron sulfides and are found in low lying land that form part of the flood plains of rivers and creeks. These soils were created by the last major sea level rise at which time seawater mixed with land sediments containing iron oxides and organic matter. The resulting chemical reaction produced large quantities of iron sulfides in the waterlogged sediments. The water in the soils of low-lying land prevents oxygen in the air reacting with the iron sulfides, which, when exposed to air, causes the acid sulfides in the soil to oxidise producing sulfuric acid.

The sulfuric acid produced by acid sulfate soils can corrode concrete, iron, steel and certain aluminium alloys. It has caused the weakening of concrete structures, including the corrosion of concrete slabs, steel fence posts, foundations of buildings and underground concrete water and sewerage pipes. There are also significant environmental effects associated with the exposure of acid sulfate soils including the effects on waterways from runoff containing acid sulfate soils in the form of fish and plant kills.

Due to the serious implications that disturbing these soils can have on buildings and the environment, governments have introduced planning and building controls to minimise any adverse effects from acid sulfate soils. Planning maps have been prepared showing land that has potential acid sulfate soils based on its elevation in relation to watercourses within the Marrickville local government area.

Objective

O1 To ensure that the redevelopment of contaminated or potentially contaminated land does not pose a risk to public health or the environment, is suitably assessed to

determine the extent of contamination and is remediated so that any change of use or other development proposed is appropriate.

Controls you must comply with

C1 Development applications for sites that are contaminated or potentially contaminated must clearly show:

- the suitability of the site to accommodate the intended use(s) without posing a risk to the public health or the environment; and
- Any measures necessary to develop the site will not pose a risk to public health or the environment.

C2 For development on land that has previously or is currently used for any land use contained in Annexure 1 of Council's DCP No.29-Contaminated Land Policy, an initial evaluation of the site shall be undertaken in accordance with Council's DCP. Any further detailed site investigations required shall be conducted in accordance with Council's DCP No.29- Contaminated Land Policy and Development Controls.

NB. *Details of any required initial or detailed site investigation shall be submitted together with the development application for Council's consideration.*

Acid Sulfate Soils

C3 If your property is within a potential acid sulfate area (Check Council's Maps) and you intend to undertake building works that could disturb acid sulfate soils (i.e. if excavation at or below the ground water table is required) an evaluation of the whether or not acid sulfate soils are present will need to be undertaken. Where acid sulfate soils are found to exist, an acid sulfate soils management plan will be required detailing the means which will be employed to minimise the impacts on the development and wider environment from the soil.

Other Information

Applicants should also refer to the following documents:

- Marrickville DCP No. 29-Contaminated Land Policy.
- SEPP No. 55–Remediation of Land.
- Department of Urban Affairs and Planning & EPA (1998) Managing Land Contamination Planning Guidelines.
- Contaminated Land Management Act, 1997.
- Environment Protection Authority Guidelines relating to land contamination and remediation.

2B Built Form & Character

B1 Floor Space Ratio & Site Coverage

Council's floor space ratio (FSR) and site coverage controls aim to facilitate an acceptable bulk and scale of development that maintains a satisfactory relationship with adjoining development & the wider street context.

The floor space ratio controls contained in this DCP intend to reflect the existing pattern of housing density, whereby the floor space ratio generally decreases as allotment size increases.

The permissible floor space limits in this DCP aim to achieve a balance between the broader objectives of a more compact city and maintaining a satisfactory level of amenity for existing and future residents.

New additions to existing dwellings should maintain a sympathetic scale with the building being added to, adjoining buildings and the wider locality.

Objectives

O1 To ensure that new development and alterations and additions to existing houses result in a floor space ratio and site coverage that is consistent with the existing character of adjoining dwellings and those found in the wider locality.

O2 To ensure that new development and alterations and additions to existing houses result in site coverage which allows adequate provision to be made on site for infiltration of stormwater, deep soil tree planting, landscaping, footpaths, driveway areas and areas for outdoor recreation.

Controls you must comply with

C1 The following maximum permissible floor space ratio (FSR) & site coverage requirements shall not be exceeded:

Table 1: Summary of Maximum Floor space Ratio (FSR) & Site Coverage provisions

DWELLING TYPE	ZONE	ALLOTMENT AREA	MAXIMUM FLOOR SPACE RATIO (FSR)	MAXIMUM SITE COVERAGE	NOTES
New Dwelling Houses & Alterations and Additions to existing houses	Residential 2(A-C) Under the MLEP 2001	0 - 200 sqm 201 – 300 sqm 301 – 350 sqm 351 – 400 sqm Over 400 sqm	On merit* 1:1 0.8:1 0.7:1 0.6:1	On- merit* 66% 60% 55% 50%	* Officers will consider the adjoining site context to determine the maximum FSR & Site Coverage achievable on site.
Attached Dual Occupancy Development	Residential 2(A-C) zone under MLEP 2001	Minimum of 400 sqm required	0.6:1 ①	N/A	① Or equal to the floor space ratio of any existing dwelling on the allotment prior to the development if greater than 0.6:1
Detached Dual Occupancy Development	Residential 2(A-C) zone under MLEP 2001	Minimum of 600 sqm required	0.6:1 ②	N/A	② Or equal to the floor space ratio of any existing dwelling on the allotment prior to the development if greater than 0.6:1

C2 Not withstanding compliance with the above numerical provisions in Table 1, applicants must demonstrate that the bulk and relative mass of development is acceptable in terms of the following impacts, upon the street and adjoining dwellings:

- overshadowing and privacy considerations;
- streetscape considerations (bulk and scale);
- building setbacks;
- parking and landscape requirements;

- visual impact and impact on existing views. In this regard, the Council encourages view sharing between surrounding residences;
- the existence of significant trees on site;
- the size and shape of the allotment; and
- site topography.

Definitions

Floor Space Ratio (FSR)

Means the ratio of gross floor space of the building to the area of the site on which the building is, or is to be, erected.

Gross Floor Space

In the context of this DCP, means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 mm above each floor level excluding:

(a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall

(b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air conditioning ducts

(c) car parking needed to meet any requirements of the council and any internal access thereto, and

(d) space for the loading and unloading of goods.

Site Coverage

Refers to the proportion of the floor plan area of the first storey of a building or buildings, including garages, carports, awnings, outbuildings, etc to the actual area of the site contained within the site's boundaries expressed as a percentage ratio.

Calculating Site Coverage

$$\text{Site Coverage} = \frac{\text{Area occupied by building(s) on site}}{\text{Site Area}} \times 100$$

Advisory Notes

- The potential maximum floor space and site coverage standards as outlined in Table 1 are not 'as of right ' controls and will be dependant of how well the proposed development meets all the other relevant design controls contained in this DCP.
- Compliance with the maximum FSR and Site Coverage controls does not automatically guarantee approval.
- Exceptions to the requirements in (C1) may be permitted by Council if:
  (i) the degree of non-compliance is minimal;

(ii) there will be no significantly greater adverse effect on adjoining properties, than if compliance is achieved; and

(iii) the floor space or site coverage of the proposed dwelling house is similar to other dwellings houses in the immediate locality and is not considered to create an undesirable precedent in the locality.

Development Standard

- The minimum allotment area and maximum permissible floor area controls as they apply to detached and attached dual occupancy development are given greater legal precedence by being included in the statutory planning document, the Marrickville Local Environmental Plan, 2001. These controls are generally referred to as "Development Standards" and Council cannot consider a variation to them unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP 1). A SEPP 1 form has been prepared for these variations, and can also be obtained from Council's Citizens Service Centre.

NB. *Any departures from the controls contained in this section must be addressed in the Statement of Environmental Effects required to be submitted with the development application.*

B2 Building Setbacks

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

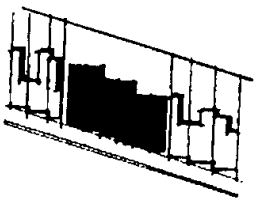
Marrickville Council places particular emphasis in continuing the building alignment in uniform streetscapes. If there is a need to vary front setbacks, this will be at the discretion of Council.

Building to the side boundaries for a proportion of the site may be appropriate to maintain the continuity of building facades in uniform streets or where the allotment is narrow and it is impractical to design a workable and functional living area. In such cases the applicant must demonstrate that the impact to the amenity of adjoining premises is minimal.

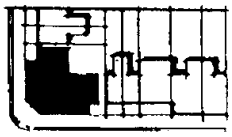
Setbacks may be varied to suit an individual site's context, especially in some of the highly built up areas to ensure that a reasonable level of amenity is maintained for adjacent properties.

Consistency in setback and building elements, create regular patterns and rhythms along the edge of the street. New development should not disrupt these important characteristics.

Where the alignment varies, new development should align with one or other adjoining buildings



Stepped alignment should match adjoining pattern



Corner buildings should align with street frontage

Source: South Sydney Council.

Objectives

O1 To integrate new development with the established setback character of the street.

O2 To maintain a reasonable level of amenity for neighbours with adequate access to sunlight and fresh air.

O3 To maintain and enhance established trees and vegetation networks.

O4 To ensure adequate separation between buildings for visual and acoustic privacy.

Controls you must comply with

Front Setbacks

C1 New development and alterations and additions to existing houses shall comply with the following numerical standards:

Table 2: Summary of front setbacks

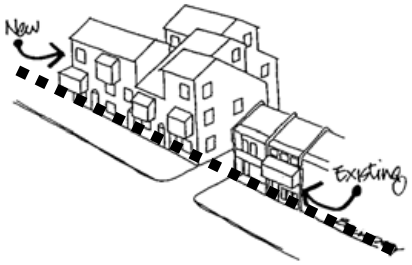
DEVELOPMENT TYPE	MINIMUM FRONT SETBACK
New development & alterations and additions to existing houses.	▪ Consistent with the setback of adjoining development or the dominant setback found along the street. ▪ On corner lots where there is a consistent secondary boundary setback to buildings on opposite street corners, that setback shall be reflected in the design of any proposal.

General Side Setbacks

C2 New development and alterations and additions to existing houses shall comply with the following numerical standards:

Table 3: Summary of minimum side setbacks

WIDTH OF ALLOTMENT	MINIMUM DISTANCE FROM SIDE BOUNDARY
▪ Less than 8m	At Council's discretion. NB. *Visual impact, solar access to adjoining dwellings and street context determine ultimate setback.*
▪ 8m to 12m	Not more than two floors – 900mm
▪ 12m and over	One floor - 900mm Two floors - 1.5m Three floors – 2.5m



RECOMMENDED: Look at adjoining buildings to determine the most suitable front building setback for any new development

NB. Remember that most development in Marrickville exhibits a minimal front setback, consistent with adjacent dwellings.

Where the predominant form of development is terrace housing, new development and alterations and additions shall aim to maintain the predominant rear building line.

Dual Occupancy Setback Requirements

C3 Dual occupancy development shall maintain the following setbacks:

Table 4: Dual Occupancy Setback Requirements

SETBACK TYPE	MINIMUM SETBACK TO BE OBSERVED
Front	Building setbacks from the existing front boundary is determined by the existing setbacks of adjoining buildings
Side Setbacks ▪ Detached dwellings 'second dwelling at rear' ▪ Attached dwellings such as a duplex etc.	A minimum setback of 1.5m for the external walls of the second detached dwelling shall be maintained from the boundaries of the allotment on which it is to be erected. refer to controls contained in C2
Rear Setbacks	For a detached dwelling, a minimum rear setback of 1.5m shall be maintained from the rear boundary of the allotment on which it is to be erected.

General Considerations for Setbacks

C4 Notwithstanding any compliance with the above numerical controls contained in C1, C2, & C3, front, side and rear setbacks shall be provided to:

- maintain the established street character;
- allow neighbours adequate access to sunlight and a share of views;
- preserve established tree and vegetation corridors;

NB. *(Council may require greater setbacks to maintain any existing trees found on site)*

- provide adequate separation between buildings;
- protect adjoining buildings from overlooking and loss of amenity;
- maintain solar access in accordance with Council's requirements to adjoining premises; and
- reduce the visual bulk of new building work.

Terrace Style/Semi-Detached Housing

C5 Where the predominant form of development is terrace housing with access to a rear lane, the rear setback of new dwellings and additions shall be a minimum of 5.5m from the lane at ground to maintain capacity for off-street parking on sites with rear lane access.

C6 Side passages, (breezeways) or light wells should be retained to maintain sunlight, daylight and ventilation to both the proposed dwelling and adjacent dwellings.

C7 Where the predominant form of development is semi-detached/terrace housing, new development and alterations and additions shall aim to maintain the predominant rear building line.

Corner Allotments

C8 On corner lots where there is a consistent secondary boundary setback to buildings on opposite street corners, that setback shall be reflected in the design of any proposal.

Advisory Notes

- Notwithstanding any compliance with the above numerical controls, Council may require building setbacks to be increased, if necessary to reduce bulk, visual impact, privacy concerns and retain existing trees found on site.

NB. *Any departures from the minimum provisions of this section must be addressed in the Statement of Environmental Effects required to be submitted with the development application.*

- Marrickville Tree Preservation Order, 2001 applies to the entire Marrickville Local Government Area.

B3 Streetscape & General Appearance

Where the alignment varies, new development should align with one or other of adjoining buildings

NOT RECOMMENDED:

Additions to existing dwellings or new development should not create an unsympathetic bulk & scale relationship, which disrupts the character of the street and causes detrimental amenity impacts on adjoining properties.

New development must be designed to enhance the desirable built form character of the street and reduce adverse environmental impacts on adjoining properties.

RECOMMENDED: On new infill development, façade elements such as doors, windows etc, should match the placement and position of similar elements on adjoining buildings.

The Marrickville area was largely developed in the nineteenth and early twentieth century with the subdivision of the earlier rural estates and market gardens. It consists of a number of localities whose character is formed by a series of factors such as a consistent architectural style, lot sizes and consistent height. New development and alterations and additions to existing houses should enhance this established character.

Whilst the main focus of the controls in this design element is on the various styles of character housing, it is important that these design principles also be applied to more contemporary styles of architecture, as they can also have a major impact on the streetscape of a particular locality.

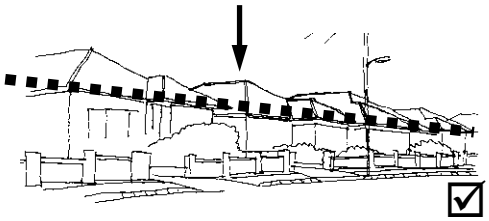
One of the most significant impacts on the streetscape appearance of areas of low rise development, are proposals to carryout first floor additions to existing single storey houses or new development containing 2 or more storeys. Careful design investigation is required to ensure that any upper level additions or new development will not conflict with the inherent scale of existing period houses, and the wider appearance of the street.

Each situation must be judged on its merits. However, the proximity, scale and form of the adjacent houses can be a major determinant of what will and won't work in a particular street. The type and nature of development that may be permitted will depend on:

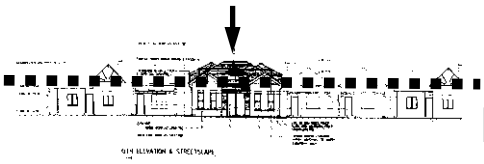
- whether the streetscape is uniform or has a variety of building types and heights;
- whether the dwelling forms part of a row of terraces to look as one building;
- the architectural style of the adjoining dwellings (especially those forming part of a consistent group of terraces or row houses);
- whether the uniformity at the rear of the dwellings is to be affected; and
- the specific site conditions affecting neighbours concerns in relation to overlooking, overshadowing, and visual impact, that might conflict with residential amenity.

The design of new development should respond to the vertical and horizontal control lines established by existing buildings in the street. Control lines establish a design pattern and reinforce the character of the street. Elevation relief and modelling also contribute, ensuring that new development fits into the streetscape.

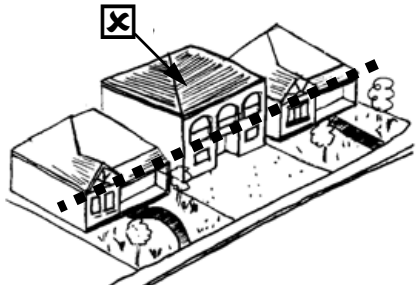
Applicants should also refer to the Supporting Design Advice contained in Part 4 of this DCP for further guidance on how to achieve positive design outcomes.



New development must not be excessive in bulky or scale and be compatible with the existing character of the locality.



Development should present a compatible scale to the street and respond positively, to the established character of the locality.



NOT RECOMMENDED: Development of an unsympathetic scale and character is to be avoided.

New urban housing should relate sympathetically to the established streetscape by maintaining a similar pattern of stepped wall to fence rhythm along the street frontage. NB. *Also note how the vertical bays and horizontal control lines ensure that new development 'fits in' to its Victorian terrace context.*

In a detached cottage context, note and maintain existing horizontal and vertical control lines, whether straight or stepped with the land.

Objectives

O1 To ensure new development and alterations and additions to existing houses complement the height and architectural style found in the immediate vicinity, particularly where this has an identifiable visual cohesiveness.

O2 To ensure alterations and additions to existing housing do not detract from the individual character and appearance of the dwelling being added to and the wider streetscape character.

Controls you must comply with

Façade & Streetscape Design

C1 Orientate new development to complement the existing pattern of development found in the street.

C2 New houses shall address the principal street frontage and provide and attractive visible façade from the street.

C3 Façade design shall enhance the existing built character by interpreting and translating any positive characteristics found in the surrounding locality into design solutions, with particular reference to the following:

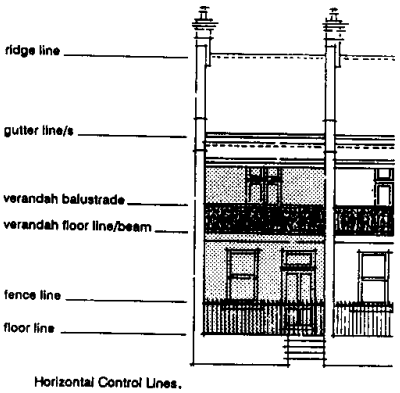
- the massing, i.e. overall bulk and arrangement, modulation and articulation of building parts;
- roof shape, pitch and overhangs;
- verandah, balconies and porches; and
- window shape, textures, patterns, colours and decorative detailing.

C4 The facade of new development shall be divided into bays or units of dimensions appropriate to the scale of the building proposed and that of adjoining development.

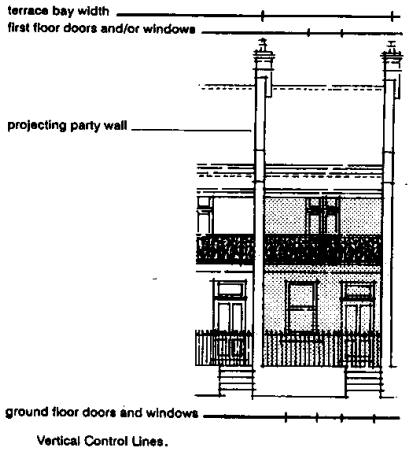
C5 Bays are to be established by vertical control lines. Vertical control lines are set by such elements as blade/party walls, nib walls, exposed downpipes, attached piers, setbacks, changes in facade planes, etc. Generally bays shall be repeated along the facade. The width of bays is to be uniform and similar to the bay or full width dimension of adjoining buildings.

C6 Horizontal control lines are set by such elements as ground level, string courses, cornices, balcony balustrades or roofs, eaves lines, door/window heads etc. Horizontal control lines should be used to align elements of new buildings with similar elements of adjoining buildings.

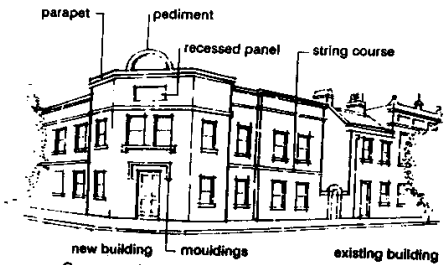
C7 The design of new development and alterations and additions to existing houses shall positively respond to relevant historic built forms including roof forms, three dimensional modelling of neighbouring buildings, relationship of solids to voids, fenestration patterns and relationship of floor to ceiling heights found in the street and wider locality.



New infill development in a terrace housing context should use the horizontal control lines to align elements of new buildings with similar elements of adjoining buildings.



New infill development in a terrace housing context should be divided into vertical bays by using vertical design control lines.



The use of ornamentation such as parapet walls, pediments, recessed panels, mouldings, and string courses can enrich building facades and assist in the integration of new buildings into the existing streetscape.

Source: South Sydney Council

C8 Visual mass of new development is to be reduced by:

- Avoiding long straight walls;
- Providing regular modulation or division of massing and facade treatment;
- Ensuring an acceptable ratio of façade openings to wall areas;
- Ensuring that the colour of the building is not excessively light or dark; and
- Varying balcony proportions and orientation.

C9 The horizontal emphasis of the eaves line and roof line should be broken up by inserting parapet features, or other features depending on the immediate site context.

C10 The bulk of balcony balustrades should be broken by using a different surface finish to the rest of the building.

C11 The use of ornamentation, including string courses, rendered surrounds to doors and/or windows, brackets, corbels, etc should be restored where damaged or missing on existing buildings. On new development, the introduction of new forms of such decoration shall be used to assist in unifying new development and adjoining buildings.

C12 The size and proportion of door and window openings shall be in scale with the size and type of building and the streetscape context of the building. Early buildings had predominantly vertical windows, of proportional height equal to approximately twice the width.

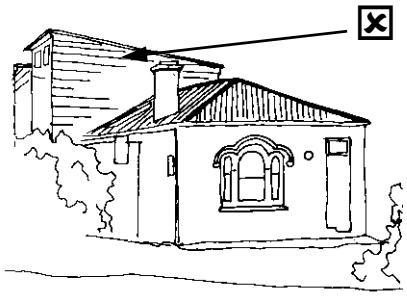
C13 Where possible, facade elements such as windows, doors, balconies etc are to match the placement and proportions of similar elements on adjoining buildings.

C14 Attached dual occupancies in particular duplex style development, shall be designed to have the appearance of an ordinary, single occupancy dwelling house when viewed from the street or a public place.

NB. *Applications for mirror-imaged dual occupancy development, incorporating protruding garages facing the street do NOT satisfy the objectives of this section and should be avoided.*

C15 Alterations and additions to existing period housing shall complement the original building and also the character of the adjoining locality by their sympathetic scale, shape and use of complimentary materials.

NB. *Imitation of old buildings in new work debases the original building, draws attention away from their historic architectural qualities and obscures their interpretation and meaning. Such a practice is to be avoided.*



NOT RECOMMENDED

First floor additions are to be designed in a simple unobtrusive style which does not compete for attention with the original building.

C16 When proposing rear additions, ensure that the uniformity of the 'rear streetscape' is maintained, especially as viewed from the side and rear of street or lane.

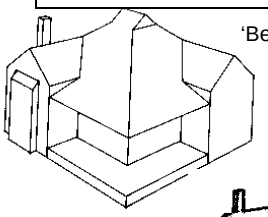
C17 Alterations to relieve aircraft noise must not detract from the streetscape values of individual buildings by removing or covering significant building fabric or details.

Height of buildings

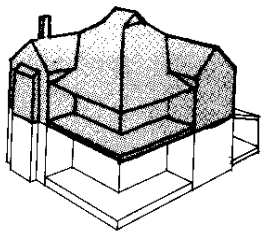
C18 The following maximum height limits shall not be exceeded:

Table 5: Summary of maximum height provisions

DWELLING TYPE	ZONE	MAXIMUM HEIGHT(ABOVE NATURAL GROUND LEVEL)	NOTES
New dwelling houses and alterations & additions to dwelling houses	2(A) 2(B) 2(C)	N/A	No maximum height specified. The height of adjoining buildings, solar access to adjoining dwellings and street context determine ultimate height achievable.
Attached Dual Occupancy	2(A) 2(B) 2(C)	N/A	No maximum height specified. The height of adjoining buildings, solar access to adjoining dwellings and street context determine ultimate height achievable.
Detached Dual occupancy	As above	3.6m (rear dwelling only) *	For front dwelling as above *For second dwelling in rear yard only



Refer to C19

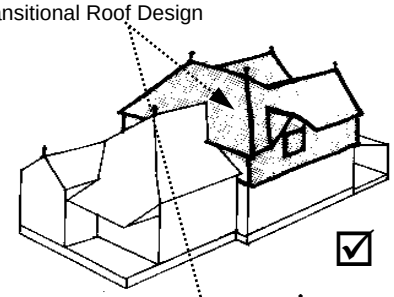


C19 If the street contains buildings of various heights, Council may consider an application or an entire upper floor, subject to compliance with the relevant objectives and design controls contained in this DCP. In such cases, all new work to create the upper storey should match that of the existing structure.

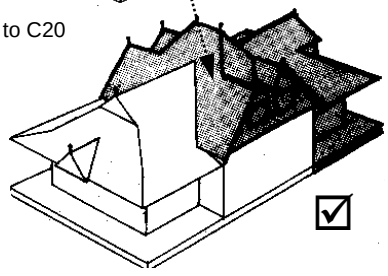
C20 Where it is proposed to carryout a first floor addition to an existing house or introduce new development in a predominantly single storey streetscape, then it is essential that new additions or new development, maintain, the perceived scale and character of the house and the immediate streetscape as predominantly single storey. This may be achieved by considering one or more of the following methods:

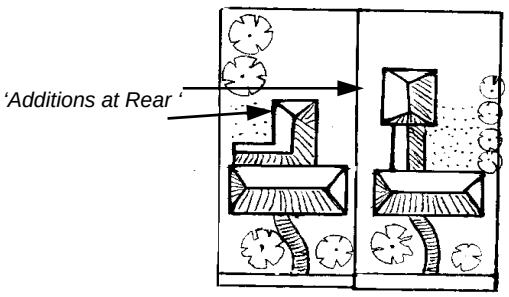
- disguising any proposed upper floor within the roof form;
- utilising transitional roofing which disguises second storey portions and presents them as essentially 'attic style' in form;
- Ensuring that any upper floor levels are setback from the principal street frontage of the building, in order to maintain a substantial portion of the existing roof unaltered over the front of the building; and

Transitional Roof Design

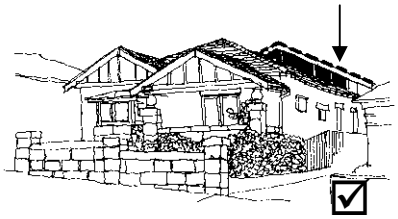


Refer to C20





Additions are best confined to the rear. Council may even consider an increase in site coverage to avoid an increase in height.



First floor additions located at the rear of property, incorporating a transitional roof, can reduce the visual prominence/bulk when viewed from the street.

NOT RECOMMENDED:

Major box-on-top or piggy-back first floor additions to a single storey cottage, not only destroys the character of the original house, but also creates a new house which is overly massive and creates undesirable amenity impacts on adjoining premises. Such additions should be avoided.

- Ensure that first floor additions are located behind the main gable or hipped feature of the street frontage.

Alterations & Additions, location of building bulk

C21 New development and alterations and additions to existing houses should not be of a scale or size as to overwhelm the existing building, adjoining buildings and locality.

C22 Alterations and additions to existing housing should be confined to the rear if possible.

C23 Any ground floor extension visible from the street, should be seen as a separate structure from the main building, even if it is actually connected.

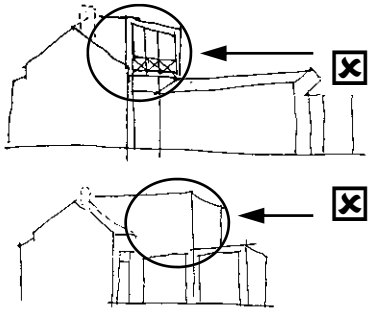
C24 Any new work visible at the front of a period building shall be kept to a minimum. Generally, any alteration which modifies the roof form of an existing building is not favoured.

Additions to semi-detached/terrace style dwellings etc.

C25 Any alteration and addition to an individual semi or terrace shall recognise it as being one pair or group of similar, identical or complimentary buildings. In this regard, any extension shall be carefully integrated with the building to which it is attached, both in its present form and on the assumption that the adjoining owner may wish to undertake extensions in the future.

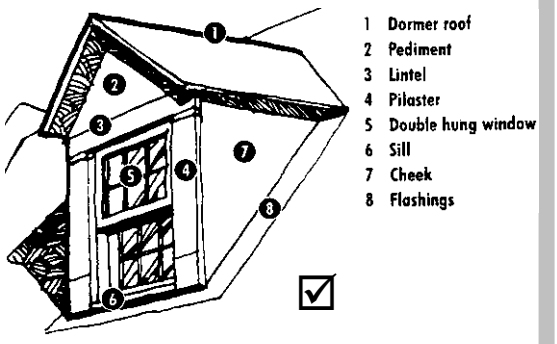
C26 First floor additions shall be set back from the principal street frontage of the building, in order to maintain a substantial portion of the existing roof unaltered over the front of the building and to locate the bulk of new development towards the rear. Additions shall always be located behind the main gable or hipped feature of the street frontage.

C27 The style and pitch of the roof shall match, complement and extend the existing roof. Characteristic features of the existing roofscape shall be identified and where appropriate incorporated into the proposed extension. The positioning and proportion of gables, the use of parapets and gambrel roof forms shall only be considered in the context of the surrounding original development. Flat roofed areas shall only be contemplated where they are not seen from the street or other important viewing positions in the vicinity of the building. Uncharacteristic roof forms and details will not be considered appropriate if they impinge on the street character of the adjoining or nearby semis or terraces. Roof forms, which contribute excessively to the visual bulk of the building, such as mansard roof extensions will not be permitted. Contemporary roof form additions to the rear of traditional semis or terraces may be acceptable if the visual impact to the street is minimised. Where extensions are proposed to only one half of a pair of semis, consideration should be given to the roof design as an extension of the established rooflines of



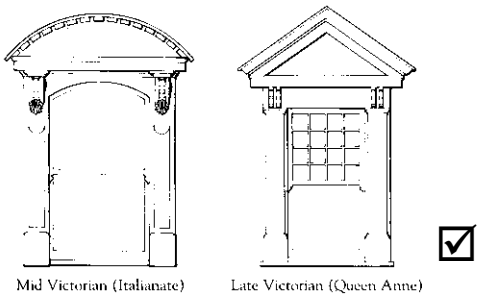
NOT RECOMMENDED: box-like extensions on terrace style dwellings

Alterations and additions to terrace style dwellings should respect the collective scale and form of the group



Typical dormer window features

Source Woollahra Council



Dormer windows shall be traditionally detailed and proportioned. Other forms of attic windows such as skylights are generally not appropriate within the front street roof plane.

the undeveloped semi. This may require the concurrence of the adjoining neighbours but will avoid the appearance of a blank dividing wall and will conceal changes to the roofline.

C28 New roofing shall maintain or replace the original roofing of the building in material, profile and colour. Where the roof of adjoining semis or terraces are currently different from each other, the new roof finish should match the adjoining dwelling as closely as possible, unless it can be demonstrated that such a finish is of undesirable architectural merit.

Dormer windows

C29 Dormer windows are not permitted on the front roof plane of a dwelling:

- forming part of a group of dwellings, none of which contain dormers.

OR

- where dormer windows are absent from the immediate street locality.

C30 Reconstruction of street front dormer windows is to be based on traditional models existing in the locality.

C31 All new dormers on period housing shall be of a design which is of an appropriate architectural style and proportion of the building and the building's context. (see over for details)

C32 The front dormer window shall ensure that:

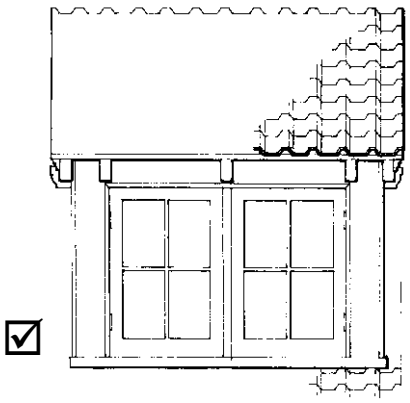
- the main ridge line remains intact;
- attic dormer windows for Victorian style dwellings must be proportioned at a ratio of (2:1) and (1.5:1) for Federation style dwellings;
- not occupy more than 1/3 of the width of the frontage;

  NB. *dormer windows to other styles of buildings will be assessed on merit*

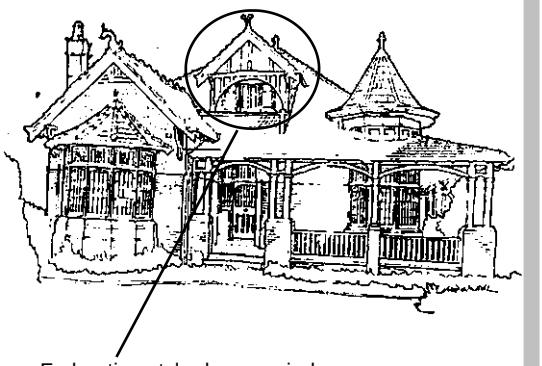
- be constructed of materials that match or complement the finished surface details of the existing building; and
- the ridge of the dormer shall be at least 300mm below the main ridge of the house.

C33 Victorian dormer windows at the front shall be:

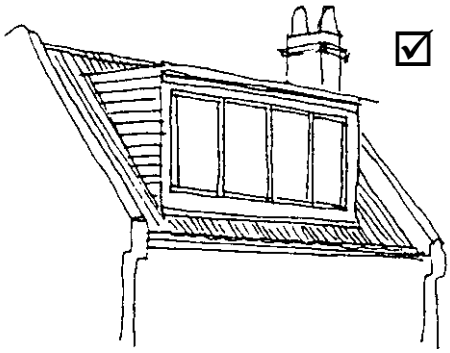
- Vertically proportioned;
- Centrally located below the ridge line flashing by 300mm;
- Related to window or doors on the lower floor if more than one dormer is appropriate;
- Sympathetically detailed to the style of the terrace and not dominate the roof; and
- Sympathetically detailed to the design of other appropriate dormers where the terrace is one of a group of uniform terraces.



Edwardian



Federation style dormer window



Example rear skillion dormer window

C34 Federation style dormer windows at the front shall be:

- Formed with roofs sloping in the same direction but at a lesser pitch than that of the main roof or as dormers with gable detailing sympathetic to the main gables;
- Contain visually horizontally proportioned windows with casement sashes; and
- Over sailing gables on timber brackets.

C35 Rear skillion dormer window shall incorporate the following:

- the rear roof extension is contained within the existing roof plane;
- the party walls or end walls of the existing terrace are clearly expressed, that is, extended past the main ridge line;
- the dormer incorporates a skillion or single pitch roof;
- the ridge line is retained;
- windows in the rear wall are vertically proportioned with suitably proportioned timber frames, and painted to match the remainder of the building; and
- Rear skillion dormer additions must be setback a minimum of 500mm from side walls, 200mm below the ridge line and minimum of 200mm from the rear wall terrace so as not to create an extended vertical wall.

C36 Contemporary dormer windows shall only be permitted, where the streetscape contains a diverse array of dormer window designs.

C37 Victorian dormers are not to have eaves at the pediment.

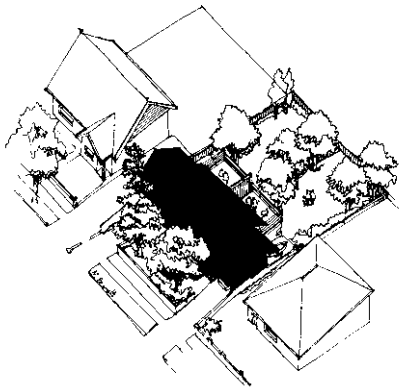
C38 Dormers are not to incorporate balconies.

C39 Pediment infill and cheeks shall be of a weatherboard appearance in fibrous cement or similar material (refer to image on p 44).

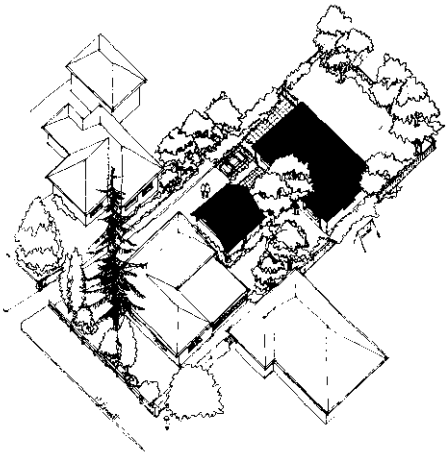
NB. *For Victorian style dormers, windows shall be traditional double hung windows on the street front elevation, however Council may consider other suitable alternatives.*

C40 The main roof envelope of the existing dwelling shall remain intact.

C41 Where the ridge height is too low to allow the reasonable use of the roof space, any extension or variation to the existing ridgeline will not be permitted unless the streetscape contains a mixture of dwellings types/heights.



Attached dual occupancy development



Detached dual occupancy development

Skylights

C42 Skylights shall be of a low profile and flush with the roof surface. They shall be predominantly of glass, with simple, unobtrusive detailing. Colouring, particularly for glazing component, shall complement the roofing material.

NB. *The installation of skylights within the front roof plane is to be avoided.*

Advisory Notes

- Council will apply the attic related provisions of the Building Code of Australia (BCA) when considering attic style additions.
- It is preferable that both semis forming a pair, propose comprehensive and matching additions to be carried out at the same time. However, it is possible to design alterations and additions to one semi of a pair or terrace group which does not detract unreasonably from the architectural integrity of the pair or group. The design approach will vary depending on the form of the semi design. Where symmetry is the dominant characteristic it should be respected, where asymmetry gives the appearance of a single building this shall be exploited in the design to maintain that character.
- Where proposed development is not in close proximity to an item of environmental heritage, or is not within a potential heritage area, or where the street has been modified such that no particular period dwellings dominate, some of the controls in this section may be applied with less strictness.
- Any departures from the minimum provisions of this design element must be addressed in the Statement of Environmental Effects required to be submitted with a development application.

Dual Occupancy Notes

Marrickville Council wishes to encourage the design of dual occupancy development which is in harmony with surrounding development and which preserves and enhances the residential amenity and the character of the locality. Whilst dual occupancy development can provide much needed housing, especially in the affordable price range, this should not be at the expense of existing amenity or compromise the character and appearance of the street and locality.

- Attached Dual Occupancy

May take the form of an addition or alteration to an existing dwelling house so as to create two dwelling or the erection of a new building containing two dwellings.

- Detached Dual Occupancy

These involve the erection of a separate dwelling house on the same allotment of land on which a dwelling house is already erected, or the erection of two dwelling houses on the one allotment.

- Allotment Requirements

A minimum site area of 400 sqm is required for attached dual occupancy development.

A minimum site area of 600 sqm is required for detached dual occupancy development.

- FSR

Refer to design controls starting on page 30.

- Setbacks

Refer to design controls starting on page 36.

- Streetscape & General Appearance

Refer to design controls starting on page 38.

- Open space & Landscaping

Refer to design controls starting on page 61.

- Refer to other controls as required

B4 Materials, Colour Schemes & Details

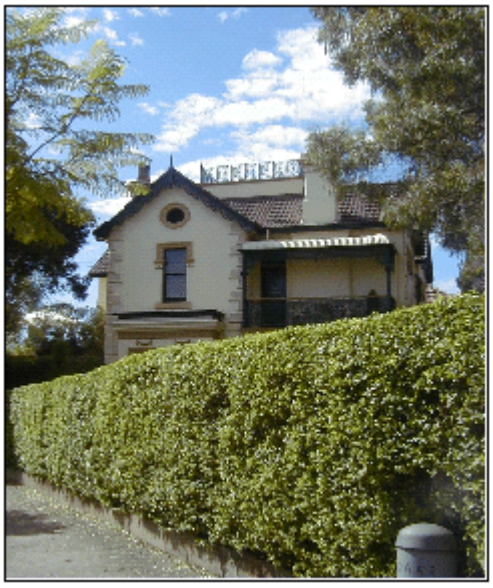
NB. *It should be noted that the following controls are generally focussed towards character housing, however the controls can also produce positive design outcomes for contemporary styles of housing.*

The use of sympathetic materials, colour schemes and details of new residential development and associated structures ensures that the character and visual cohesiveness of Marrickville's residential areas is not diminished.

Certain localities in Marrickville that have a cohesive character, do so because of the consistent palette of materials and building details such as balconies, windows, doors etc. The architectural diversity of housing in Marrickville often permits the use of a considerable range of building materials. The careful selection of materials can result in innovative design solutions without compromising the objectives of this design element. However some building materials and external finishes are unsympathetic and in most cases detract from the character of the street.

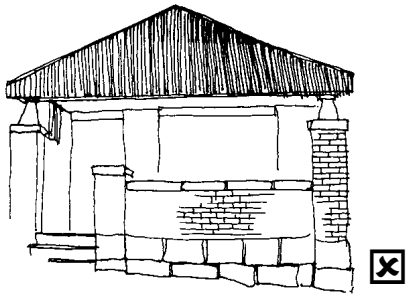
Alterations to the façade of existing period houses can seriously disrupt the unity of a group of dwellings and detract from their existing character. Unsympathetic practices such as re-skinning of brickwork, replacing timber windows with aluminium ones, or adding new features to the façade of period buildings degrades their appearance and the streetscape.

This DCP encourages the use of similar materials, sympathetic design and building practices to maintain and enhance the visual character of Marrickville's period streetscapes.

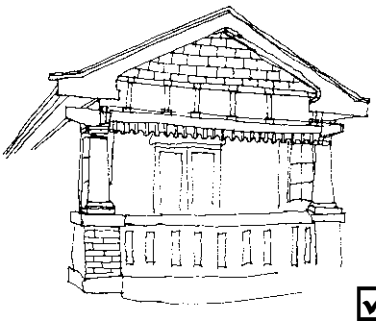


This DCP encourages the use of sympathetic building materials, colour schemes and building practices which enhance the visual character of the street.

The removal of original timber windows and their replacement with aluminium windows is not encouraged as the character of the welling and the wider streetscape is degraded. Where possible, original missing details should be reinstated.



NOT PERMITTED: Removing original details and the introduction of new modern elements



RECOMMENDED: The retention of existing materials and detailing.

The style & proportions of windows and doors should match those found on adjoining buildings and in the wider neighbourhood.

Objectives

O1 To ensure that the choice of external materials, colour schemes and building details on new development and existing houses visible from a public place or buildings, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the adjoining locality.

O2 To encourage complimentary and sympathetic wall treatments on new development and existing houses that are consistent with the architectural style of existing dwellings found in the street and the adjoining locality.

O3 To encourage roof forms and materials consistent with the positive qualities evident in the street & the adjoining locality.

O4 To encourage verandahs/balconies, etc are consistent with original structures evident in the street & the adjoining locality.

O5 To permit flexibility in the choice of materials to meet the practical requirements of energy efficiency, construction and maintenance costs.

Controls you must comply with

Roof details

C1 New development and additions to existing housing shall positively relate to the prevailing roof forms found in the locality by following the same shape, style, pitch, and use of a complimentary roofing material.

C2 For existing housing, the materials used to cover the roof should complement the original cladding. Non-coloured corrugated iron sheeting may be used on lean-to, wing and pavilion style additions to the rear.

Walls/Masonry

C3 Bricks shall be uniform in colour, without mottle (except for traditional sandstock) or wire cut face.

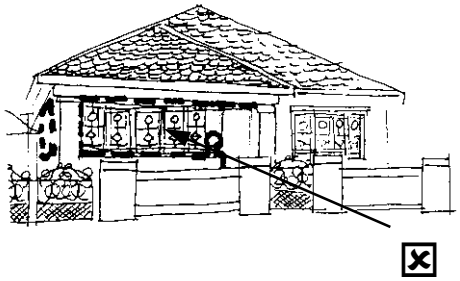
NB. *White, pale cream, manganese bricks, textured bricks or face concrete block work are not permitted.*

C4 On new walls associated with new development, existing houses and ancillary structures, the use of the following materials/finishes is preferred:

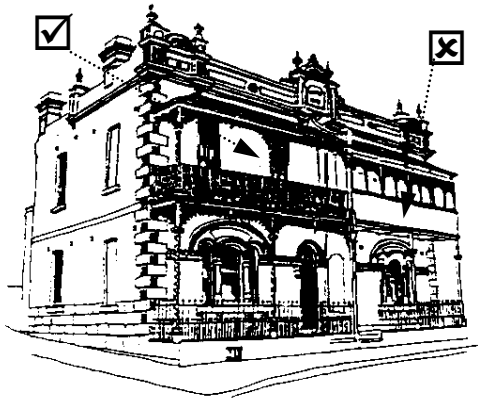
- Face brick where appropriate, matching that of the existing dwelling
- Rendered brick where appropriate, with or without inscribed ashlar

NB. *Inscribed ashlar is usually only appropriate on Victorian style dwellings.*

- Fibrous cement sheeting with rendered and painted finish for rear additions.



NOT PERMITTED: The infill of all open walls to a verandah, especially that facing the street is not permitted.



Enclosed balconies (right terrace) are intrusive and should be re-opened and restored wherever possible (left terrace).

C5 The use of the following intrusive materials and practices for new development, existing houses, and ancillary structures is not permitted:

- extensive areas of glass sheeting and glass blocks
- circular pattern render (mock Spanish)
- rough textured render (including bagged finish).
- The painting, rendering or bagging of any original unpainted masonry or sandstone surfaces etc.
- cladding that requires maintenance.

Door and Windows

C6 Additions to period houses which are visible from a public place (excluding laneways) shall include timber-framed windows.

NB. *These may be bought as new, made or salvaged from demolition sites, however, the style of standard factory made timber windows will in most cases not be suitable nor appropriate for period houses. Purpose made windows are more suited to these houses.*

C7 For new development and additions to existing houses, the proportions of windows and doors and the rhythm of their position in the wall shall complement those found on adjoining buildings and in the wider neighbourhood.

Verandahs

C8 Proposals involving the reconstruction of new verandahs on existing period houses shall use the following materials:

- Floors of stone flagging, marble, unglazed multi-coloured tessellated tiles.
- Slate, timber plaster mouldings and sandstone edging
- Cast iron posts of a flat profile or circular in section, cast iron friezes on Victorian buildings.
- Timber posts on Federations style buildings, and masonry posts on Californian Bungalow style dwellings.

C9 New development, shall use the following materials:

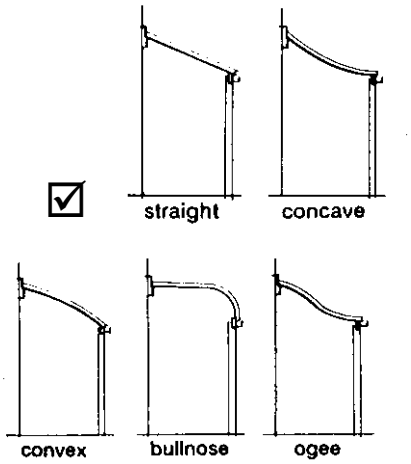
- Materials similar to traditional materials (C8) but without elaborate detailing.

C10 The use of the following materials is not permitted:

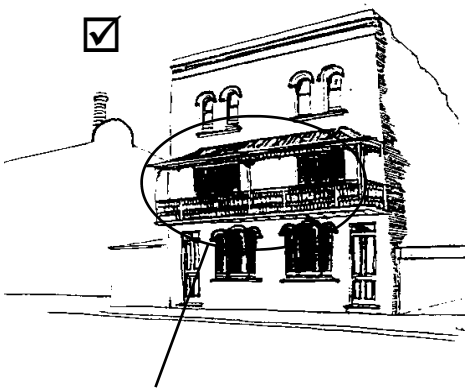
- Pebble-crete, untreated concrete, large form modern tiles;
- Perspex or similar type material roofs; and
- Glass roofs to street facades.

C11 Council encourages the reinstatement of original verandahs on existing period housing/buildings where missing, wherever possible.

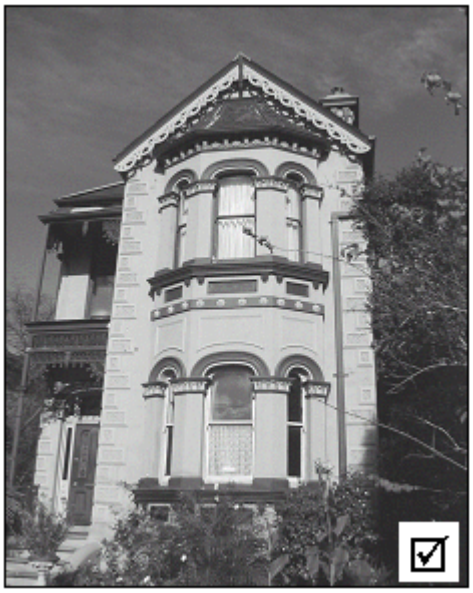
C12 Original verandahs on existing period housing shall be retained.



Design suggestions on the range of balcony roof profiles.



ENCOURAGED: The reinstatement of balconies



Colour schemes should relate to the architecture of the building.

C13 The enclosure of original verandahs on period houses is not permitted. Enclosed verandahs are intrusive elements and should be re-opened and restored wherever possible.

C14 Verandahs on period housing fronting the street shall not be extended out to the front street alignment.

Balconies

C15 Balcony roof forms on period housing shall be separate from the main building roof and be of a skillion, concave, convex, bullnose, straight or ogee profile. (Refer to design suggestions).

C16 On new development, the proposed balcony shall complement the predominant style of balcony found on surrounding original development.

C17 Proposals involving the reconstruction of balconies on period houses shall use traditional materials such as the following:

- Corrugated iron or slate roofs where appropriate to the style of the building.
- Timber for floors and timber framing for underside of verandah roofs.
- Cast iron friezes and balustrade panels with iron or timber handrails for Victorian period buildings.
- Timber balustrades for early Victorian buildings and Federation period buildings.

C18 Balconies on new development shall use the following materials:

- Materials similar to traditional materials (C17) but without elaborate detailing.

C19 The use of the following intrusive balcony materials is not permitted:

- Smooth, textured or profiled face brick and exposed cement blocks;
- Corrugated and other profiled metal sheeting;
- Wire fencing; and
- Fibrous cement sheeting.

C20 Balconies on existing period housing shall not be enclosed. Existing enclosed balconies should be re-opened and restored wherever possible.

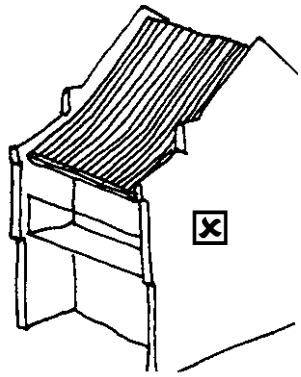
C21 On existing dwelling the removal of the separation between the roof and the main balcony roof is not permitted. (refer to figures on page 52)

Colour Schemes

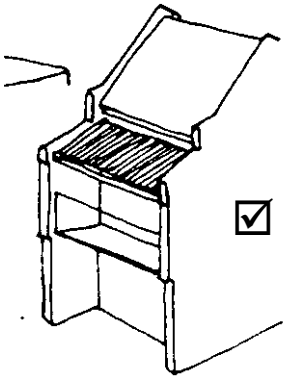
C22 The use of fluorescent paint and primary colours on existing period buildings is not permitted.

C23 The use of limewash on the front façade of existing period buildings is not permitted.

C24 New development shall incorporate colours schemes that have a hue and tonal relationship with traditional colour schemes found in the street.

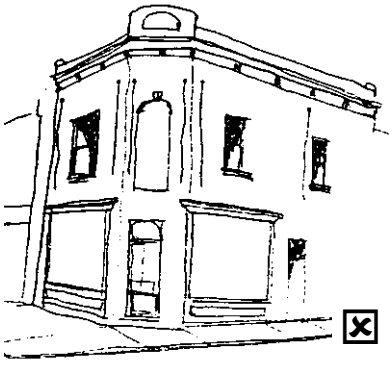


NOT RECOMMENDED: The re-roofing of terraces, etc, using unsympathetic materials and removal of the separation between the roof and the main balcony roof is not recommended.



ENCOURAGED: Wherever possible, this intrusive trend should be reversed.

Treatment of existing corner buildings in residential areas



NOT RECOMMENDED:

Alterations and Additions to corner buildings should acknowledge and respect their important streetscape contribution. New work on such buildings should not lead to a loss of details and character

C25 On existing period buildings, the intensity and hue of colour should relate to the style of the building and the streetscape context.

C26 Matching buildings in a terrace row shall be painted the same colour, or have a tonal relationship. This should be negotiated between building owners.

C27 The painting, of original unpainted brickwork, stonework etc is not permitted.

Removal of Original Detailing on period buildings

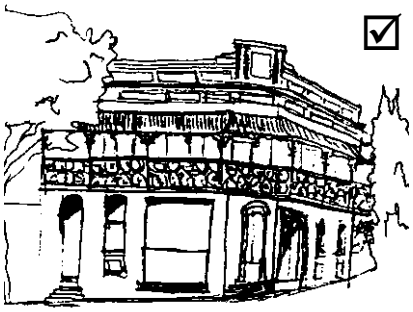
C28 Alterations and additions to existing period houses/buildings shall retain original front gable decoration, front verandah, balcony, materials and detailing etc.

C29 The modernising of original details and introduction of unsympathetic modern materials on the façade of existing period buildings is not permitted.

C30 Unsympathetic practices such as re-skinning of brickwork, replacing timber windows with aluminium windows on period buildings and painting, rendering, bagging of any original unpainted masonry or sandstone surface is not permitted.

Advisory Notes

- If special materials, such as slate etc, need replacing, these may be obtained from demolition sites or building recycling centres. Alternatively, they may be taken from another section of the roof, say from the rear, where the use of a different type of roof cladding would be less disruptive to the appearance of the house from the street.
- When replacing roof tiles, particular care should be taken to match the existing materials. Tiles manufactured today are in metric sizes and sometimes cannot be used as replacements. It may be possible to match tiles with those from demolition sites or old stock from manufacturers or building recycling centres. If replacing an entire roof section, it is advisable to ensure that the roof timbers and walls are capable of withstanding any added weight.
- If undecided as to which material to use as a roofing material, corrugated iron is generally the most satisfactory. It is efficient, economical, lightweight, versatile and sympathetic to most Australian architectural styles.
- If repairs to the walls of an existing dwelling house are necessary, the materials used should be as close to the original as possible.
- When re-mortaring or re-pointing brickwork on an existing dwelling house, the mortar type should be carefully selected to match the colour and relative mixture of the original.
- Cement mortar should not be used as it is a different colour and generally too strong with a tendency to break



RECOMMENDED:

Missing elements such as balconies etc. should be reinstated wherever possible

away from the masonry, often fracturing the comparatively softer brick or stone. Mortars with a high lime content are more flexible and therefore more suitable for re mortaring or re-pointing.

- Original rendering on external walls should not be chipped away to reveal the "sand-stock" bricks. These bricks were not made to be exposed to the weather, and being soft, they are not waterproof and will absorb moisture causing the deterioration of internal finishes. Cracked or chipped rendering should be replaced with similar render (not cement) and painted over.
- Timber-framed windows are an essential and integral part of the character of older houses and with repair and maintenance can perform equally as well as their modern day counterparts. Many people consider that renovating a house involves replacing old timber framed windows with aluminium-framed windows which generally require different sized openings to be provided in the wall, and incur additional cost for refinishing internal plaster and external brickwork or render;
- Certain colour schemes were traditional to the period of the building's construction. Reinstating these schemes will help reinforce the character of the building. Different colours were used to highlight different surfaces and planes of the building and often the exterior of the house featured quite a range of complimentary colours.
- All painted surfaces should be maintained in good repair to avoid deterioration and costly replacement.
- Books on the conservation and restoration of Australian houses will provide further information on the appropriate treatment of roofs and walls but for special materials, it would be wise to seek the advice of skilled tradespersons.
- Recipes for appropriate mortar mixes are included in some of the available documents on conservation and restoration published by the NSW Heritage Council and the National Trust.
- Painting is an important preventative job which should be regularly maintained, especially on the external joinery. Rotting or pest infested timber should be regularly treated and, where necessary replaced.
- Restoration handbooks will provide information on the colour combinations that produce the most authentic and effective result for each architectural period (Refer to Bibliography of useful publications at the end of this DCP).

Definition:

Reconstruction: means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation of conjectural reconstruction.

B5 Site Facilities & Waste Management

Site facilities include:

- letter boxes
- garbage storage and collection areas
- clothes drying facilities
- laundries
- telecommunication facilities such as TV antennas and satellite dishes, and
- public services.

Proposals for new development need to ensure adequate and appropriate provision of site facilities. These need to be accessible and not create amenity problems, such as smell and unsightliness. The impact of site facilities on the overall appearance of a development and the local streetscape also need to be considered.

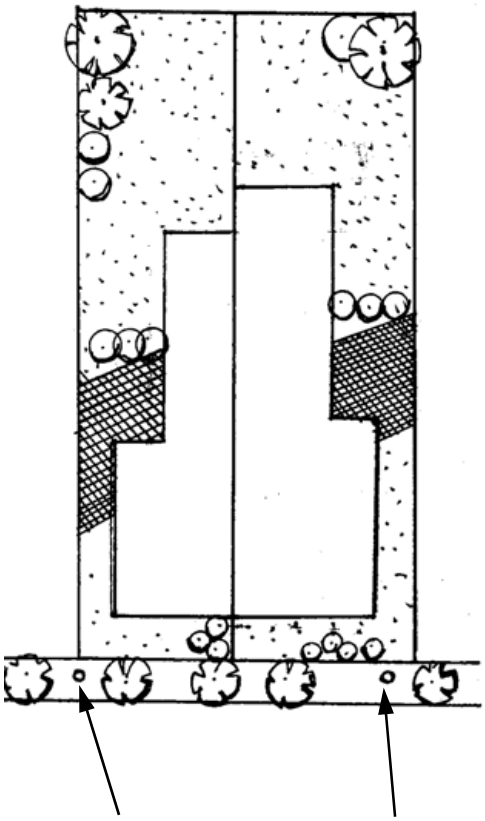
Managing Waste

Sydney has a waste problem, with approximately three million tonnes of waste dumped into landfills every tear. It is essential that efforts be made to reduce quantities of waste sent to landfills and increase the recycling and reuse of materials.

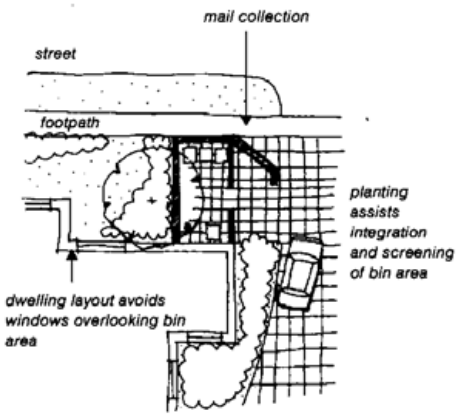
Although this DCP may not be directly able to reduce the production of waste, it does endeavour to ensure that new development affords reasonable opportunities for it. In doing so, it follows the principles of the 'Waste Management Hierarchy', which aims to minimise the consumption of natural resources and final waste disposal by ensuring in descending order of priority:

- Avoidance, before
- Re-use, before
- Recycling and processing, before
- Disposal

The effective minimisation of waste requires a comprehensive and consistent approach applying to all activities related to the generation, storage and disposal of waste.



You need to plan where you will store your waste and where your waste collection point will be



Mail and garbage collection areas, shall be integrated with building and landscaped areas.

Objectives

O1 To ensure adequate provision is made for site facilities

O2 To ensure site facilities are functional and accessible to all residents, and other such people as may reasonably need to access them, such as postal officers and waste contractors.

O3 To ensure site facilities are easy to maintain.

O4 To ensure site facilities are thoughtfully and sensitively integrated into development, so as not to be obtrusive and unsightly.

O5 To ensure waste and recycling storage areas are provided, that facilitate efficient solid waste management.

O6 To promote improved project management to maximise re-use and recycling of materials and ensure waste is minimised during the demolition and construction stages.

Controls you must comply with

Site facilities

C1 Site and waste facilities are located and designed for attractive visual appearance and function, and complement the neighbourhood character.

C2 Site facilities are designed for efficient and convenient use.

C3 Letterboxes are located on the main street entrance of a property.

C4 Waste and recycling areas are appropriately located so that waste and recycling containers can be easily moved to a nominated Council collection point.

C5 A waste cupboard or other appropriately designed space is provided within each building for temporary storage of recyclables, waste and compostable material.

C6 Adequate space has been provided to enable on-site composting.

C7 The design of buildings and landscaped areas allows effective washing and open-air drying of clothes.

C8 Open air clothes drying facilities are provided which are easily accessible and are visually screened from the street.

C9 All development provides a garbage storage area within the site.

C10 All development provides spaces for the storage of recyclable materials.

NB. *Details of waste storage and recycling facilities are to be marked on all plans submitted to Council.*

C11 Satellite dishes, telecommunication antennae and ancillary facilities are to be:

- located away from the street frontage or any public or private property adjacent to the setback from the perimeter wall or roof edge of building;
- suitably proportioned in size to the building to which they are attached or adjoin;
- installed so that they do not encroach upon any easements right of ways, vehicular access or parking spaces required for the property; and
- painted in colours selected to match the colour scheme of the building.

C12 Satellite dishes where they are situated in rear yards are to be less than 1.8m above ground, or not visible above any fence surrounding the site.

C13 Only one (1) telecommunications/ TV antenna will be permitted for each residential flat building.

C14 Adequate and appropriate house numbering is provided.

C15 Only one (1) telecommunications/ TV antenna will be permitted for each dwelling.

Waste Management Plan

C16 All development applications involving demolition or construction are to be accompanied by a completed waste management plan. The site plan shall include relevant details of waste storage facility design and access. In order to assist applicants, Council has prepared a Model Site Waste Management Plan which can be obtained from Council's Citizens Service Centre.

Table 6: Waste Requirements

LAND USE OR ACTIVITY PROPOSED	IS SITE WASTE MANAGEMENT PLAN REQUIRED?	DETAILS TO BE PROVIDED ON PLANS
Demolition, including major renovations & excavations	Yes Section 1 only to be completed	▪ On site sorting & storage areas ▪ Access for collection vehicles
Placing a waste storage container (skip) in a public place (eg Road or Footpath)	Yes Section 1 only to be completed	▪ Proposed location relative to subject property, footpath and street alignment or intersections
Single dwellings, terraces, villa homes, dual occupancy, Class 1a buildings	Yes Section 2 only to be completed	▪ Waste cupboard space ▪ Location of waste storage and recycling areas

NB. *Applicants will only need to fill out the parts of the model form that relate to the development proposed. Table 6 summarises Council's submission requirements for specific activities.*

Other References

Applicants should refer to Council's DCP No. 27- Waste Management & Minimisation for further details.

2C Environmental Amenity

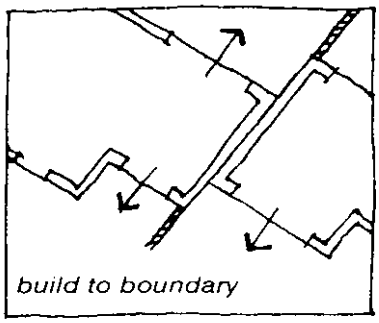
C1 Visual and Acoustic Privacy

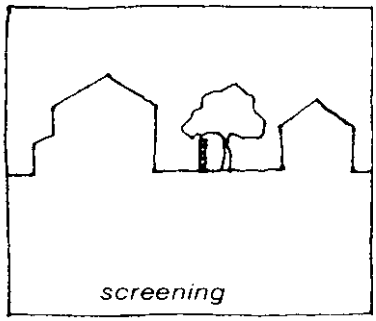
Privacy refers to both visual and acoustic privacy. Privacy and protection from unreasonable noise are important quality of life considerations in relation to housing. Well-designed development can readily avoid most sources of conflict between neighbours over noise and visual privacy problems.

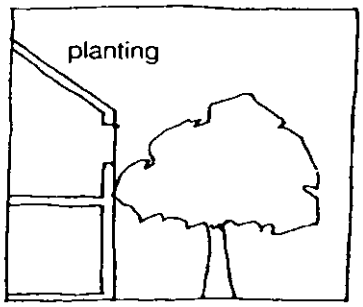
It should be understood that attitudes to privacy are, to some extent, affected by cultural factors and personal preferences. Complete protection of privacy in a densely built up environment such as Marrickville is not always possible. Standards of privacy need to be balanced against the need for more urban consolidation and the need to maintain a reasonable level of privacy to adjoining premises.

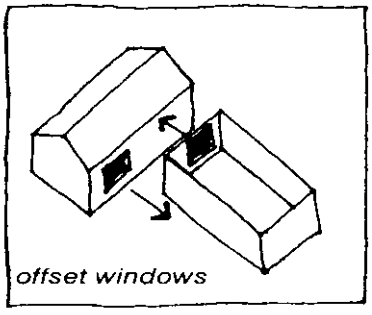
This section addresses the components involved in building design as they relate to the maintenance of visual and acoustic privacy. Emphasis is placed on the design, location and screening of windows, balconies and decks.

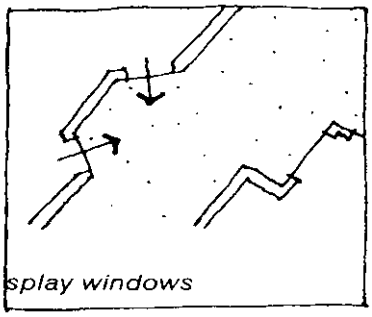
Techniques to minimise overlooking and maximise privacy











Objective

O1 New development and alterations and additions to existing houses are to ensure adequate visual and acoustic privacy levels for neighbours and residents.

Controls you must comply with

C1 Openable first floor windows and doors as well as balconies shall be located so as to face the front or rear of the building.

C2 Where it is impractical to locate windows other than facing an adjoining building, the windows shall be off-set to avoid a direct view of windows in adjacent buildings.

C3 Where the visual privacy of adjacent properties is likely to be significantly effected from windows, doors and balconies, or where external driveways and/or parking spaces are located close to bedrooms of adjoining buildings, one or more of the following alternatives are to be applied:

- fixed screens of a reasonable density (min 75% block out) shall be provided in a position suitable to alleviate loss of privacy;
- where there is an alternative source of natural ventilation, windows are to be provided with translucent glazing and fixed permanently closed;
- suitable screen planting or planter boxes are to be provided in an appropriate position to reduce the loss of privacy of adjoining premises.

  NB. *This option will only be acceptable where it can be demonstrated that the longevity of the screen planting will be assured.*
- Windows are off-set or splayed to reduce privacy effects; and
- Windows have sill heights of 1.8m or more above floor level or translucent glazing to any part of a window less than 1.8m above floor level.

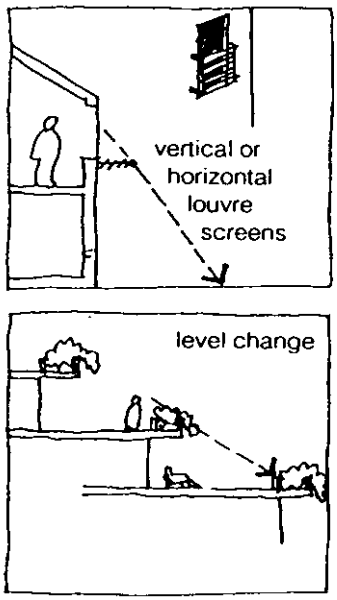
C4 The introduction of acoustic measures to reduce aircraft noise must not detract from the streetscape value of individual buildings.

C5 Shared walls and floors between dwellings are constructed in accordance with the noise transmission and insulation requirements of the BCA.

C6 New dwellings close to high noise sources (such as busy roads, railway lines and industry) are designed to locate habitable rooms and private open spaces away from noise sources or are protected by appropriate noise shielding devices (refer to AS 3671 Road Traffic Noise Intrusion, AS 2107-1987 Acoustics).

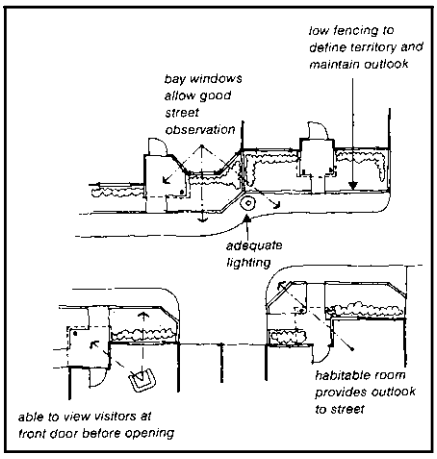
C7 New dwellings on land within an Australian Noise Exposure Forecast (ANEF) contour of 20 or higher shall be designed and constructed in accordance with Australian Standard AS2021 (Acoustics – Aircraft Noise Intrusion – Building, Siting and Construction).

Techniques for minimising overlooking

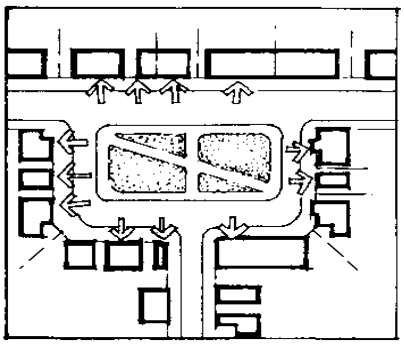


C8 Buildings shall comply with:

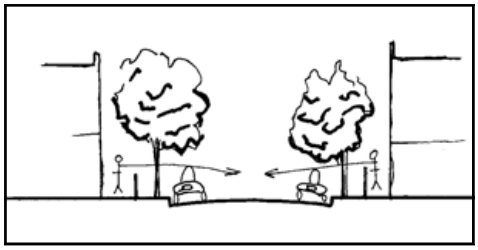
- AS - 3671: Acoustics- Road Traffic Noise Intrusion, Building Siting and Construction times for Building Interiors.



Designing for Security – Some ideas ☑



Security in residential streets and public open space is improved when buildings and entrances face the street and public open space ☑



Residents should have a clear view of the street from a dwelling. ☑

C2 Safety and Security

Sensible design can contribute significantly to crime prevention by providing environments where residents feel safe and secure and conversely potential offenders are discouraged from committing crime.

The design approach used to achieve this is often known as Crime Prevention Through Environmental Design or CPTED, and is a concept which has been embraced by Government at all levels. CPTED seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

There are four (4) basic principles of CPTED which can be applied to reduce the opportunity for crime and enhance community safety. These principles form the basis of Council's Development Control Plan No. 38-Community Safety.

NOTE:

Applicants must refer to the detailed controls under DCP No. 38 in preparing a development application.

The four principles for CPTED are as follows:

Surveillance

This principle follows the belief that the attractiveness of crime can be reduced by providing opportunities for effective surveillance, both natural and technical. In short, good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others and would be offenders are often deterred from committing crime in areas with high levels of surveillance. Refer to clauses 5.1 to 5.3 of DCP No.38.

Access Control

Access control involves the use of physical and symbolic barriers to attract, channel or restrict the movement of people in order to make it clear where people are permitted to go or not go. Barriers minimise opportunities for crime and increase the effort required to commit crime. On the contrary, illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. Refer to clauses 5.4 to 5.7 of DCP No.38.

Territorial Reinforcement

Territorial reinforcement follows the belief that people usually protect territory that they feel is their own and have a certain respect for the territory of others. Fences, paving, art, signs, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much easier in a well-defined space. Furthermore, an area that looks protected gives the impression that greater effort is required to commit a crime. A cared for environment can also reduce the fear of crime (see Space Management below). Refer to clauses 5.7 and 5.8 of DCP No.38.

Space Management/Maintenance

Space management and maintenance is linked to the principle of territorial reinforcement and involves ensuring that space is appropriately utilised and well cared for. Space management and maintenance strategies could include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of faulty or broken lighting and the removal or refurbishment of old or destroyed physical elements. Refer to clause 5.8 of DCP No. 38.

C3 Landscape and Open Space

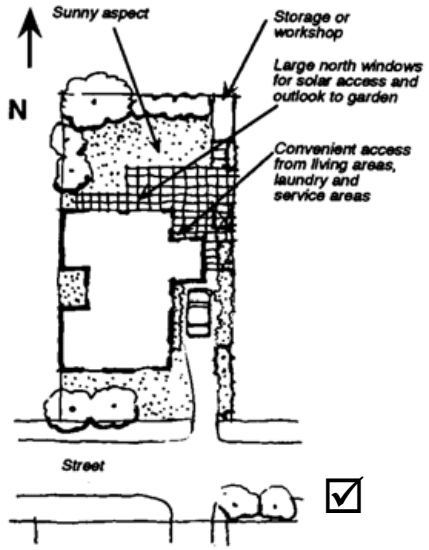
Open space for urban housing in Marrickville will generally take the form of a courtyard or rear yard. In order to be useful it should have direct access to the main living area of the dwelling so that it can become an 'extension' of that dwelling.

Landscaping plays an important part in the integration of new development into the neighbourhood and is a useful mechanism in implementing energy efficiency objectives at the local level. It also has a significant role in improving the level of amenity and quality of life for new and existing residents.

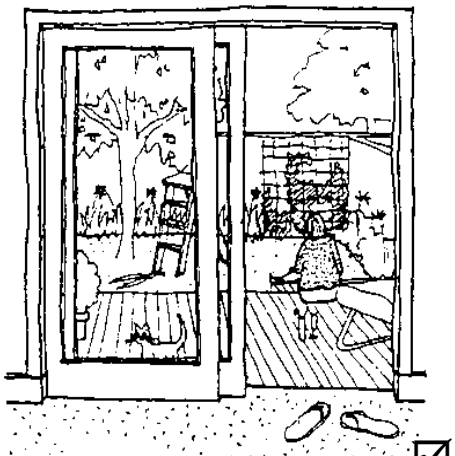
Existing trees are vitally important to our urban areas and the first rule in planning any new development is to preserve and protect any existing trees on site.

Use site landscaping to enhance the visual presentation of development. The use of planting that complements the architectural qualities of period dwellings is encouraged.

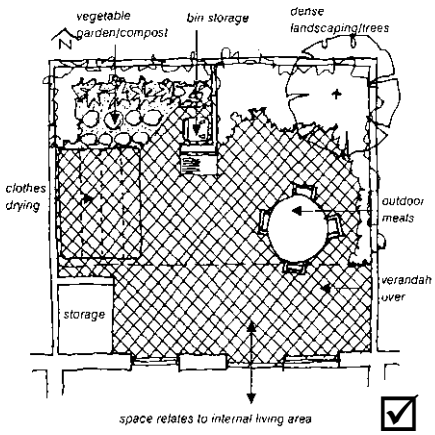
GOOD OPEN SPACE LOCATION & DESIGN IDEAS



Private Open Space Design Objective



Private open space should form a natural extension of the dwelling and be able to accommodate a variety of activities



Private open space fulfils a number of functions

Objectives

O1 To promote site landscaping that conforms to the character of the individual building and the character of the area.

O2 To retain and enhance any existing significant trees and established planting found on site.

O3 To provide dwellings with useable outdoor recreation space.

O4 To minimise the extent of hard paved areas and facilitate rainwater infiltration.

O5 To improve the appearance, amenity and energy efficiency of housing through integrated landscape design.

O6 To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

O7 To blend new development into the streetscape and neighbourhood and encourage the integration of buildings and landscape elements.

Controls you must comply with

Open space design criteria

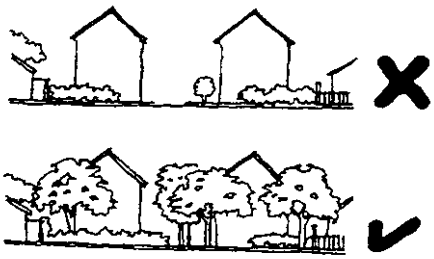
C1 The proposed open space area shall, satisfy the following requirements:

- takes advantage of the orientation, outlook and any natural features of the site;
- the majority of open space (at least 50%) receives adequate solar access;
- serves as an extension of the dwelling, providing space for relaxation, dining, entertainment, recreation, and children's play area;
- main living area of the house opens onto private open space;
- is clearly defined for private use;
- Open space is not steeper than 1:15 gradient;
- minimises adverse impacts such as loss of privacy; and
- improves surveillance and security.

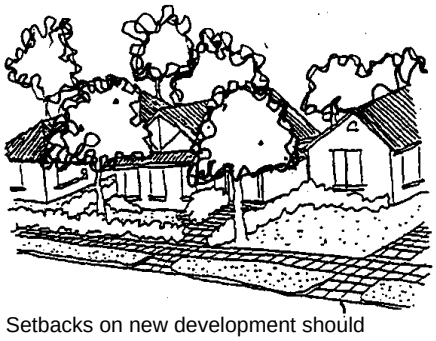
Open Space Requirements

- A minimum of 45sqm or 20% of the total site area, whichever is the greater, with a minimum dimension of 3m, shall be provided as open space for non dual occupancy development.
- A minimum of 45sqm with a minimum dimension of 4m shall be provided as open space for each dwelling within a dual occupancy development.

NB. *The area within the front building setback will not be accepted as a parcel of open space.*



Landscaping schemes should complement the scale of development



Setbacks on new development should provide reasonable space for landscaping, and the provision of open space.

Landscaping Requirements

C2 The entire front setback shall be of a pervious landscape. The only areas which are not required to be pervious, are the driveway and pathways to and around the house.

C3 A minimum of 50% of the open space on the site shall be maintained as pervious landscape.

Existing trees and gardens

C4 Significant gardens, or remnants of gardens with original planting schemes and hard landscape elements such as paving and associated decorative elements are not to be removed.

C5 Significant trees are to be retained and integrated into new landscaping scheme. Removal of significant trees can only occur with the consent of Council.

C6 No development should occur within 4 metres of the base of a "tree" on the property or a tree on an adjoining property unless it can be demonstrated that it is:

(a) a tree declared to be noxious by or under any Act;

(b) a tree that is dead , dying or has become dangerous; or

(c) one of the following trees:

Privet (Ligustrum)

Rhus (Toxicondenron)

Rubber Tree (Ficus elastica)

Umbrella Tree (Schefflera Actinaphylla)

(d) a tree located on land that is subject to a development consent or an approval under Part 1 of Chapter 7 of the Local Government Act 1993 for the erection of a building or the carrying out of the a work that authorises the removal of that tree.

Definitions

Open Space

That part of the total site area which is unoccupied by any buildings, swimming pools, drying areas or parking areas.

Pervious Landscape

Includes grassed areas, trees, mulching, shrubbery, but not paving, concrete or hard surfaces which prevent rainwater from permeating into the underlying soil.

Tree

A tree is any plant whose highest point is 5 metres or more above natural ground level, or the circumference of the trunk of which is greater than 700mm at a point 1 metre above natural ground level. (Note: For the purposes of this definition, grasses (monocots) such as palms are considered as trees in this DCP.)

Advisory Note

Council may relax some of the requirements of this section, provided applicants can demonstrate that a reduced area of open space is able to serve the needs of the proposed occupants.

The design of urban housing will need to retain sufficient curtilage around existing vegetation to ensure their practical retention and health by not damaging their root system or altering drainage and water table levels.

Details of any trees to be removed and why they cannot be retained shall be included in the Statement of Environmental Effects and marked on the site plan required to be submitted with the development application.

Other References

- Council has a separate detailed policy on landscaping and reference should be made to DCP No. 1 – Landscape Control Plan, when preparing landscaping concept plans for dual occupancy development and proposals involving subdivision and the construction of new infill dwellings.

2D Heritage

Items of environmental heritage demonstrate the various stages and themes of Marrickville's development aesthetic

This section only applies to items of environmental heritage, development within heritage conservation areas and any proposed building work within the vicinity of an item of environmental heritage.

The Need for Conservation

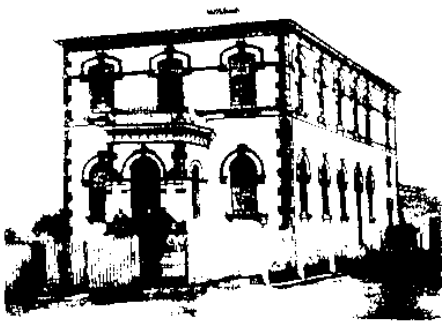
The main aim of identifying heritage items and conservation areas is to ensure that the significance of these items and areas is recognised and maintained. This does not mean that development is necessarily limited or cannot occur, but means that any changes should respect the existing built environment and any identified heritage significance.

Marrickville is fortunate to retain a large number of heritage buildings which help to define its character. The most significant of these are registered on the State Inventory of heritage items while others such as local items and are controlled by the provisions of the Marrickville Local Environmental Plan 2001.

What is an item of environmental heritage?

An item of environmental heritage can be any part of the environment which has been identified as having heritage significance or value to the local area, region, or state. Where items are identified as heritage items, it is not always their architectural value which is important. Places, buildings, structures and other works can be identified as having heritage significance for a number of reasons as they are:

- associated with people, events or phases of history of great importance
- rare
- constructed with unusual technical skill, or
- excellent examples of a valuable group of items.



A building may be identified as an item of environmental heritage because it has aesthetic, historical, social, spiritual and technical significance.

Items of Environmental Heritage are:

- places of outstanding value on either a local, State or National level that can occur within or outside any nominated conservation areas, they may have value for one or a range of values including, historical, architectural, aesthetic, scientific or social values. They may also be rare or representatives of a type; or
- an element or elements of a place that warrant retention even though the remainder of a place does not have particular heritage value. This may include archaeological elements or landscape items; or
- a place that demonstrates the development of Marrickville and relates to the themes that have been established in the Marrickville Heritage Study, 1986, and Draft Marrickville Heritage Study Review, 2001.

The arrangement of front fences, gardens, front and side boundary walls, pavement and trees are important stylistic features in conservation areas and must be considered when proposing new development.

Noted items of environmental heritage should be retained in a manner that their heritage significance is preserved, and that the public is able to interpret that significance without confusion as to its actual age or function.

This implies that restoration should not aim to make a building appear "as new" or that new work should precisely mimic the old, and that fabric which reveals the nature of earlier occupations should not be unnecessarily removed during adaptation for a new use. There is also a need to maintain an appropriate visual setting around a heritage item, so that adjacent new development does not detract from the significance of the heritage item. Similarly, subdivision of a site should leave an adequate curtilage to the heritage item

Conservation Areas

Conservation areas are significant for their streetscape character and are of value due to the collective nature of buildings and elements in that area.

Council's Consultants, as part of the Marrickville Heritage Study Review 2000, have reviewed the whole of the Marrickville LGA with knowledge of the main heritage values of Marrickville. Some 52 areas have been identified as having some significance in revealing the cultural heritage of Marrickville. Some of these coincided with 25 draft conservation areas listed in Draft LEP No 111 and many with the historical precincts identified in the 1986 Marrickville Heritage Study.

A further report is to be presented to Council on the completion of the Draft Marrickville Heritage Study Review 2001 seeking further direction on this matter. As an interim measure, the draft conservation areas listed in Draft Marrickville Local Environmental Plan No.111 have been carried across into the Marrickville Local Environmental Plan 2001. The MLEP 2001 contains appropriate provisions to guide development within such areas. Development in conservation areas is to be regulated to ensure it does not have a detrimental affect on the values and heritage significance of that area. This does not mean that development cannot take place in a conservation area, but does mean that development has to be:

- responsive to the context of the area;
- designed in relation to the significant characteristics of the area;
- appropriate to the established fabric of the area.

New development in the vicinity of an item of environmental heritage shall complement the setting of the item and not detract or compromise its significance.

Designing for heritage compatibility

The heritage significance of many buildings is often compromised by unsympathetic development nearby or changes to the outside fabric of an item of environmental heritage. Common unsympathetic alterations which must be avoided, include:

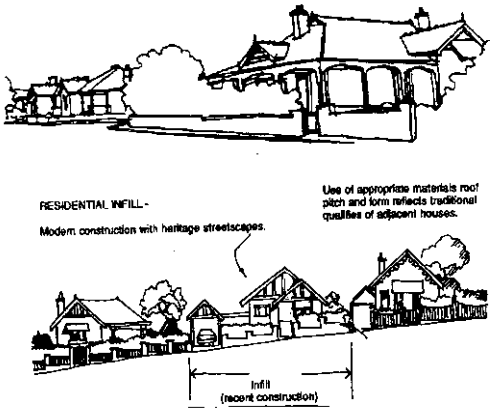
- changing the style of buildings so they are inconsistent with the architectural character of the building or area and therefore compromise its heritage value;
- unsympathetic additions, such as changing roof materials or enclosing verandahs;
- changing fencing style and materials;
- painting or rendering a previously unpainted or un-rendered surface;
- removing original timber windows and replacing them with horizontal aluminium windows and;
- re-skinning or re-cladding of buildings.

Consideration of Applications

Council is required to consider the impact any proposed work will have on the significance of a heritage item. To assist in this process, Council requires that certain additional information be submitted with development applications as follows:

- for heritage items of state and regional significance, a conservation plan must be submitted for consideration with any development application.
- for heritage items of local significance, a statement of heritage impact prepared in accordance with the guidelines set by the Heritage Office and Department of Urban Affairs and Planning (Heritage Office, 1996) is to be submitted.
- For more information, please refer “Heritage Assessments” and “Statements of Heritage Impact” prepared by DUAP & the NSW Heritage Office.

NB. *Check with Council officers before submitting your application or make an appointment with Council’s Heritage Officer.*



New infill development is to respond in a positive manner to its setting by incorporating materials and a complementary roof form etc.

NOT RECOMMENDED

The removal of significant elements or original external features to the property in a conservation area, and the introduction of new unsympathetic design elements

RECOMMENDED

New infill development in potential conservation areas shall exhibit a compatible roof form, height, scale, window proportions and finish to that of adjoining development.

Objectives

O1 To conserve those items of environmental heritage identified in the Marrickville Local Environmental Plan 2001, including the maintenance of an appropriate visual setting.

O2 To retain evidence of historic themes of development evident in the Marrickville Council area, through the proper care and maintenance of individual items of environmental heritage and any identified conservation areas.

O3 To provide guidelines for the alterations and additions which complement and do not detract from the heritage significance of individually listed heritage items.

O4 To identify and retain those items of value to the local community.

O5 To create new developments which complement existing heritage structures in a modern context.

Controls you must comply with

General

C1 Retain and refurbish any items of environmental heritage, and design adjacent new development so as not to diminish the significance of the item.

C2 Use experienced practitioners where possible that have heritage conservation experience or are aware of the issues involved in dealing with such sites.

Development in the vicinity of an item of environmental heritage or in a potential heritage conservation area

C3 Development in the vicinity of a heritage item or within a potential conservation area shall display a consistent form, massing, roof shape, height and pitch, material and colour with the structure of the nearby heritage item or the existing period buildings within the potential conservation area and not adversely impact or detract from its significance.

Alterations and Additions

C4 Alterations and additions should not adversely impact on the street frontage, nor involve the removal of significant elements or original external features to the property.

C5 Changes shall respect the form, proportion, scale, details and materials of the original building.

C6 Extensions shall not compete with the integrity, scale or character of the building. Extensions can best meet this requirement if:

- separated from the original building;
- they respect the shape, size, proportions and materials of the original buildings without imitation of the original stylistic elements; and

RECOMMENDED

New infill development shall respect the local site topography ☑

- they are designed in a simple, unobtrusive style which does not compete for attention with the original building.

C7 Alterations and additions should be located so as to reduce their visibility and prominence from any point in the street or adjoining streets, and the height should not be seen above the main ridgeline of the building.

C8 New side additions may be permitted where:

- they are in sympathy with the character and design of the existing building, having regard to the form, bulk, materials and details of the existing building without attempting to reproduce exactly those elements and decorative details in particular
- they are not in front of or obscuring the street elevation of the existing building
- are set back a greater distance from the street than the existing building
- are lower or equal to the height of the majority of the existing building
- are compatible with the existing building in terms of wall height proportions and roof form.

C9 Ancillary buildings on the same site as an individual heritage item are to be located at the rear.

C10 Alterations to relieve aircraft noise, must not detract from the streetscape values of individual buildings by removing or covering significant building fabric or details.

Building materials and details

C11 Any proposed changes to the external finishes (unless otherwise advised by Council) will require development consent, including, sand blasting, re-skinning, painting unpainted brickwork, render of timber or of an un rendered surface.

C12 Council encourages the reinstatement of missing architectural detailing, such as bargeboards, finial trim, window awnings and front verandah/balcony by selecting appropriate profiles and detailing trim, wherever possible.

C13 The re-painting of timber detailing must ensure that the architectural detailing is articulated in the same manner as the original colour rendering of the building. Contemporary colours are not discouraged, but should be combined in an intelligent way. Avoid the use of single colour solutions and attempt a complimentary colour combination.

C14 When cement render is to be used, ensure a proper understanding of the different types of cement render and how it was used in different architectural styles. Rough cast, pebbledash and smooth render have been used in different ways and applied to different architectural elements. The appropriate material must be consistent with the building form and style.

Avoid the use of single colour solutions and attempt a complimentary colour combination ☑

C15 Avoid painting or rendering face brick by retaining original wall treatment. When modifying face brick buildings through additions, note how brick bonds are used, window heads are formed and whether the mortar joints are tuck-pointed.

C16 When new windows are to be inserted into the existing fabric, ensure that the proportion of these windows respect the form and scale of those found in immediate area.

C17 New development need not seek to replicate period details of original buildings, but rather, respect the form and scale of the immediate area.

Advisory Notes

Council will take into consideration the provisions of the Marrickville LEP 2001 as they apply to any item of environmental heritage or potential conservation areas.

The Council has adopted the principles of the ICOMOS Australian Burra Charter to guide its considerations of all applications involving any change to listed heritage items.

Before any changes to a heritage item are considered, the item should be fully understood. This will involve an examination of its history and stages of development, its form and fabric and an assessment of its heritage significance for the Council area. This information should accompany any development application submitted to Council in regards to an assessment of heritage impacts.

Council, in consideration of any application, may in certain circumstances ask for the removal of later fabric that detracts from a building, where it is considered to enhance the building's heritage significance.

Part 3 Controls for Specific Development Types

In the northern & eastern parts of Marrickville, the subdivision pattern is characterised by very small allotments containing terrace-style dwellings. The subdivision pattern consists of narrower streets planned in a more rigid grid pattern which allows for long perspectives and vistas.

The subdivision pattern in the western and southern parts of Marrickville is characterised by much more generous sized allotments.

3A Subdivision

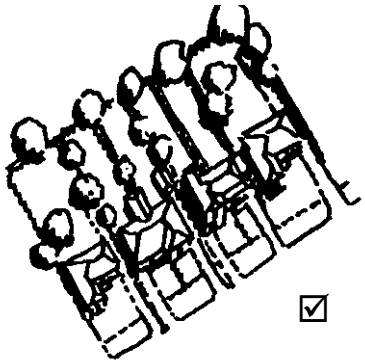
The subdivision of land is usually followed by its development for one (1) or more dwellings. Under the Environmental Planning and Assessment Amendment Act, 1997 (as amended), subdivision is defined as development. As such, development consent is required for all proposals involving subdivision.

The residential subdivision pattern of Marrickville is characterised by small lot subdivisions of attached and detached row housing along the northern and eastern parts, while larger lot subdivisions with detached housing are found in the western and southern areas.

In response to the diversity of household sizes and open space needs, the Marrickville Local Environmental Plan 2001 permits a variety of lot sizes as long as the allotment size and shape relate to the existing subdivision pattern of the locality, the context of the site, and is adequate in size to provide room for open space, parking and landscaping.

New development on any newly created allotment has the potential to impact on the streetscape and amenity of the locality. Consequently, it is essential that the other design elements contained in this DCP are considered at the subdivision of land stage. This will ensure that future development on the site maintains and enhances the character and amenity of the locality.

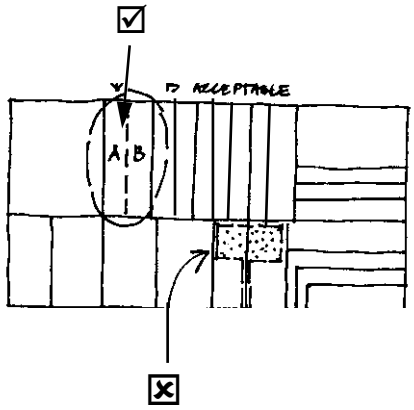
The subdivision of land shall permit the continuation of the dominant building pattern found in the street.



Proposed allotment size shall permit the continuation of the dominant building pattern.

PREFERRED:

The size and shape of any new allotment shall reflect and reinforce the predominant subdivision pattern of the locality



NOT THIS:

Subdivision of allotments to create battle-axe lots at the rear of sites will disrupt the pattern of housing sites, is not encouraged.

Objectives

O1 To retain the prevailing subdivision and building character of the street.

O2 To ensure the size of new allotments caters for a variety of dwelling and household types and permits adequate solar access, areas for open space, landscaping and car parking.

O3 To ensure subdivision or amalgamation of sites reflects and reinforces the predominant subdivision pattern of the street.

Controls you must comply with

C1 Proposed subdivision or amalgamation is similar to the prevailing subdivision and building character, in terms of block width, site dimensions and layout, and is consistent with the streetscape of the subject development.

NB: 1. *Council generally considers "streetscape" to apply to those adjoining and adjacent properties on either side of the subject site, fronting the same street, and the corresponding range of properties opposite. In most instances, it is appropriate to consider up to ten allotments on either side of the subject site.*

2. Properties located in the surrounding streets do not usually form part of the streetscape context, and are therefore not taken into account.

C2 Proposed lots shall be of a size and have dimensions to enable the siting and construction of a dwelling and ancillary buildings that:

- protect any natural or cultural features, including heritage items and their curtilage,
- acknowledge site constraints such as terrain or soil erosion,
- address the street,
- minimise impact on neighbour's amenity including access to sunlight, daylight, privacy and views,
- provide useable outdoor open space,
- provide activities for relaxation, recreation, outdoor dining and children's play area, and
- provide convenient vehicle access and parking.

C3 Subdivision or site amalgamation shall not compromise the setting of any existing building on the site or the setting of adjoining sites.

C4 Subdivision or site amalgamation shall not compromise the significant features of the existing site or adjoining sites, including streetscape, landscape features, trees, fences, and rocky outcrops.

C5 Applicants shall demonstrate that the following issues have been considered in the preparation of the subdivision application:

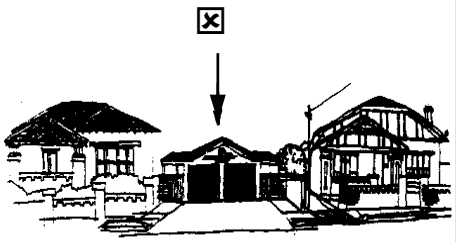
- lots are orientated for energy efficiency
- lots complement the existing subdivision pattern, street address and vehicular access arrangements,
- vegetation and landscaping requirements
- storm water management, and
- the need for any easements and servicing requirements, eg mail, waste, power, water, etc.

C6 Where a proposal for subdivision or site amalgamation involves the creation of a new allotment or a number of allotments, the development application shall be accompanied by a conceptual plan of the new building/s.

C7 Council requires all new development covering several individual allotments to be consolidated into one allotment prior to the issuing of a construction certificate.

Advisory Notes

- The subdivision of dual occupancy development will be considered on merit after consideration of the above objectives and controls.



NOT RECOMMENDED

The introduction of garage structures that dominate the design of the building and detract from the streetscape presentation

3B Garages, Carports and Driveways

The provision of car parking should reasonably satisfy the needs of current and future residents, but recognise the need to balance car parking access and provision with design, heritage and sustainability objectives.

Careful consideration should be given to the effect of the garage or carport on the overall appearance of the building and the streetscape. In almost every case, garages and carports have a negative impact if constructed on or near the front boundary.

The parking of vehicles in areas such as Marrickville, which were designed and built before the advent of mass car ownership, is often difficult to provide due to the narrow nature of the streets and desire to maintain the unity of the surrounding built form.

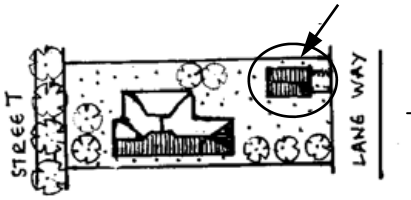
For this reason, Council has identified preferred locations, at the rear, side and finally, at the front of a dwelling house for such structures.

In all cases, Council will consider the effect of a garage or carport on the overall appearance of a building, its setting and its environs. If the proposed new structure is likely to become a dominant feature it may be better to opt instead for an open parking area or hard stand area.

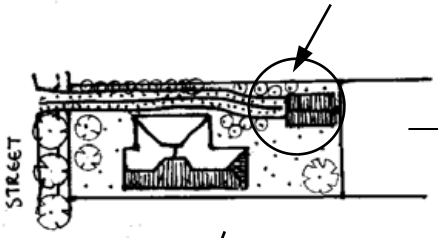
Design Strategy:

Preferred Location of Car Parking Structures

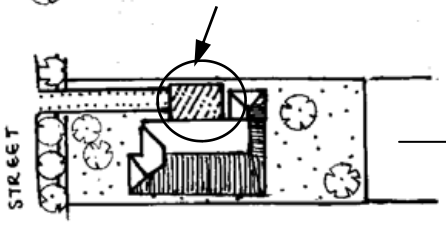
- Location Options <u>in Order of Preference</u>



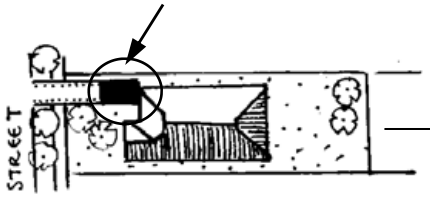
1. Locate off-street parking at the rear with access from rear lane



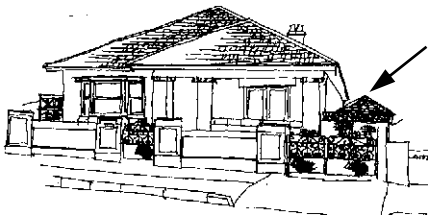
2. Locate off-street parking at the rear with access from the street (Consider impact of any new kerb crossing?)



3. Locate car port at the side of house, well setback from the front street and front building line. (Consider impact of any new kerb crossing?)

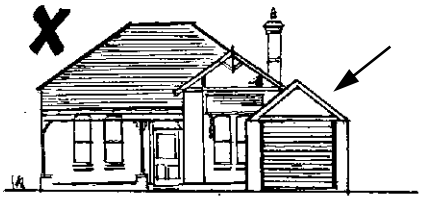


4. Provide an uncovered paved area at the front (subject to streetscape considerations) (Consider impact of any new kerb crossing?)



RECOMMENDED

The preferred location of garages is at the rear of properties at the end of a long side driveway behind the rear building line or with direct access from a rear lane.



NOT RECOMMENDED: Garages within the front building setback

PREFERRED: Carports at the side of a dwelling, behind the front building line

The introduction of parking structures should create minimal visual intrusion. A simple structure without period detailing and appropriately located may work.

Objectives

O1 To ensure that the siting of car parking structures respect and enhance the character of the street.

O2 To ensure carports and garages etc are designed to be in sympathy with existing housing without becoming the dominant feature on the site.

O3 To provide convenient, safe and accessible vehicle parking.

O4 To encourage vehicle parking at the rear of properties, off laneways instead of along the street.

Controls you must comply with

Table 7 Summary of parking requirements

LAND USE	CAR PARKING REQUIREMENT	VISITORS	BICYCLES
Dwelling House & infill	1 space / dwelling	–	–
Dual Occupancy			
gross floor area less than 125sqm	1 space/ dwelling		
gross floor area 125 sqm or more	2 spaces / dwelling		

C1 Parking spaces shall be a minimum width of 5.4m x 2.4m and be provided in accordance with Table 7.

C2 The dimensions of car spaces, access thereto and the gradient of ramps and spaces shall be in accordance of with the provisions of Council's DCP No 19 – Parking Strategy and AS 2890.1 (1993) Off-Street Parking.

C3 For existing and new dwellings, a garage or carport in order of priority shall be:

- located at the rear of the site with access from a rear lane.
- located at the rear of the site with access from the street frontage.
- located at the side of the dwelling house, behind the front building alignment.

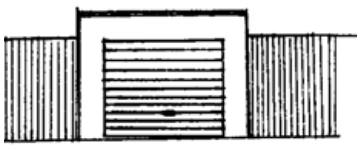
C4 Carports, garages and car parking areas are located and designed to:

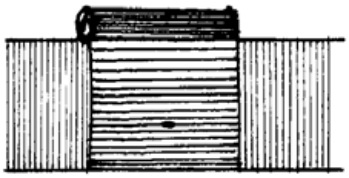
- conveniently and safely serve users;
- enable the efficient use of car spaces and access ways, including adequate manoeuvrability for vehicles between the site and the street;
- not dominate or detract from the appearance of the existing dwelling or new development and the streetscape;
- be compatible in scale, form, materials and finishes with the associated dwelling or development found on site; and
- retain any significant trees.

Off-street parking should take advantage of site topography.

Garages and carports or corner blocks shall be designed to enhance the streetscape.

PREFERRED APPROACH





Roller doors along rear laneway etc. should be concealed behind an appropriate enclosure, see above.

Hard stand area

C5 Where a garage/carport cannot be provided at the side or rear of a dwelling house or semi, a hardstand area forward of the building alignment which is integrated into the landscape character of the front yard may be considered by Council.

Carports

C6 Council may consider a carport forward of the front building alignment only where:

- It is a single carport;
- The site is of sufficient width where the carport will not dominate the existing building;
- The distance between the building and the front property boundary is a minimum 5.5m;
- It is of a simple posted design, with no side panel infill; not over elaborate in its decoration and colour and does not detract from the existing building or new development;
- There is no solid panel lift or roller shutter door proposed and the security is afforded by inward swinging gates or a panel lift type shutter which has the appearance of a low type open style fence (preferably utilising any existing original gate, fence features;
- Does not significantly affect the landscaped front garden area;
- Is within a varied streetscape that currently has carports forward of the building alignment;
- The roof is either flat or of an appropriate pitch;
- The public view will not be adversely affected; and
- There in no rear lane or side access

C7 Avoid locating garage structures within the front building setback area.

Garage doors

C8 Garage doors, gates, shutters or grilles shall be setback from the face of the surrounding wall or pier by at least 200mm. Their colour should be dark or the predominant colour of the facade.

C9 Garage doors shall be of a timber or simple metal cladding. Ornate panelled doors are to be avoided. Suitable garage doors in order of preference are:

- bi-fold panelled doors;
- panel lift doors (without decorative motifs);and
- roller shutter doors.

C10 Garage doors and gates are not to encroach over a public footpath during operation.

Driveways

C11 The surface and slope of driveways and parking areas facilitate stormwater infiltration on-site and are appropriately landscaped eg, driveways shall have sealed wheel tracks with grass strip

C12 The alignment of driveways, should where possible, create visual interest and avoid the creation of a 'gun barrel' effect.

C13 Driveways characterised by large expanses of concrete are not permitted.

C14 Driveways have a minimum width of 2.5m.

General

C15 In conservation areas, rear lane outhouses shall not be removed nor their setting compromised when proposing new parking structures or access from the rear.

C16 Vehicular crossings shall be sited so as not to lead to any reduction in on-street kerb side parking.

C17 Garage structures shall be used for the parking of vehicles and not to be converted to a residential or other use without the consent of Council.

C18 The number of vehicle crossings is limited to one (1) per dwelling.

NB. *Subject to streetscape, heritage and traffic considerations. Applicants should note that Council will not permit new vehicle crossings in streets where they disrupt the streetscape.*

C19 Garages and carports shall generally be no higher than 2.4m for a flat roof or 3.0m for a pitched roof.

C20 Garage structures shall not to protrude more than 1.5m from the front building alignment.

Loft Structures Over Garages

C21 Loft structures over garages at the rear of a site, may be acceptable subject to:

(a) minimal adverse impact on the amenity of the property, neighbouring properties and the public domain;

(b) The form, bulk and scale of the structure does not overwhelm the existing building found in the locality;

(c) the structure does not adversely affect the character of the street or laneway; and

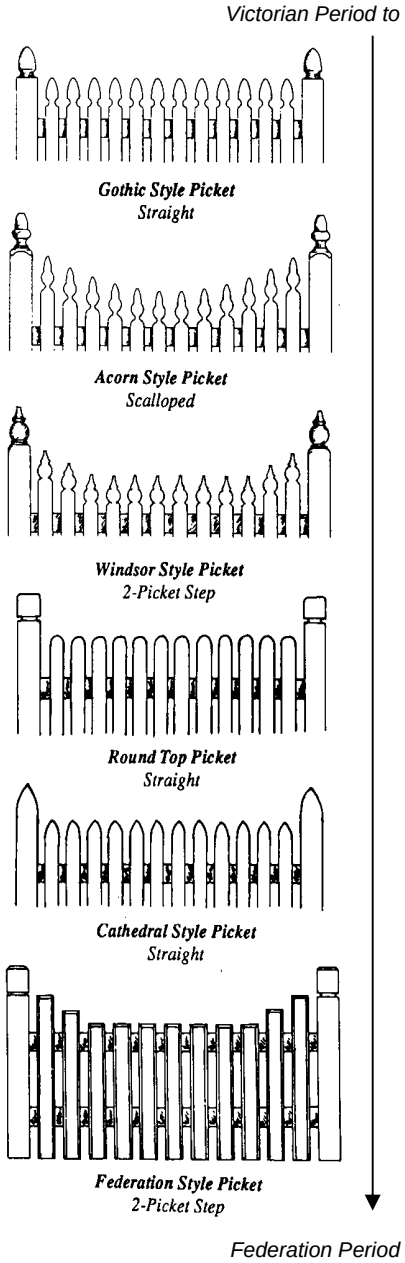
(d) The total height of the structure shall not exceed 3.9m in height.

Advisory Notes

Off-street parking requirements associated with single dwelling houses may be varied at Council's discretion where:

- parking significantly compromises the quality of the streetscape and heritage character;
- vehicular crossings disrupt the continuity of pedestrian safety; and
- there is a reduction to the on street parking capacity.
- Vehicular access shall be at least 6m from the intersection of two streets. A crossing within the 6m requirement will only be considered if a splay corner is provided and the vehicular access is located as far as possible from the corner. (Note: Access directly off the splay or intersection will not be considered under any circumstances).

TIMBER PICKET FENCE DESIGNS



A decorative timber picket fence was a feature of just about every cottage built before 1920. There are many differences between fences of the late nineteenth century (1840-1890) and those of the early twentieth century (1890-1915). Preferences during the latter period were for plain timber pickets with chamfered edges rather than the Gothic or Acorn shapes of the Victorian Period.

3C Front Fencing

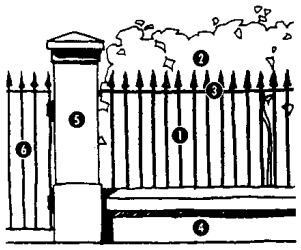
Front fencing is an important streetscape element. Consistent and uniform front fencing contributes to the streetscape character. For the purposes of this DCP, front fencing is any fence between the front alignment of a building and the street boundary.

Proper consideration in the design, location and treatment of fencing can make a valuable contribution to the amenity and environmental quality of the streetscape.

While privacy and security of individual households is an important consideration, high blank fencing along the street has a negative impact on the streetscape, personal safety and security by reducing the opportunities for overlooking of private areas. The construction of high blank front fencing is therefore not desirable and should be avoided.

IDEAS FOR TERRACE STYLE DWELLINGS

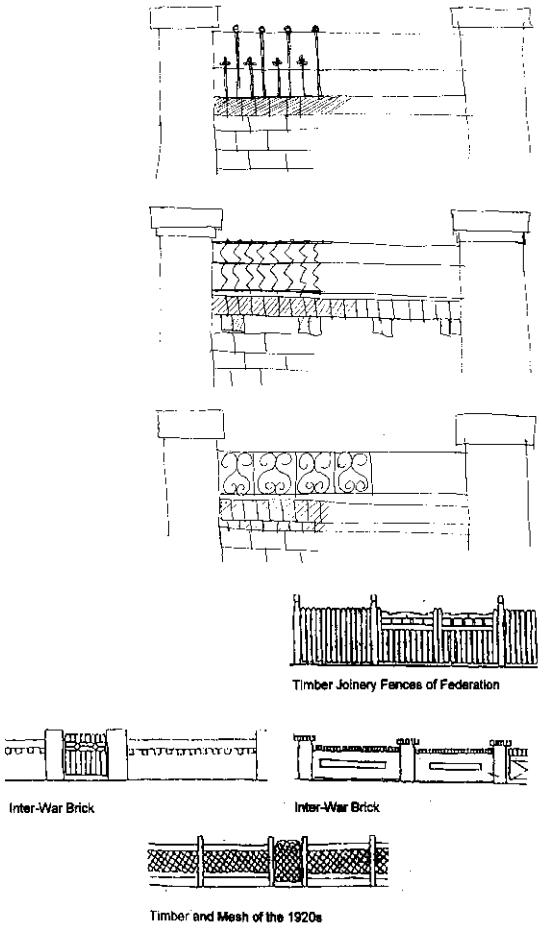
Palisade style fences were common on Victorian terraces. The replacement of original fencing with high blank walls has a negative impact on the character of such dwellings and the wider streetscape. The use of high blank walls as front fencing is not recommended.



Typical Palisade fence features

Source: Woollahra Council

All dwellings are to be provided with a front fence that is in keeping with the predominant traditional form of fencing found in the street and appropriate to the dwelling. Iron palisades, timber pickets or post and open railings are the most common form of fencing found in Marrickville.



Suggested fence style designs for dwellings constructed between 1920-30s

Objectives

O1 To maintain & enhance the character of streetscapes within the Marrickville LGA.

O2 To ensure that views from streets are maintained & not negated by excessively high fences.

O3 To reduce the impact of front fencing on the streetscape and encourage fencing consistent with the existing streetscape pattern, in sympathy with the general topography and the architectural style of the existing dwelling or new development.

O4 To ensure that materials used in front fencing are of a high quality & are in keeping with the existing streetscape character.

O5 To retain and re-use original fences and gates.

O6 To reinstate traditional period fences and gates on street frontages and side streets of an appropriate architectural style to complement existing buildings.

Controls you must comply with

Height of front fencing

C1 Front fencing, and the side fencing formed at the building line, shall be no more than 1.2m in height above the footpath level,

OR

not exceed the height above footpath level of any, original fencing found on adjoining properties. Where there is a dual street frontage, consideration may be given to a higher side fence to give privacy.

NB. *In certain circumstances Council may allow higher fences where the site or other exceptional circumstances permit the design of a higher fence Generally, any fence over 1.2m in height shall be of an open style.*

C2 Side fences are to taper down to the height of the front fence line.

C3 In the case of sloping streets, the height limitations may be averaged, with regular steps.

Design of fences

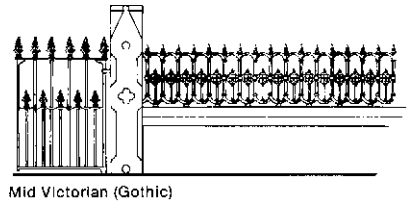
C4 For picket fences less than 1.2m in height, the spacing between pickets should be greater than 25% of the width of the picket. For picket fences at or above 1.2m in height, the spacing should be greater than 50% of the width of the picket.

C5 Avoid painting or rendering original masonry and sandstone fencing.

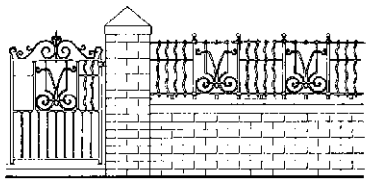
C6 Front fences shall be integrated with the local streetscape, complement the architectural style of the building and any positive fence design features of the locality.

Palisade Style Fencing

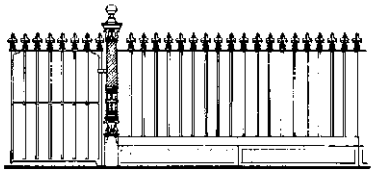
Victorian Period to



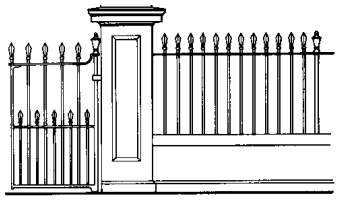
Mid Victorian (Gothic)



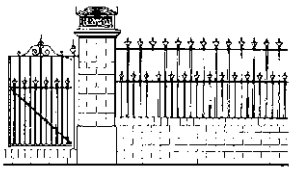
Edwardian



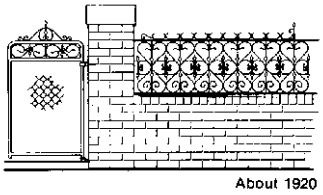
Mid Victorian (Italianate)



Early Victorian



Late Victorian (Queen Anne)



About 1920

Inter War Period

Where the original fencing has been removed, altered etc, re-instatement of the original fencing style is encouraged.

The choice of fencing style should be guided by the style of the existing dwelling.

NB. *Refer to the different styles of fences appropriate to particular architectural styles as illustrated on the next few pages for ideas.*

C7 Front fencing shall enhance the main street entrance to the site and dwelling.

C8 New fencing shall complement any original fencing found on adjoining properties and in the street in terms of style, height, materials, colour, texture, rhythm of bays and openings. *(Note: Blank walls disrupt established fencing patterns and should be avoided.)*

C9 Fencing and any associated walls are positioned so as not to interfere with any existing trees.

NB. *Council will not allow existing trees to be removed to facilitate a fence design.*

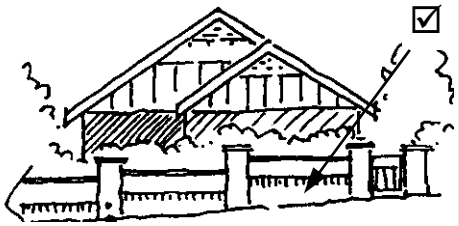
Materials

C10 Materials of construction will be considered on their merit, with regard being given to materials of construction of other contributory fences in the vicinity and/or that of the building on the allotment where such materials enhance the streetscape—with a general prohibition on the following materials:

- cement block
- galvanised sheeting, profiled, treated or pre-coated
- aluminium sheeting, profiled, treated or pre-coated
- fibro, flat or profile
- brushwood
- barbed wire.

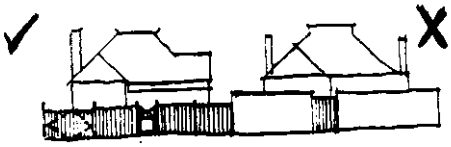
Table 8: House and Fencing Style Design Suggestions

HOUSE STYLE	FENCING STYLE
Victorian	Palisade style fencing or Gothic or Acorn style timber pickets. Refer to design suggestions
Federation	Timber picket or Brick base and piers Refer to design suggestions
Inter War Housing	Brick pier and metal rail for brick houses Timber post and mesh Refer to design suggestions
Californian Bungalows	Brick piers with metal rail or mesh Refer to design suggestions
Post War Housing	Brick piers No fence



RECOMMENDED: Keep fences that match the style of the house.

NOT RECOMMENDED: Unsympathetic fences that detract from the house and wider streetscape.



NOT RECOMMENDED: High blank walls as front fences are intrusive and not recommended.

RECOMMENDED: Consider the pattern established by existing fencing.

C11 Side fences forward of the front building line are to be constructed in the same materials as the front fences of adjoining dwellings. Where they are dissimilar, the owners of adjoining dwellings are to come to an agreement on materials in construction of the fence. The materials used, must be in keeping with the architectural styles and materials of both dwellings and must not dominate or detract from the streetscape.

General

C12 High blank walls are not permitted within the front building setback.

C13 Existing original palisade style fencing is to be retained and repaired where possible.

C14 Where the original fencing has been removed, altered etc, re-instatement of the original fencing style is encouraged. Refer to Table 8 for some examples of house styles and fencing.

C15 When dealing with Heritage Items, Conservation areas and Special Character areas, the height of front fences is to be determined in accordance with traditional patterns evident in the street.

C16 Gates and doors are to be of a type which do not encroach over the street alignment during operation.

Advisory Notes

All controls are subject to the provision of adequate sight lines for emerging vehicles to enable surveillance of pedestrians.

RECOMMENDED: New fencing shall complement the established rhythm of bays and openings, created by existing original fence features found in the street. Blank walls disrupt this rhythm and should be avoided.

Part 4 Supporting Design Advice

Urban housing must be environmentally responsible and fit into the built and natural environment

A What is Urban Design?

We live in one of the most urbanised societies in the world: more than 85% of Australians live in urban environments. Urban Design provides our community with the tools with which we can consciously improve the quality of our urban environment. Our urban environment expresses our community values and aspirations with great eloquence and clarity.

In this context, it is important to establish the meaning of urban design as used in this DCP:

- urban design is used in the more general sense to refer to the creation of form to meet an expressed need;
- its context is the outward appearance of buildings, their arrangement to form spaces, the furnishings, paving and planting of these spaces;
- it is concerned with the efficient functioning of the buildings and spaces with regard to the activities of their uses; and
- it is concerned with the aesthetic enjoyment provided by the buildings and spaces for the same users.

Urban Design also has a more central role in making our urban environments more:

- environmentally responsible, by fitting new urban development and infrastructure, into the built and natural environment;
- equitable, by improving the distribution and accessibility of services and facilities within the community; and
- efficient within their region, and able to attract appropriate development.

What are the characteristic features of your street? Consider roof pitch, fence styles, common building material, height, street trees, etc.

Consider the diversity of housing styles

Consider the local topography

Consider the width of the street carriageway

Consider prevailing roof forms and gable details found in the street

B Some General Streetscape Considerations

Streetscape refers to the way the street looks. Good streetscapes are those in which the houses and associated spaces form attractive streets and neighbourhoods. Marrickville's streetscapes have developed chiefly by a combination of building styles, consistent setbacks and street tree planting. The maintenance and enhancement of the streetscape is of paramount importance in preserving neighbourhood character.

New development can have a significant impact on an existing streetscape. In order to minimise the impact and ensure that the end result is compatible with existing development, the features of the existing streetscape should be carefully assessed. They should be considered when designing any part of a development which interacts with the public domain.

Some of the streetscape elements that should be taken into account in the design of residential development include the following:

Topography

The topography of the street is the most immediate feature when analysing streetscape. For example:

- an undulating topography offers vistas within the street due to elevation; and
- a street with a marked cross fall has a strong bearing on the way the height of dwellings is perceived in the streetscape.

Width of Carriageway

A narrow carriageway, with an avenue of street trees and single storey development, creates an intimate character. Two storey or more development placed too close to a narrow street may dominate the streetscape.

Streets lined with mature trees form framed vistas. When plantings are removed, new development becomes far more dominating. The pattern of street plantings should be taken into account in residential design, particularly in the design of driveways. All care should be taken to preserve mature street plantings. Consideration should be given to re-establishing avenues of trees wherever possible.

Allotment size/width

The size and shape of the lot should be a major consideration in residential design. The general pattern of development in the Marrickville LGA varies greatly. Proposed allotment size should be similar to the existing subdivision pattern of the locality with block width & site area permitting the continuation of the dominant building pattern.

New development should complement the established subdivision pattern

Fencing should enhance the setting of the development and wider locality

Maintain existing building lines

The provision of landscaping enhances the visual presentation of development. The use of planting that complements the architectural qualities of period dwellings is encouraged.

Boundary Fences

The boundary fence establishes a relationship between private property and public domain. The majority of dwellings in Marrickville have low scale period fences which contribute to the character of the street. Low scale fences allow a visual link with the street, while high blank masonry fences interrupt this link. Fences that use similar or harmonious materials to the development are preferred. High blank walls should be avoided.

Existing Building Line

Existing building line setbacks for most of the LGA were established by the estate subdivisions of the late 19th and early 20th century. It is important to maintain the existing building line.

Building Character

When development within the street is of similar scale and architectural style, a strong relationship is formed that unifies the streetscape. A departure from that character, usually designed with no consideration of scale, bulk or mass, introduces an inappropriate contrast that detracts from the quality of the streetscape.

Roof Forms/Gable Designs

Roof forms/gable designs should relate to those found in the adjoining neighbourhood. Roofing materials should also be carefully selected to harmonise with neighbouring buildings.

Landscaping

Planting on individual allotments can complement and support street planting, thereby contributing to the overall character of the street. It is important in new developments that hard landscaped areas (concrete paving and bitumen) are kept to a minimum, while soft, landscaped areas are maximised. Extensive hard paving is not desirable.

Traditional streetscape - Victorian semis

Contemporary development featuring Federation form

Traditional streetscape - Suburban Federation

What is the character of your street?

The proportions of windows and doors should match those found on adjoining buildings and in the neighbourhood

C Good Urban Housing Design Principles

P1 Respect the existing character of the street

Marrickville's housing stock forms part of an established urban pattern consisting of a diverse built environment exhibiting a diverse scale and character that draws from a variety of architectural styles.

If your dwelling house displays a particular architectural style, its visual presentation from the street should be maintained and where possible restored to original design, detailing and condition.

The original stylistic features of a dwelling house should not be removed, and alterations and or additions should conform to the broader stylistic aspects of such housing. For new development a more liberal design approach may be more acceptable, provided the final design is sympathetic to its context.

P2 Recognise and acknowledge streetscape influences

When considering new building work, it is essential to assess which elements of the immediate streetscape contribute most, to its coherence and visual integrity and utilise those elements as a starting point in the design of new development.

There are numerous examples in the Marrickville local government area where an individual property may exhibit very little architectural merit or historic importance, but the immediate street may retain many of the features which contribute to the creation of a unified streetscape.

Such elements as consistent setbacks, uniform scale and height, rhythm of roof forms and types, proportion of window and door openings, front garden areas, absence of car parking forward of the building line, unifying front fences, as well as complimentary materials, textures and colours are all important characteristics of a street and it is essential that new development acknowledge these important elements and incorporate similar stylistic characteristics that unify the streetscape.

P3 Avoid imitative replication of architectural styles and features

It is not necessarily considered good architectural practice to replicate the original architectural style in new development or attempt to build mock replica buildings. This simply denigrates the original period buildings found in a street and creates a false sense of history. It is far better to build in accordance with present-day architectural practice and standards, and re-interpret the qualities of a street in a manner, which respects and reinforces the integrity of original period buildings. New building work can be individual and contemporary while still exhibiting a scale, form and character similar to that of adjoining

development. There are some instances, however where replication of authentic details may be unavoidable, and in these cases this should be carried out with a maximum degree of authenticity.

P4 Avoid dramatic changes in scale and character

In streets displaying a uniform single storey height, first floor additions, even in isolated pockets, can disrupt the streetscape or the unity of a group of buildings in the street. As well as disrupting the street, they may also interfere with the neighbours' rights to reasonable privacy and sunlight. First floor additions to existing dwellings may be possible, but they must be carried out in a way that maintains the overall scale of the wider streetscape. One way of achieving this is by way of carefully designed transitional roofs, which disguise the additions from single storey to two storeys to the rear or to the side in an inconspicuous location. Other options include first floor that take the form of attic style additions. The successful integration of new development with the fabric of the street can also be a major factor in securing community acceptance of your proposal.

P5 Locate extensions to the rear wherever possible

Ideally, additions and alterations to existing dwelling houses should be located at the rear in order to maintain the original character of dwellings and the integrity of the streetscape as much as possible.

Additions to dwellings are best confined to the rear to maintain the integrity of the existing dwelling and the streetscape

Nevertheless there are instances where building towards the front is unavoidable, such as on corner or small allotments. In these circumstances, additions should be carried out in a manner that minimises the impact of the proposed additions on the streetscape.

P6 Avoid locating car parking in front of the building line

The bulk of Marrickville's streets and housing stock were designed and built before mass car ownership. Introducing off-street car parking into such streets conflicts with the desire to maintain the unity of the streetscape. Access driveways, carports and garages can be visually obtrusive & dominating.

NOT RECOMMENDED

The introduction of garage structures in traditional streetscapes that dominate the street elevation

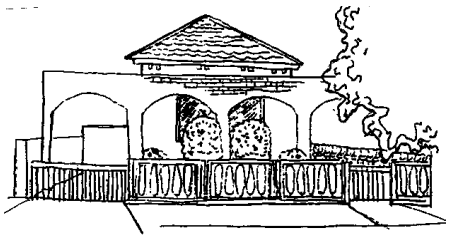
Garages, carports, and open car spaces should be located at the rear of the building, wherever possible. Where this is not possible, car parking in the form of either garages or carports should be located behind the front building line and should appear as a secondary structure to the main dwelling house.

Nevertheless when locating carports and garages behind the building line is not an option, it may be possible to build a carport in front of the building line, however this will need to be designed with exceptional skill and restraint. (Refer to garages, carports and driveway criteria in Part 2 of this DCP)

P7 Maintain the integrity of front fences and gardens

Front fences should complement the architectural style of the house or development to which they belong, and seek to

Consider the setting of your street, and ensure that your fence design responds positively to the established character of the street



Unsympathetic alterations to the façade debase the existing dwelling and the wider streetscape. Such alterations are not recommended on intact period buildings.

reinforce and strengthen the unity of the streetscape. It is also important that the design of front fences should complement adjoining fences in terms of style, height, materials, colour and texture, rhythm of bays and openings. Similarly the side of fences within the front building setback should match the style, height, materials, colour and texture, rhymes of bays and openings of the front fence.

P8 Avoid unsympathetic alterations to the façade of buildings

Even minor alterations to the frontage of dwelling houses can seriously disrupt the streetscape or the unity of a group of dwellings and spoil their existing character. Removing or replacing original features such as re-skinning of brickwork, replacing timber windows with aluminium ones, or adding new features to the facade can degrade the appearance of the dwelling and the street.

The use of a sympathetic colour scheme and materials is very important in maintaining the unity of the street. There are many alternative period colour schemes to choose from and they vary considerably for each architectural style. These can be found in numerous restoration guides, or assistance can be sought from Council's officers.

D A Guide to Common Housing Styles Found in Marrickville

Applicants are advised that this section of the DCP will be further reviewed once the Marrickville Heritage Study Review 2001 is finalised.

A close look at any of Marrickville's street will reveal that houses of a particular period and style generally have consistent forms, materials and details, such as joinery and ornamentation. This DCP encourages applicants to identify attributes of style, relevant to a particular building and retain, repair or restore them rather than change or replace them. Another central aim of this DCP is to highlight the main elements of key styles prevalent in Marrickville, in order to encourage innovative contemporary architecture which complements existing development.

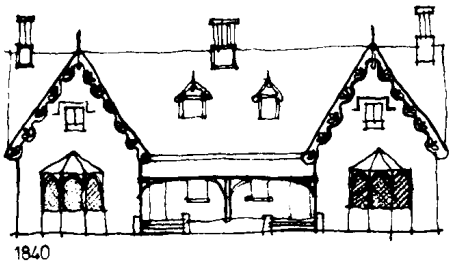
Colonial style

Colonial (Georgian) Style (up to 1850)

The first buildings in the Colony of NSW used the elements of the English Georgian which is a classical style drawing from elements of Greek and Roman architecture but adapting them to the modest requirements of domestic architecture. The style is characterised by its simplicity and proportion of windows and openings, etc. The Georgian cottage and country house became the model for the detached cottages and grander mansions of the nineteenth century and later suburban house forms.

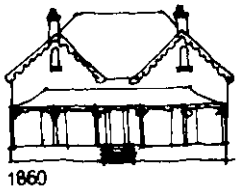
A few buildings of this period remain in Marrickville.
The main adaptation of the Georgian style to Australian conditions was the addition of the deep spreading verandahs. In this period the verandah roof was usually an extension of the main roof but at a lower pitch. Subsequently verandahs and balconies and the details of their treatment and ornamentation gave Australian architecture its distinctive character.

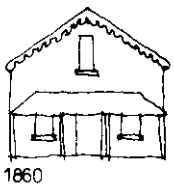
Gothic Revival style



Regency (1840-1860)

At the end of the Georgian period the grander houses began using more elaborate architecture features, facilitated by the use of moulded and cast plaster to the interior and render (stucco) to the exterior. This permitted the use of more elaborate mouldings, cornices, chimneys etc. in imitation of stone detailing. During this period ceiling heights increased and openings became more vertical in proportion.





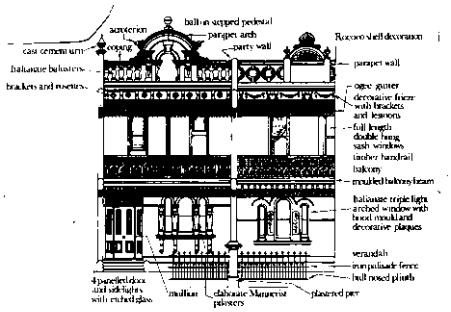
Gothic Revival (1840-1870)

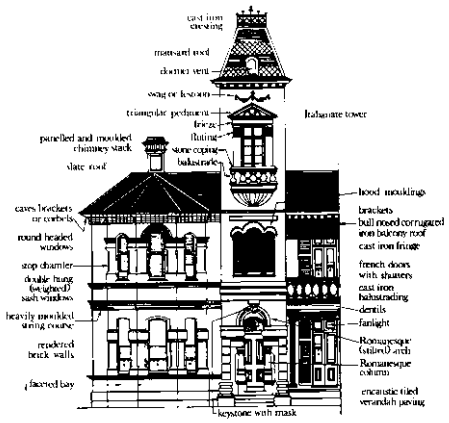
Often called the picturesque style when applied to houses, gothic revival became a fashionable style for suburban villas whilst more modest housing retained the simpler lines of the Georgian style.

The style introduced greater verticality in height and proportion to windows and chimneys, steeper pitched roofs accentuated by finials and chimney pots, bay windows and casement

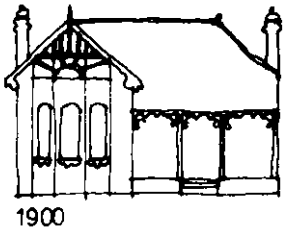
sashes, asymmetrical gables with fretted barge boards, and used the gothic arch as a decorative element to window heads, verandah details etc. materials were mostly stone and rendered brick with slate roofs and carved timber details.

High Victorian style





Federation style



The rapid growth of Marrickville after 1860s led to closer subdivision and higher densities. The terrace in both its single and double storey form became the dominant house type in the north and east.

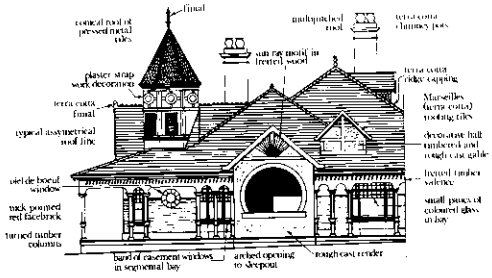
The classic terrace evolved in the 1870s with expression of the party wall, which passed through the roof with the bullnose coping for fire separation. This together with greater ceiling heights led to greater verticality of proportion. The verandah or balcony was expressed as a separate element , which usually consisted of a curved iron roof hung onto the façade. The character of the verandah as a screen was emphasised by the light filigree forms of the cast–iron balustrading, columns and friezes. The façade was usually rendered brick with mouldings and ashlar patterned jointing (suggesting stone), or polychrome brickwork. Coloured, geometric pattern tessellated tiles were used to the porch and paths. Front fences were usually iron pickets in a variety of patterns, on a bull-nose plinth. In narrower streets with buildings closer to or on the alignment , roof-forms became less the tighter streetscapes with buildings closer to or on the alignment , roof-forms became less important and often became a skillion behind a decorated parapet to the street.

The Victorian cottages retained their Georgian form with changes to joinery such as single paned sashes in place of multiple panes, and to more decorative detail. However the larger houses reflected the new styles. The plan form became asymmetric with projecting bay often using a picturesque gable to the bay. Roof-forms became more complex reflecting the internal organisation of the house. These changes heralded the federation style and twentieth century suburban houses.

Federation (1900-1920)

The turn-of the century development of the new train and tram networks facilitated the spread of the suburbs. Single storey housing became feasible for much of the population, with larger lot sizes and more open space.

The new federation style marked a radical departure from the earlier periods, which has built on classical sources. The roots of the style were in the revival of interest in traditional cottage styles using natural and more rustic materials; brick, timber , tiles , with bolder expression of structure and greater informality

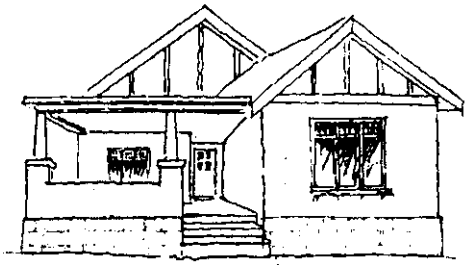


in design in the use of angles and curves. The plan-form of the house became more complex, reflected in the roof-forms. The kitchen and service rooms became part of the main house instead of being relegated to a service wing.

The style, although derivative from European and North American sources, is distinctively Australian in its single storeyed low form and use of deep spreading verandahs often enclosed as sleep outs and its decorative themes. Australian flora and fauna motifs are used in leadlight, plasterwork etc. The decorative woodwork to verandahs, window hoods, and leadlight reflects the fluid lines of 'art nouveau'.

The style went with a fresh palette of colours and materials. The Victorian earthen tones were replaced by fresher blues, greens and yellows. White tuck-pointed pressed bricks in a red-brown/ purple range replaced stucco on the façades. Corners and openings were emphasised by contrasting bricks or bands and shaped corner and sill bricks. Roofs were either Marseille pattern terra cotta or slate with terra cotta ridge capping and finials. Windows were normally casements broken into smaller panes with coloured glass and/or leadlight.

Californian Bungalow



Californian Bungalows (1930s)

The most influential inter-war period style was the Californian bungalow influenced by the suburban housing of the United States' West coast, where the climate and construction industry were similar to Australia's.

While bearing similarities to Federation, the forms and details were simplified for the austerity of the period and the mass market. The style is characterised by large hip and gabled roof-forms, often asymmetric multiple gables presented the front taking in the front verandah or porch. The gable-ends were treated decoratively with shingles or battening to suggest half timbering or truss structures. The dominant roofs together with lower ceilings resulted in a lower more horizontal scale and proportion. Bay windows were common, lead lighting was one of the few decorative elements –usually in geometric and art deco patterns. Roofs were either Marseille pattern, unglazed terracotta, or iron. Walls could be either brick in a red/brown range, weatherboard or fibro.

Diagrams sourced from *Identifying Australian Houses* published by the Historic Houses Trust of New South Wales, 61 Darghan Street, Glebe.

E Designing in Context: Some General Principles

Marrickville's suburban growth is represented by a wide range of residential buildings, from early Victorian terraces to modern flats. There are numerous buildings and sites which are of particular historical or architectural merit and these deserve special care and attention, but the character of the area is largely dependent on the many ordinary buildings and streetscapes which represent Marrickville's development over the past 150 years. This DCP encourages restoration, sympathetic alterations & additions and infill development that retains and enhances Marrickville's unique character.

All new building work should 'fit into' the streetscape. This means paying careful attention to adjoining development and the wider locality.

It is important to identify any existing consistent streetscape features prevailing in the street, which amongst other things, and use these to guide future development. Some of these streetscape features, include consideration of the following:

- front setbacks and front projections
- side setbacks
- roof shapes , forms and pitches
- eaves height
- verandahs and their placement
- window and door openings
- original roof and wall materials

Designs for new buildings , or additions which will be visible from the street, should incorporate a majority of the above consistent features.

The principles outlined in this section will show you what to look for. A knowledge of common features of various styles is useful for designers, but every case is different. (Refer to C2 design element)

It is important to understand the principles, rather than simply copy old house designs. The same principles apply whether you are building a new house/dwelling, or adding on to an existing building.

Scale & Proportion

Every building has a characteristic scale and proportion, in all its parts. Scale refers to size in a relative sense, and includes the relative height and bulk of a building. Bulk refers to the overall volume of a building.

A majority of houses in Marrickville are of single storey height. This prevailing single storey character should wherever possible be maintained.

The characteristic massing and spacing between buildings create a rhythm in the streetscape which should be maintained

Additions should be in scale with the building they are added to. The scale of new buildings should be in keeping with the pattern set by neighbouring buildings.

Proportion refers specifically to the relative size of different parts of a building. These should be respected in any addition, or any new building.

Form & Massing

Massing refers to the overall arrangement of the volume of a building. Forms should be arranged in compatible ways. Ensure that built forms, and the gaps between buildings, maintain the established rhythm of buildings and spaces.

Much of the distinctive quality of original houses was dependent upon a balance between symmetry and asymmetry. For example, federation period houses normally have windows symmetrically positioned, but the front gable is almost always asymmetrically placed. Additions should not alter the existing symmetry or asymmetry, as the case may be. New buildings will have more freedom in this respect, but should maintain the existing streetscape rhythm.

NOT RECOMMENDED

The inappropriate distribution of massing as seen in this example has ruined the asymmetrical gable feature associated with Federation dwellings. This form of addition should be avoided.

Style & Character

Style is the term used to describe the characteristic features of a building, particularly those common to a particular period. Prior to 1950s most building designs conformed to identifiable patterns which gave them a particular character.

New buildings are not expected to adopt traditional building styles. Provided they are sympathetic in scale, form and proportions, setbacks and materials, their stylistic treatment and detailing is unimportant. Imitative historical detailing is highly undesirable.

Additions need to be sympathetic in their styling, but not overly imitative.

Setback & Siting

The general pattern of building setbacks is a major contributor to the character of the street. Existing patterns should be maintained by new development. Both front and side setbacks have an impact.

NOT RECOMMENDED

New buildings should be of a similar scale and proportion and respect the architectural character of the locality

A new building is all the more likely to draw attention to itself if it comes forward of the established building line in the street.

New buildings which encroach upon established front setbacks are not favoured.

Additions are generally best sited at the rear, or at the side towards the rear.

Materials

For additions, any new work should be visible as such, on close inspection, but it should match the original as closely as possible. Applications for new buildings should try to match the materials and type of construction of neighbouring buildings.

Architectural Control Lines

In all cases, new work which is visible from the street should attempt to link up with neighbouring development. Picking up the horizontal and vertical control lines of neighbouring buildings can help compensate for differences in size, form, style and character.

Take note of any consistent horizontal and vertical control lines in the streetscape. Note in particular eaves lines and verandah control lines. Additions should not vary the eaves line at the front of an existing building.

Most older buildings in Marrickville have floors raised above the ground, and high ceilings. Modern buildings usually have floor slabs on the ground and lower ceilings, resulting in a very different character. In some cases these differences may be utilised to advantage in designing attic additions.

F Understanding the Site: Site Context Analysis

The purpose of a site context analysis is to identify key features of the site. Any site on which development is proposed presents opportunities and constraints to the design of that development. Understanding the site is the first step in designing a good development.

The preparation and submission of a Site Context Analysis Plan will assist in the following way:

1. Minimise overshadowing, loss of privacy and views.

Potential objections from neighbours regarding privacy issues can be effectively eliminated, or reduced, by consideration early in the design stage of overshadowing, window positioning and view issues. This can avoid delays in the assessment of your application.

2. Used in discussions with your neighbours and Council Officers

The site context analysis plan can be used in discussions with your architect, your neighbours, and Council officers. A well-prepared site context analysis plan assists in the efficient assessment of your development application.

3. Improve Energy Efficiency

Energy bills can be reduced by careful consideration of the positioning of your new dwelling/s or building additions. Check that windows are placed in ways that will reduce heat gain, and avoid excess winter heat loss. Over several years this can amount to significant savings in energy costs.

4. Ensure that your design is well integrated with adjoining development and the wider streetscape

New residential development needs to be sensitive to the context and environmental conditions of the locality.
The site context analysis should identify the special qualities of the site, the street and the neighbourhood and explain how the proposed development relates to these qualities.

The submission of a site context plan is not a compulsory submission requirement. Applicants are however encouraged to the look at the details of their site and locality before submitting detailed plans to Council. The Site Context Analysis Plan may include photographs, perspectives and a photomontage to support your application.

- The level of detail to be included will vary according to the size and scope of the development proposed.
- Designers should exercise judgement about the extent of information required to be indicated on a site context analysis plan and if in doubt, check with Council.

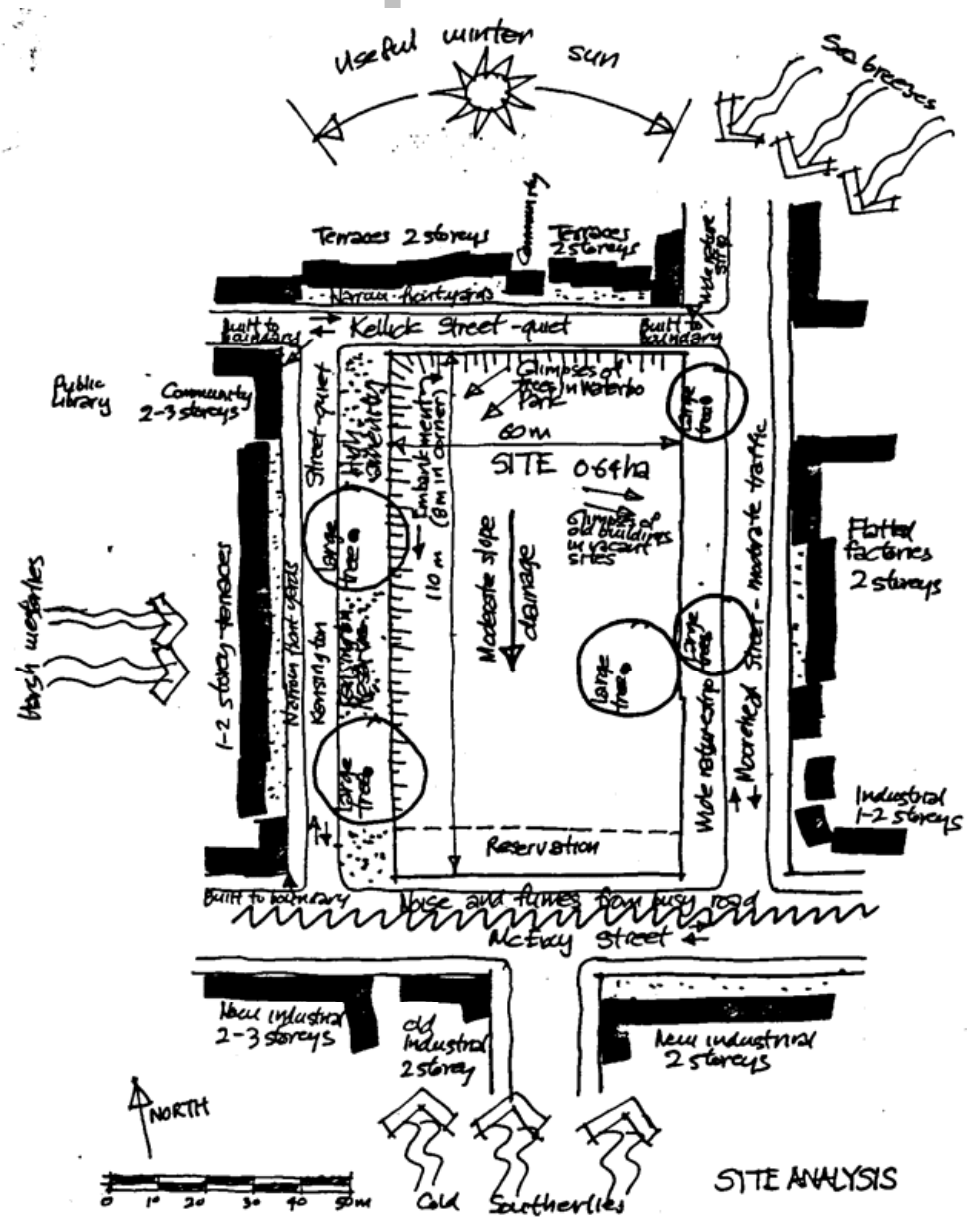
Some of the information that you may include on your Site Context Plan includes the following:

- A Site Analysis Plan should be to a scale of either 1:100 or 1:200 and indicate:
- The legal description of the site- including lot deposited plan (DP) number.
- A north point - to understand the site's orientation.
- Contours or spot levels to Australian Height Datum (AHD) to understand the level of the slope.
- The location, canopy spread, name (common and botanical) and spot level of existing trees and vegetation, including those on adjoining property boundaries- Council consent is required for the removal or pruning of all trees protected by Council's Tree Preservation Order and LEP 114.
- Existing buildings-how will they fit into the new development and which buildings are to be demolished?
- Views to and from the site- these may offer benefits to future residents.
- Existing pedestrian and vehicle access points- access may need to be improved.
- Drainage and services- this will have implications for new development and neighbours.
- Sun and shade characteristics- new development should respond to the local climate.
- Prevailing air movements - are there beneficial breezes or adverse winds.
- Noise sources- can the effects be reduced?
- Contaminated soil and fill areas - to what extent and will it be a problem?
- Fences, boundaries and easements- important ownership details.
- The location, height, footprint and use of surrounding buildings- how will your plans impact on neighbours?
- Abutting private open spaces and windows, particularly those within 9m of the site- neighbours 'privacy needs to be maintained.
- Views and solar access enjoyed by adjacent residents- will you block neighbours' views or sunlight?
- Trees and vegetation on adjacent properties, particularly those within 9m of the site-how will you affect other people's vegetation?
- The location and height of walls built to or near the site's boundaries-what are their implications for design and their impact on adjoining development?
- Street frontage features such as service poles, street trees, kerb crossovers, bus stops and services- what and where are the street features?
- The built form and character of adjacent and nearby development, including characteristic fencing and

garden styles- does the new development fit in with the street and locality?

- The difference in levels between the site and neighbouring properties- what are the implications for drainage, overshadowing and privacy?
- The location of on site and nearby items of environmental heritage and draft conservation areas- how will the development affect the heritage significance of the site and neighbourhood?

After undertaking a site context analysis of the site, the information may be presented in the form of a sketch plan and include written text (refer to attached examples) or form part of the Statement of Environmental Effects, submitted together with the application.



The Site Context Analysis Plan shows how the design has responded to important site and neighbourhood considerations.

G Useful Publications

Apperly, R, et al, A Pictorial Guide to Identifying Australian Architecture, Angus and Robertson, 1989.

Cashman, R and Meader, C, Marrickville Rural Outpost To Inner City, Hale and Iremonger, Sydney, 1990.

Cuffley, P, Australian Houses of the Twenties and Thirties, The Five Mile Press, Victorian, 1993.

Cuffley, P, Cottage Gardens in Australia.

Evans, I, Lucas, C and Stapleton, I, Colour Schemes for Old Australian Houses, The Flannel Flower Press, Sydney, 1992.

Evans, I, Lucas, C and Stapleton, I, More Colour Schemes for Old Australian Houses, The Flannel Flower Press, Sydney, 1992.

Fox and Associates, Marrickville Heritage Study, Marrickville Council and the Department of Environmental and Planning, 1986.

Fraser, H and Joyce, R, The Federation House: Australia's Own Style, Lansdowne Press, 1986.

Freeland, J M, Architecture in Australia: A History, Penguin, 1972.

Heritage Council of NSW, Conservation of Federation Houses, 1984.

Howell, T and Nicholson, M, Towards the Dawn: Federation Architecture in Australia 1890-1915, Hale and Iremonger, 1993.

Meader, C, Cashman, R and Carolan, A, Marrickville: People and Places, Hale and Iremonger, Sydney, 1994.

New South Wales Department of Planning, Getting the Details Righ:t Restoring Australian Houses 1890s 1915, The Flannel Flower Press, Sydney, 1991.

Stapleton, I, How to Restore the Old Aussie House, The Flannel Flower Press, Sydney, 1991.

Turner, B, The Australian Terrace House, Angus and Robertson, 1995.

Bibliography

This DCP contains material sourced from a number of documents, including:

Ashfield Municipal Council, Development Control Plan for Residential Zones, 1997.

Ashfield Municipal Council, Haberfield Conservation Area: Alterations and Additions (brochure only)

Ashfield Municipal Council, Haberfield Conservation Area: Maintenance and Conservation (brochure only)

Ashfield Municipal Council, Haberfield Conservation Area: New Buildings, Infill (brochure only no date)

Australian Model Code for Residential Development (AMCORD) 95, A National Resource Document for Residential Development, Canberra, 1995.

Concord House, Draft Development Control Plan, The Concord House , The Concord Dwelling House Code, 1999.

Garry Sheils and Associates, Marrickville Urban Housing DCP, 1999 (not adopted)

Hall, A C, Design Control – Towards a New Approach, Butterworth Architecture, 1996

Heritage Council of NSW, Royal Australian Institute of Architects (NSW), In Fill: Guidelines for the Design of In-Fill Buildings.

Hunters Hill, Policy for Garages & Carports 1993

Kurring-gai Council, Development Control Plan No 6 – Development in Residential Zones, 1995.

Leichhardt Council Town Plan, 1995.

Leichhardt Municipal Council, Development Control Plan No 1 – Residential Development, October 1994.

Marrickville Council, Draft Marrickville Development Control Plan for Petersham Park, Stanmore North and Camperdown Heritage Conservation Areas.

Marrickville Council, Draft Marrickville Development Control Plan No 33 – Future Development on the Former Eversleigh Hospital Site, Petersham, 1998.

Newcastle City Council, Building Better Cities – Newcastle Housing Design Manual, 1995.

Randwick City Council, Draft Randwick Development Control Plan – Multi-Unit Housing, 1998.

Rockdale City Council, Residential Flat Building: Draft Development Control Plan No 35, October 1996.

South Sydney City Council, Development Control Plan, 1997.

South Sydney City Council, Development Control Plan No 1, 22 August, 1990.

Victorian Department of Planning and Development, Victorian Code for Residential Development – Multi Dwellings, 1993.

Woollahra Council , DCP No. 28 Multi-unit dwellings, 1998.

Woollahra Council , Draft Development Control Plan for Paddington Conservation Area, 1999.

Woollahra Council, Fencing Code 1985

Glossary

The following definitions have been adopted for the purpose of this DCP.

Adaption modifying a place (or heritage item) to suit proposed compatible uses.

Allotment means an area of topographical space shown on an approved plan of subdivision and on which it is intended to construct a dwelling or dwellings.

Amenity means the enjoyment, whether by community or by an individual, arising from the use of the property, dwellings or publicly accessible land, community facilities or open space and includes, but is not limited to the enjoyment of sunlight, privacy, views, and residential and community life free from nuisance.

Attic the top storey of a building, formed by the roof space or under the beams of the roof, where there are two or more storeys.

Australian ICOMOS the national committee of ICOMOS, established in 1976.

Balcony means an upper storey platform projecting from the wall of a building supported by posts or brackets, and enclosed by a balustrade attached to or integrated with and used for the exclusive enjoyment of the occupant or occupants of a dwelling.

Balustrade infilling panels of balusters beneath a railing.

Bay Window a curved or faceted window projecting from a building.

BCA the Building Code of Australia.

Bullnose used to describe the external shape formed when a material has been curved through 90º, such as a corrugated iron or steel roof or a brick made with a rounded corner.

Burra Charter and Guidelines charter adopted by Australian ICOMOS which establishes the nationally accepted standard for conservation of places of cultural significance.

Conservation Area a precinct in which the architectural character or streetscape is considered worthy of conservation.

Contributory Buildings buildings with some trait or feature existing in significant numbers to influence the overall character of an area. They usually share common architectural features, materials or decorative details. Contributory buildings are important to define a regional or local character which can be used as a guide for further development.

Council means the Marrickville Council.

Corbel a projection jutting out from the face of a wall.

Course a continuous layer of bricks or stones of the same height in the wall of a building, or a row of slates, tiles or shingles.

Demolition in relation to a building or work means the damaging, defacing, destruction, pulling down or removal of the building or work, in whole or in part.

Development Application (DA) an application under the Environmental Planning and Assessment Act for consent or permission to carry out development.

Dormer a projecting vertical window in the sloping roof of a house.

Development Control Plan (DCP) a plan made by this Council under Section 72 of the Environmental Planning and Assessment Act, 1979.

Dual Occupancy means two dwellings on an allotment of land whether contained in one or more buildings.

Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Dwelling House means a building which wholly contains one dwelling on an allotment of land.

Ecologically Sustainable Development (ESD) is a conceptual framework for development concerned with dealing with the decreasing ability of the earth to continue to support humanity. It aims to improve the quality of life now, and in the future, equitable, in a way that maintains the ecological processes in which life depends. It implies an integration of environmental and economic considerations in decision making, an appropriate valuation of environmental assets, dealing cautiously with risk and irreversibility and recognising the global implications for our actions. (Strategy for a sustainable Sydney, Greenpeace 1993)

Ecological Sustainability in an urban environment context, is a characteristic that is based on the philosophy of conserving and recycling resources to contribute to the restoration of underlying ecological processes on which all life depends. It involves the integration of ecological processes such as on-site stormwater absorption, soil conservation, grey water recycling, renewable energy harvesting, natural habitat and air quality, with the social, cultural and economic dimensions of human activities to achieve high levels of overall performance.

Elevation the external face of a building or a drawing made in projection on a vertical plane to show any one face of a building.

Environmental Planning and Assessment Act 1979 (as amended) an act gazetted on 1st July, 1998, instituting a system of environmental planning and assessment for the State of New South Wales.

Façade the face or front of the building identified on a plan as an elevation.

Finished Ground Level in relation to land means:

a) where land is within an area designated by the Council as flood liable land, the adopted flood level adopted by Council; or
b) where land is not within such an area, the level of the land (after earthworks) as approved by the Council or where no earthworks are proposed the natural ground level of the land.

Frontage the area of land between the building and the street.

Gable the triangular portion of a wall at the end of a pitched roof.

Gablet a small gable.

Header a brick laid so that the end only appears on the face of a wall.

Height in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the natural ground level immediately below that point.

Heritage Significance means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

Horizontal Control Lines prominent horizontal elements on a building facade such as string courses, cornices, balcony balustrades, roofs, eaves, door/window heads etc.

Infill Development a general term used for new housing in existing residential areas and usually involving the use of a vacant site or removal of an existing dwelling to enable construction of a larger number of dwellings.

Intrusive Buildings or elements in the urban environment include anything which is considered unsympathetic to the character of the district as a whole. Such visual intrusions may be new buildings, which by their scale and mass, or architectural treatment, are out of character with the buildings around them.

Item of Environmental Heritage a building, work, relic or place of historic, scientific, cultural, social, architectural, archaeological, natural or aesthetic significance that is identified as an item of environmental heritage in the Draft Marrickville Plan 1999.

Landscape Plan a plan or document outlining the extent, type and location of landscaping proposed for a development.

Local Environmental Plan (LEP) a plan made by the Minister under Section 70 of the Environmental Planning and Assessment Act, 1979.

Lot – refer to Allotment.

Mortar the material, typically consisting of various mixtures of sand, lime, cement and water, which bonds the units of a masonry wall.

Non-Habitable Room includes a bathroom, laundry, water closet, pantry, walk in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of specialised nature occupied neither frequently, nor for extended periods.

Objectives define the intention of each element and indicate the desired outcomes to be achieved in the completed development.

Palisade a fence of vertical, pointed wooden stakes or metal rods.

Parapet a low wall or barrier, placed at the edge of a platform, balcony roof etc.

Pitch the inclination of a sloping roof to the horizontal.

Pointed masonry joints which have been filled with mortar applied with a trowel or pointed tool.

Principal Living Areas for the purposes of this plan, means rooms with a high use including a lounge room, living room, dining room, kitchen, but not including bedrooms and non-habitable rooms such as laundries and bathrooms.

Principal Open Space Area for the purposes of this plan is that portion of level open space utilized by, or most likely to be utilized by, occupants for rest and recreation.

NB. *For the assessment of overshadowing impacts, if this area is not readily identifiable, an area adjacent to the dwelling with a minimum width of 3 metres, shall be used for assessment purposes.*

Render a coating of mortar or stucco applied to the surface of a masonry wall.

Ridge the line at which two intersecting planes of a roof meet.

Setback means the distance between the boundaries of a lot and the external wall of a building erected or proposed to be erected thereon.

Site Area means the area contained within the title boundaries of the site or the area of land to which an application for consent relates, excluding any land upon which the development to which the application relates is not permitted by or under the local environmental plan.

Streetscape is the combination of elements within a street which create the urban form of that street. It includes elements such as buildings forms and styles, landscaping, street furniture, pavements etc.

String Course is a distinctive horizontal course carried around a building.

Terrace Housing is a dwelling designed so as to form, or capable of forming, a row of attached houses.

Tuck pointing a method of finishing the joints between face brickwork in which mortar coloured to match the bricks is used and into which a narrow groove filled with white mortar is inserted.

Verandah is a roofed terrace along the side of a dwelling.

Vertical Control Lines are prominent vertical elements on a building facade such as blade/party wall, nib walls, exposed down pipes, attached piers, changes in facade plane etc.

Window includes a roof skylight, glass panel, glass brick, glass louvre, glazed sash, glazed door, translucent sheeting or other device which transmits natural light directly from outside a building to the room concerned.