

Development Control Plan No.

35



Urban Housing Volume 2

Controls for Multi-Unit Dwellings and
Residential Flat Buildings

Including Amendment Nos. 1 & 2



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

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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 and other matters. Adopted 2 September 2003.

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Some quick tips on how to use 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 contains a range of controls for multi unit housing and residential flat buildings. Marrickville Local Environmental Plan 2001 defines a '*Residential Flat Building*' as any building containing three or more dwellings, and '*Multi Unit Housing*' as two or more dwellings in a group and includes terrace houses, villas, townhouses, cluster housing, and integrated housing.

This DCP aims to encourage high quality urban design outcomes and to improve the overall environmental amenity and liveability of Marrickville's residential areas.

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- Supporting Design Advice, 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 Council's other 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 can be obtained from Council's Citizen Services Centre.

In some of the elements, a heading titled 'Development Standards' has been added. Some of the more prominent controls, such as floor space ratio (FSR) and the maximum building height controls 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' under the Environmental Planning and Assessment Act. Council cannot approve a variation to a development standard unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP 1), and Council considers that the objection is well founded. 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 may 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.

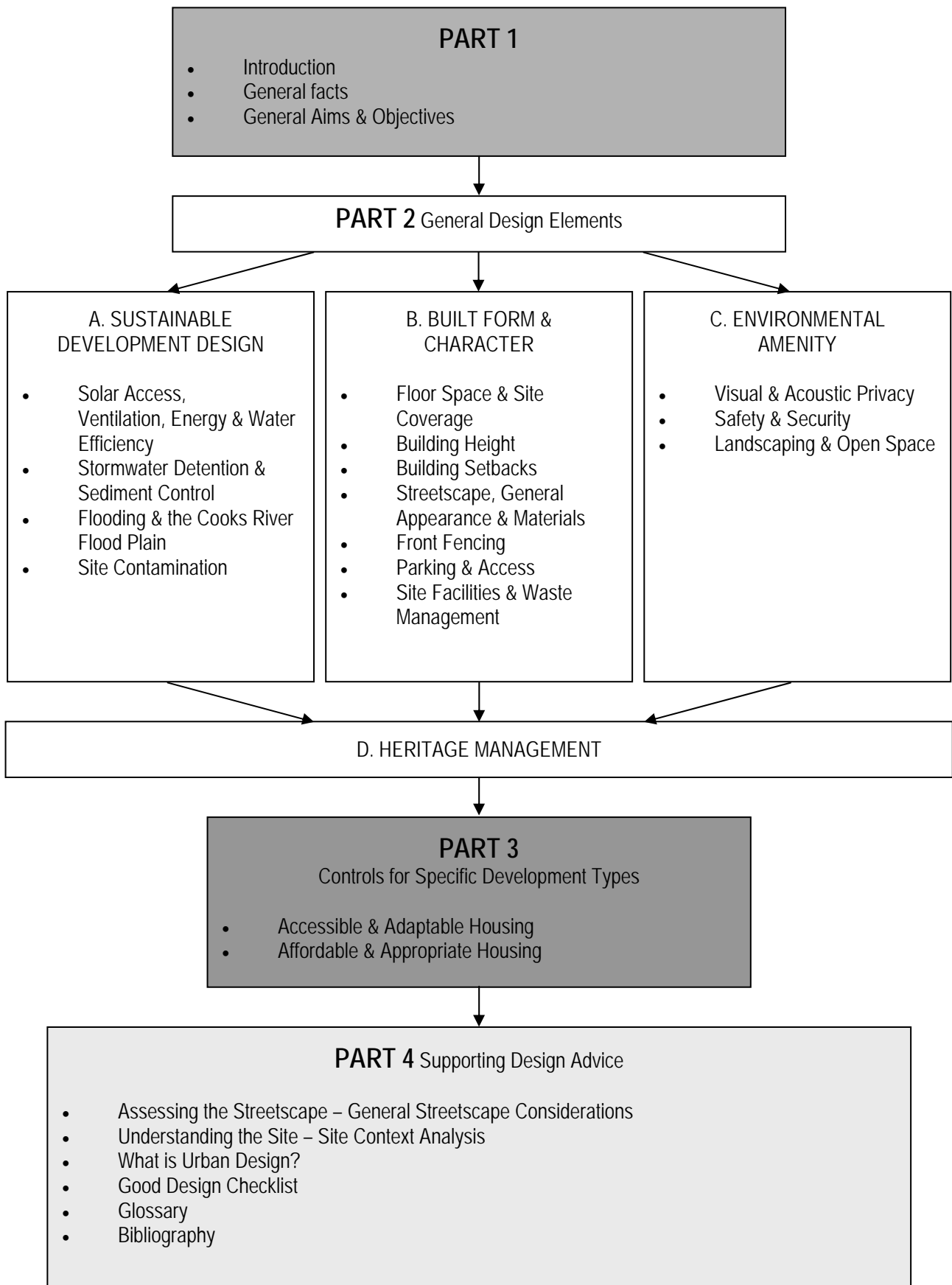
Part 4 – Supporting Design Advice

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 Statement of Environmental Effects (SEE) and plans, there are also requirements for other supporting information, such as Concept Landscape Plans, Overshadowing Diagrams, NatHERS Assessment Report, etc. Each development type has varying information submission requirements. Applicants should refer to the 'DA Submission Requirements Pamphlet' for further details. If you are unsure of what information is required to be submitted with an application, please contact either Council's Citizens Service centre or Duty Planning/Building Officers.

Marrickville Development Control Plan No. 35 – Urban Housing Volume II Controls for Multi-Unit Dwellings and Residential Flat Buildings



Part 1 Introduction

Some basic facts about this Development Control Plan (DCP)

A new Approach to Housing Design in Marrickville

The introduction of the Urban Housing DCP represents Marrickville Council's commitment to achieving better urban 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 buildings. 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 5/12/00 and came into force upon gazettal of the Marrickville Local Environmental Plan 2001. It may be formally cited as "Marrickville Development Control Plan No.35, Urban Housing–Volume II, Controls for multi-unit dwellings & residential flat buildings".

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 2001(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. 19 Parking Strategy

- Draft DCP No. 22 Petersham Park, Stanmore North & Camperdown Heritage Conservation Areas
- DCP No. 23 Petersham Railway Station Precinct
- DCP No. 27 Waste Management and Minimisation
- DCP No. 29 Contaminated Land Policy & Development Controls
- DCP No. 30 Cooks River Floodplain
- DCP No. 31 Access and Mobility
- DCP No. 32 Energy Smart Water Wise
- Marrickville Council Stormwater and 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 and submit it together with your development application. A copy of this (SEE) form can be obtained from Council's Citizens Service Centre.

Variations to Controls in this DCP

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?

Yes, 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 Officers when changes are contemplated.

***Further information about the
Development Application Process***

Council has prepared a pamphlet 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 Council's Citizens Service Centre on (02) 9335-2222.

General Aims & Objectives

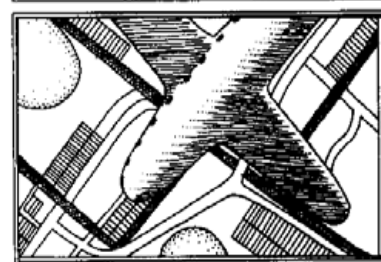
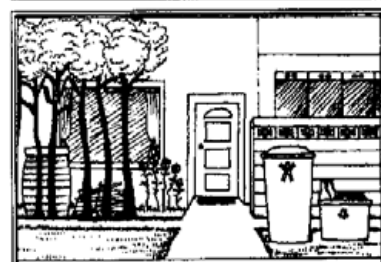
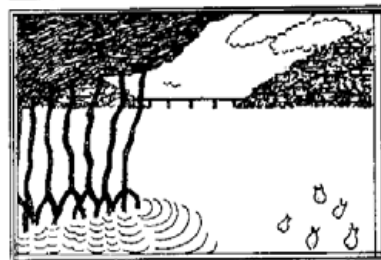
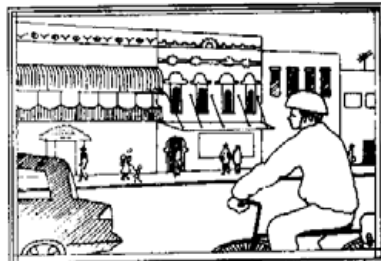
1. To provide more details on the residential controls contained in the Marrickville Local Environmental Plan, 2001 (MLEP 2001).
2. To provide detailed design objectives, and controls which encourage innovative design that enhances the character and context of the locality.
3. To encourage high quality urban design outcomes.
4. 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.
5. To enhance the quality of life and promote the well being of the local community.
6. 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.
7. To ensure that new development considers the principles of ecologically sustainable development, in particular energy, water and stormwater efficiency, solar access, natural ventilation, waste reduction and local bio-diversity.

Part 2 **General Design Elements**

Volume II of the Marrickville Urban Housing DCP provides applicants with a series of design elements to consider when proposing new development. 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** Building Form & 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 which 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.

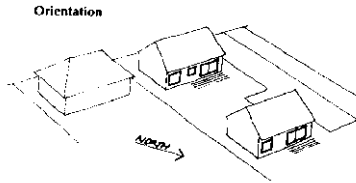
The rate of growth in water demand in Sydney cannot be sustained without enormous cost to the general public. In addition, the disposal of stormwater and waste water places an enormous strain on public infrastructure and pollutes our waterways.

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.

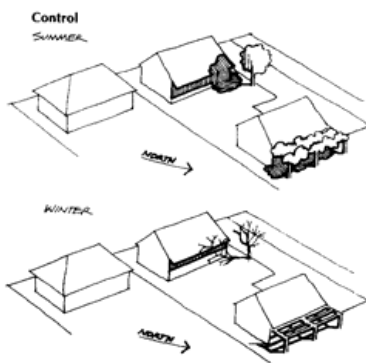
The principles of ESD should be clearly demonstrated throughout all phases of the development process, including project design, approval, construction and maintenance.

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

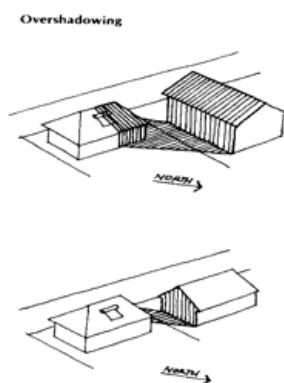
A1. Solar Access, Ventilation, Energy & Water Efficiency



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 gardens free from overshadowing. Try to avoid overshadowing neighbouring solar collectors.

Marrickville Council's solar access, ventilation, 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 and private open space areas should be orientated to the 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. On western facades subject to direct sunlight, external shading or other energy saving measures should be integrated into the design of new development.

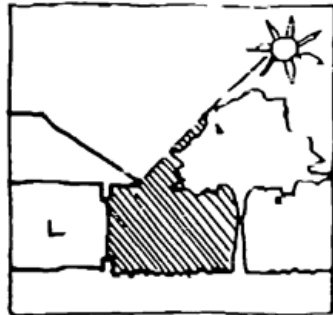
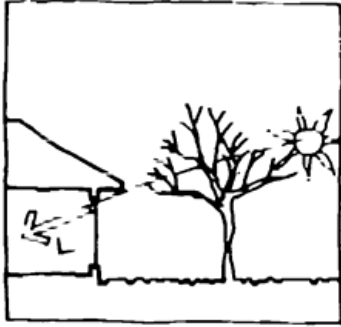
Shading and Landscaping

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.

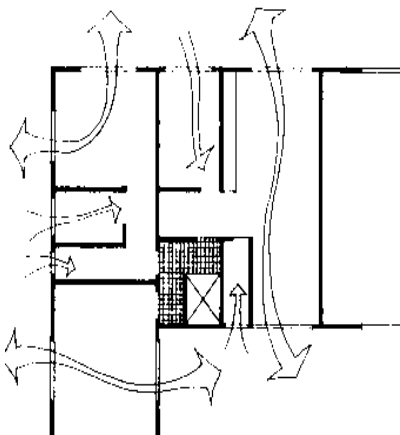
Natural Ventilation

Adequate ventilation is an important contributor to the amenity of new dwellings. The Building Code of Australia (BCA) requires all habitable rooms to be ventilated. This can occur by providing permanent openings or by mechanical means. Natural ventilation is preferable for a high quality living environment and energy efficiency. Where natural ventilation is not available to all rooms, such as in loft style conversions, mechanical ventilation may be necessary.

Adequate natural ventilation requires cross ventilation. Cross ventilation is easily achieved in apartments that allow unimpeded air movements. Changes in height between incoming and existing air also encourages cross ventilation. Natural through ventilation can be achieved by having window openings facing different directions. Maximum air movement can be obtained by locating smaller air movements low on the windward side and large openings high on the leeward side. In situations where apartments cannot extend the full width of the building, ventilation shafts and courtyards can make it possible for cross ventilation to occur.



Landscape design, such as planting deciduous trees, assists in microclimate management. Deciduous trees provide summer shading and winter sunlight.



Cross ventilation is best achieved through narrow floor plans.

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.

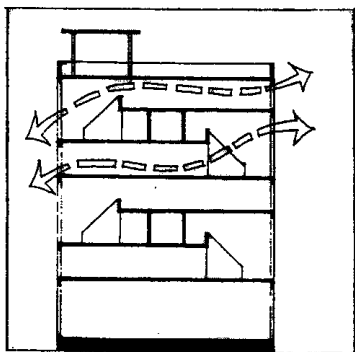
Objectives

- O1 To promote energy and water efficiency in the design, construction and use of multi unit housing and residential flat buildings.
- O2 To encourage the use of passive solar design.
- O3 To protect solar access enjoyed by neighbours
- O4 To enhance the amenity of residential buildings in terms of solar access and ventilation.

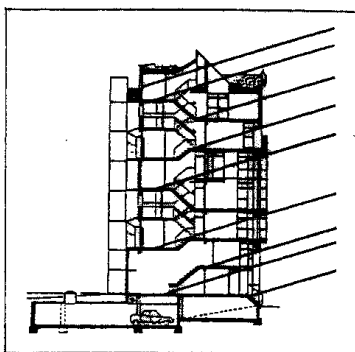
Controls you must comply with

Solar Access

- C1 At least 65% of new dwellings on site shall provide living area windows positioned within 30 degrees east and 20 degrees west of true north and allow for direct sunlight for at least 2 hours between 9.00am and 3.00pm on 21 June.
- C2 Direct solar access to the windows of principal living areas and to 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 a development proposal results in a further decrease in sunlight available in mid-winter, 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



Good cross ventilation can be achieved with double orientation apartments, having split level and corridors on alternate floors.



Narrow footprint buildings allow good solar access. Split-level plans enhance the environmental quality.

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.*

C3 The maximum depth of a habitable room from a window providing light and air to that room shall be 10 metres including any overhanging part of the building, balconies, terraces etc.

C4 On west facing facades subject to direct sunlight, external shading or other energy saving measures should be integrated into the design of buildings.

NB. *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. 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.*

Applicants should refer to the 'DA Submission Requirements Pamphlet' for further details on Council's submission requirements.

Energy and Water Efficiency

C5 Each dwelling within a residential flat building (RFB) including those contained in mixed RFB / Commercial development, multi unit housing development and residential conversion of former industrial buildings must:

- comply with a minimum 3.5 star NatHERS energy rating of internal thermal comfort;
- provide a hot water system with a minimum 3.5 star Greenhouse rating for each new dwelling;
- provide AAA rated showerheads, basins and kitchen sinks, dishwashers, clothes washers and toilet cisterns that are dual flush;
- provide reticulated gas for new RFBs, multi unit development and major residential Torrens title subdivision; and
- ensure that energy efficient clothes dryers are installed where clothes drying areas are not already provided.
- provide 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 on one cycle and 3 Star on the other cycle for reverse cycle models.

Ventilation & Internal Amenity

- C6** Building design shall ensure that each dwelling within a development enjoys natural, rather than mechanical ventilation by:
- Siting and layout design that captures breezes;
 - Use of narrow floor plans;
 - The arrangement of windows, doorway and other openings that allow cross ventilation; and
 - Avoiding double loaded corridor configurations.
- C7** All habitable rooms shall be provided with an openable window or openable skylight that satisfies the requirements of the BCA.

Advisory Notes

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

The provision of ventilation to dwelling units solely by air conditioning is considered to be an unacceptable alternative to natural ventilation.

Circumstances where supplementary mechanical ventilation will be considered include:

- areas of high traffic noise and pollution;
- areas where aircraft noise insulation is required; and
- where site constraints prohibit unit layout that facilitates natural ventilation.

Applicants should also refer to Council's DCP No.32–Energy Smart Water Wise for further information.



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

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. 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).

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.

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

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;
 - For sites that discharge directly to the Cooks River or Alexandra Canal; and
 - For sites that discharge directly to a major Sydney Water Corporation controlled trunk drainage system. (In this case compliance with Sydney Water's requirements is required).
- C2 All OSD systems required for multi unit housing and residential flat buildings will require full hydraulic design plans to be prepared in accordance with Council's Stormwater and On-Site Detention Code.
- C3 Where separate titles are to be created by subdivision, separate drainage systems & (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 Council's Stormwater & 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 the 1 year ARI. Above ground storages may be incorporated into driveway/parking areas. Storages in landscaped 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, which convey catchment flows through the site.
- NB.** *Applicants should seek full details of Council's on-Site Stormwater Detention Requirements from Council's Development Engineer early in the design process.*

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 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 the piping and 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 residential flat buildings and multi unit housing 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. 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.

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

Advisory Notes

- Where the potential for modification or adjustment to OSD storages and or surface flow paths through the property is significant enough to warrant extra protection, future owners of properties also need to be aware of their presence and purpose. Consequently, Council may require a 'Restriction as to user' positive covenant to be placed on the title as part any development consent issued.

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.

A3. Flooding & the Cooks River Flood Plain

This section only applies to the flood affected areas identified by DCP No.30-Cooks River Flood Plain.



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

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 23 km 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 flood 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 unforeseen 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 floodwaters;
- 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.
 - (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).
 - (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.
 - (c) Any portion of buildings subject to inundation shall be built from flood compatible materials.

Advisory Notes

- Applicants should also refer to Council's DCP No. 30- Cooks River Floodplain for further guidance or contact Council's Development Engineer for further assistance.



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 of the development application. Applicants should refer to Council's DCP No.29- Contaminated Land Policy & Development Controls 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.

Objectives

- 01 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.

- O2 To minimise any adverse effects from acid sulfate soils.

Controls you must comply with

Site Contamination

- C1 Development applications for sites that are contaminated or potentially contaminated must demonstrate:
- 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 and Development Controls, an initial evaluation of the site is required to be undertaken in accordance with DCP No.29- Contaminated Land Policy and Development Controls.
- Any further detailed site investigations required, shall be conducted in accordance with DCP No.29- Contaminated Land Policy and Development Controls.
- NB.** *Details of any initial evaluation or detailed evaluation 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 (NB: 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 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 to be submitted, 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
- DUAP's Managing Land Contamination Planning Guidelines & Acid Sulfate Soils Manual
- Contaminated Land Management Act, 1997

2B Building Form & Character

Building Form and Character is undeniably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides a sustainable environment for both private and public areas.

Building Form and Character should be created in response to the provisions of this DCP, the design quality principles contained in State Environmental Planning Policy No 65 (SEPP 65) and its accompanying “Residential Flat Design Code”

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 is in relationship with the street and adjoining development.

The permissible (FSR) 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.

While Marrickville Local Environmental Plan, 2001 establishes a maximum FSR, this may only be achieved by satisfying the other relevant design controls contained in this plan.

Objectives

- O1 To ensure that new development results in a floor space ratio (FSR) and site coverage that is compatible with the existing zoning and desired future character of the locality.
- O2 To ensure that new development results in a site coverage which allows adequate provision to be made on site for infiltration of stormwater, deep soil planting, landscaping, footpaths, driveways and for outdoor recreation areas.

Controls you must comply with

C1 The following maximum permissible floor space ratio (FSR) & site coverage requirements apply:

Table 1: Maximum floor space ratio (FSR) and site coverage provisions

DEVELOPMENT TYPE	ZONE	MINIMUM SITE AREA REQUIRED	MAXIMUM FLOOR SPACE RATIO (FSR)	MAXIMUM SITE COVERAGE	IMPORTANT NOTES
Multi Unit Housing	Res (A)	1,500 sqm →	0.7:1	50% for single storey 40% for two storey	→ NB A minimum site area of 1500sqm is required for multi unit housing in the Residential 'A' zone under MLEP 2001.
	Res (B)	—	0.7:1	As above	
	Res (C)	—	1.0:1	As above	
Residential Flat Buildings	Res (B)	—	0.7:1	45% for one storey	
	Res (C)	—	1.0:1	35% for two storey 30% for three storey	
Residential conversion of former industrial/warehouse/buildings	Res (A) Res (B) Res (C)				There are no specified requirements for warehouse/industrial conversions, given that in most cases this form of development entails working within an existing building envelope.

C2 Notwithstanding compliance with the above numerical provisions (C1), applicants must demonstrate that any new development is acceptable in terms of the following impacts upon the street and adjoining development:

- overshadowing and privacy considerations;
- streetscape presentation (height and scale);
- building setbacks;
- parking and landscape requirements;
- visual impact;
- the existence of significant trees on site;
- the size and shape of the allotment; and
- site topography.
- Impact on existing views (in this regard, the Council encourages view sharing between surrounding residences).

Definitions

Floor Space Ratio:

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

Gross Floor Area:

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 allotment occupied by the ground floor plan area of a building or buildings, including garages, carports, awnings, out buildings, etc, expressed as a percentage ratio.

Calculating Site Coverage:

$$\text{Site Coverage} = \frac{\text{Area occupied by ground floor plan of building(s) etc on site}}{\text{Allotment Area}} \times 100$$

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 upon 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 contained in (C1) may be permitted by Council if:
 - (a) the degree of non-compliance is minimal; and
 - (b) the floor space or site coverage of the proposed development is similar to other development in the immediate locality and is not considered to create an undesirable precedent in the locality.

Development Standards

- The maximum floor space ratio (FSR) controls as they apply to multi unit housing, residential flat buildings and minimum site area for multi unit housing in the Residential 'A' zone are given greater legal precedence by being included in the statutory planning document, the Marrickville Local Environmental Plan, 2001. These controls are referred to as "Development Standards" under the Environmental Planning and Assessment Act and Council cannot approve a variation to these development standards, unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP 1), and Council considers that objection well founded. A SEPP 1 form has been prepared for these variations, and can also be obtained from Council's Citizens Service Centre.

B2. Building Height

Objectives

- O1 To use the maximum height limits specified in the Marrickville Local Environmental Plan 2001 to assist in responding to the desired future character of the locality.
- O2 To ensure the height of development relates to the local topography with minimal cut and fill.
- O3 To ensure development has minimal impact on neighbouring properties in terms of building dominance (bulk & scale), overshadowing, and privacy.

Controls you must comply with

- C1 The following maximum permissible height limits apply:

Table 2: Summary of maximum height limit provisions

DEVELOPMENT TYPE	ZONE	MAXIMUM HEIGHT	NOTES
Multi unit housing in Residential 'A' zone as defined by MLEP 2001	Res (A)	7.2m	NB A minimum site area of 1500sqm is required for multi unit housing in the Residential 'A' zone under MLEP 2001.
Multi unit Housing & Residential Flat Buildings	Res (B)	7.2m	
Multi unit Housing & Residential Flat Buildings	Res (C)	10m	Maximum height limit in Residential 'C' zone may only be exceeded if the site exceeds 2,500 sqm in area and has a frontage of not less than 30m
Residential conversion of former industrial/warehouse buildings	Res (A)Res (B)Res (C)	—	No maximum height standards specified, as in most instances the conversion of such buildings, involves working with an existing building envelope. Where additional height is desired, the main determining factors will be the street context and whether the architectural style/character of the building can accommodate an increase in height. NB. Refer to Clause 32 of MLEP 2001 for further guidance.

- C2 **Notwithstanding compliance with the above height limits (C1)**, applicants must demonstrate that the height of any new development is acceptable in terms of the following impacts upon the street and adjoining development:

- overshadowing and privacy considerations;
- visual impact of development; and
- building height relates to the topographical features of the site.
- Impact on existing views (in this regard, the Council encourages view sharing between surrounding residences)

NB. *On steep sloping sites, a staggered, split-level configuration is preferred.*

Definition

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.

Advisory Notes

- The maximum height limits as outlined in **Table 2** are **not 'as of right' controls** and will be dependent on how well the proposed development meets all the other relevant design controls contained in this DCP.
- Compliance with the maximum height controls **does not** automatically guarantee approval.

Development Standard

- The maximum height controls as they apply to multi unit housing and residential flat buildings are given greater legal precedence by being included in the statutory planning document, the Marrickville Local Environmental Plan, 2001. These controls are "Development Standards" under the Environmental Planning and Assessment Act. Council cannot approve a variation to these development standards, unless an applicant has provided written justification in respect of State Environmental Planning Policy No.1 (SEPP 1), and Council considers that objection is well founded. A SEPP 1 form has been prepared for these variations, and can also be obtained from Council's Citizens Service Centre.



The front setback of new development should provide continuity with the existing streetscape

B3. 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.

The minimum setbacks specified in this DCP may be varied to suit an individual site's context, especially in some of the highly built up areas of Marrickville, where Council places particular emphasis in continuing the established building alignment.

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 ensure adequate separation between buildings for visual and acoustic privacy.

Controls you must comply with

Front Setbacks, Side & Rear Setbacks

- C1 The following front, side and rear setbacks apply:

Table 3A: Summary of minimum front setbacks for multi unit housing

DEVELOPMENT TYPE	MINIMUM FRONT SETBACK
Multi unit housing	<ul style="list-style-type: none"> ▪ 6.0m from the front boundary ▪ On corner allotments the secondary building line may, at the discretion of Council be reduced to 4.5m. <p>NB. <i>Council may consider a variation to the above setback requirements, where it is considered that a reduced setback will result in an improved streetscape and visual relationship with adjoining development.</i></p> <ul style="list-style-type: none"> ▪ For high-rise buildings and buildings above three storeys, each application shall be considered on merit.

Table 3B: summary of minimum front setbacks for residential flat buildings

DEVELOPMENT TYPE	MINIMUM FRONT SETBACK
Residential flat buildings	<ul style="list-style-type: none"> ▪ A minimum front setback of 9.0m is to be provided. ▪ For high-rise buildings and buildings above three storeys, each application shall be considered on its merits with a minimum front building setback of 11.0m. <p>NB. <i>Council may consider a variation to the above setback requirements, where it is considered that a reduced setback, will result in an improved streetscape and visual relationship with adjoining development</i></p>

Table 3C: Summary of minimum side and rear setbacks

DEVELOPMENT TYPE	MINIMUM SIDE & REAR SETBACKS
Multi-unit housing	<p><i>(without driveway)</i></p> <ul style="list-style-type: none"> ▪ the minimum distance of external walls of dwellings from side and rear allotment boundaries, shall be a minimum of 4.0m <p><i>(with driveway)</i></p> <ul style="list-style-type: none"> ▪ the minimum distance of external walls of a dwelling from side and rear allotment boundaries, where vehicle access is provided, shall be a minimum of 7.5m. <p><i>(common access driveway)</i></p> <ul style="list-style-type: none"> ▪ The minimum distance between rows of buildings along a common driveway shall be 9.0 m in the case of single storey development and 11.0m in the case of two-storey development. <p>NB <i>Council may agree to a minor variation (25%) to the above setbacks in order to create visual interest, provided that a corresponding section of the wall has its setback increased by an amount which is equal to the reduction in setback elsewhere.</i></p>
Residential flat buildings	<ul style="list-style-type: none"> ▪ A minimum setback of 3.0m shall be maintained for 1 storey residential flat buildings with a wall height of less than 3.0m ▪ For residential flat buildings greater than 3.0m or 1 storey in height, the following setbacks shall apply: 1 storey – 3.5m 2 storey – 4.0m 3 storey – 4.5m <p>NB <i>For high-rise buildings and buildings above three storeys, each application shall be considered on merit. The above setbacks shall be maintained throughout the entire length of the building.</i></p> <p>NB <i>Council may agree to a minor variation (25%) to the above setbacks in order to create visual interest, provided that a corresponding section of the wall has its setback increased by an amount which is equal to the reduction in setback elsewhere.</i></p>



Setbacks provide a landscaped setting for urban housing

C2 Notwithstanding any compliance with front, side and rear setback controls (C1), applicants must demonstrate that proposed building setbacks are acceptable in terms of the following:

- provide adequate separation between buildings;
- protect adjoining buildings from overlooking and loss of amenity; and
- maintain solar access in accordance with Council's requirements to adjoining premises.
- Impact on existing views (in this regard, the Council encourages view sharing between surrounding residences)

Advisory Notes

Variations to building setbacks may be permitted where:

- there is no adverse impact of any proposed boundary wall on neighbours.
- the privacy between neighbouring dwellings and their open space is improved.
- the proposed setback matches an existing setback of a neighbouring building, leading to an improved streetscape and visual relationship.

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

Definition

Storey: means any floor containing any habitable room or rooms.

B4. Streetscape, General Appearance & Materials



RECOMMENDED:

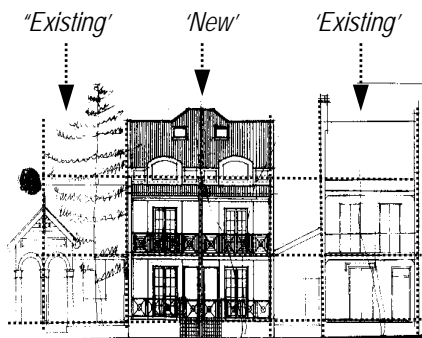
New urban housing should relate sympathetically to the established streetscape, by maintaining similar patterns of stepped wall/balcony recesses along the street frontage.



RECOMMENDED:

The adaptive re-use of former warehouse /industrial buildings should not lead to the removal or loss of stylistic characteristics and important façade elements.

When dealing with such buildings the rendering or painting of original surfaces is not permitted.



The architectural details of new development should seek to match or relate sympathetically to adjoining buildings found in the street and locality

Marrickville's residential areas contain a variety of architectural styles spanning the Victorian period through to interwar residential flat buildings and finally to development of the late 20th Century.

New development is to enhance the positive characteristics of the street and locality. This does not mean that new buildings must replicate or mimic historical styles. On the contrary, the prevailing character of a street should be used to develop a contemporary architectural expression that is compatible with existing street and wider locality.

The design of new development should respond to the vertical and horizontal 'horizontal and vertical 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.

This DCP aims to encourage high quality urban design outcomes in the design of new residential flat buildings and multi-unit housing.

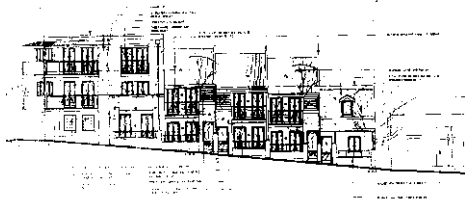
Applicants should also refer to the Supporting Design Advice contained in Part 4 of this DCP for further guidance on how to achieve positive design outcomes.

Objectives

- 01 To encourage development which reflects contemporary values through a design approach, materials and construction technique, which provides an appropriate response to the historical context of the street and the wider locality.
- 02 To ensure new development achieves a cohesive relationship with existing development without distorting and obscuring the architectural & cultural significance of the locality.
- 03 To ensure a high standard of building design that is sympathetic and complementary to the existing built form and streetscape.
- 04 To ensure that the external appearance of new development, including materials and colour scheme, is compatible with the dominant palette of materials found in the street & locality.



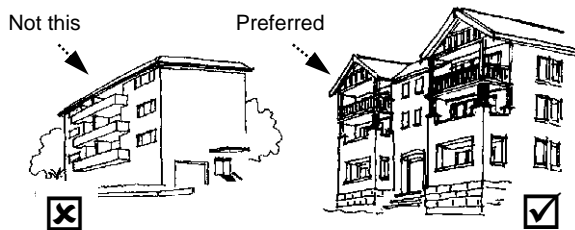
GOOD URBAN DESIGN IDEAS



The proportions and scale of door and window openings should relate to the scale of the building and its context



New infill development should enhance the existing built character, by translating characteristics found on adjoining buildings and in the surrounding locality. Building facades should be divided into bays or units appropriate to the scale of the building proposed and that of the adjoining locality.



Balconies and windows must be arranged to divide the mass of the building into vertical modules. Development lacking any vertical modulation is not desirable.



Break up building mass by using different surface materials.

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 development shall address the principal street frontage and provide an 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 street and 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 facades 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 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.
- C8 Surface 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.

GOOD URBAN DESIGN IDEAS



Use balconies and verandahs to create visual interest along the street.



Consider the development context of the site and ensure that new development enhances the existing built character by translating characteristics found in the surrounding locality.



Reduce surface mass of new buildings by providing regular modulation and by using a variety of finished surface details.



Break-up horizontal emphasis of the eaves line and roofline by inserting parapet features

- C9 The horizontal emphasis of the eaves line and roof line shall be broken up by inserting parapet features, or other features depending on the immediate site context.
- C10 The bulk of balcony balustrades shall 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.
- NB. *Early buildings had predominantly vertical windows, of proportional height equal to approximately twice the width.*

Bulk & Scale Relationship

- C13 New development shall provide a sympathetic transition in scale between old and new buildings by dividing building mass, roof form and façade into smaller units which sympathetically relate to adjoining properties.
- C14 Continuous wrap around balconies that add to the bulk of the building are not desirable.
- C15 The enclosure of balconies or verandahs for the purpose of providing additional floor space is not permitted.

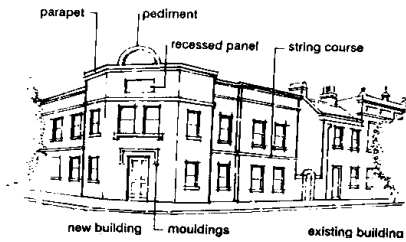
Materials, Finishes, Textures & Colours

- C16 Face brickwork is to be used only where this is common in the immediate vicinity of the proposed development. Bricks shall be of a uniform colour, without mottle (except for traditional sandstock) or wire cut. **The use of white, pale, cream or manganese bricks is not acceptable.**
- C17 Detailing of verandahs, balconies, lacework, gables, parapet walls, front fences, doors, etc is to be consistent with the prevailing style found on contributing buildings in the immediate vicinity.
- C18 New development should:
 - avoid large expanses of glass and reflective wall cladding (including glass blocks);
 - use roof cladding which conforms with contributing neighbouring development; and
 - use colour schemes which reflect and draw references from the locality.
- C19 The use of the following materials/techniques is **not permitted**:
 - rough textured bagged finish;
 - extensive areas of glass sheeting; and
 - circular pattern render.

GOOD URBAN DESIGN IDEAS



Create interesting facades by ensuring an acceptable ratio of façade area to wall openings



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

Source: South Sydney Council



Use brick banding and rendered sections where appropriate, to create an attractive street presentation.



Break up mass of the façade by introducing canopy structures, parapet features and balconies.

C20 Highly contrasting coloured bricks are to be restricted to use on building elements such as sills, window heads, string courses and to assist in the division of the building into bays and sections.

Advisory Notes

- Applicants proposing the residential conversion of an existing period house into a residential flat building should also refer to Volume I of the Urban Housing DCP for guidance.



New fencing should be integrated into the design of new buildings.



New fencing should relate to the scale of new development and existing landscape features found in the street.

B5. Front Fencing

Front fencing is an important streetscape element. Consistent and uniform front fencing contributes to the character of the street and locality.

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 street.

While privacy and security of 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.

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 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.

Controls you must comply with

Height of fencing

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

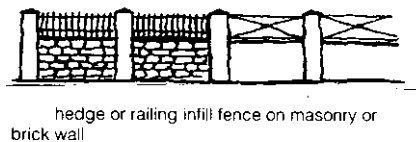
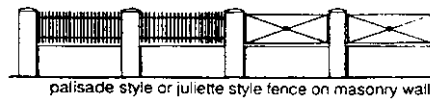
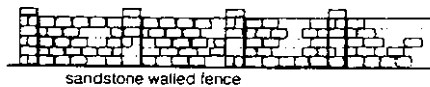
OR

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 such a fence. Generally, any fence over 1.2m in height shall be of an open style.*
- C2 Side fencing is to taper down to the height of the front fence line.

SOME INFILL FENCE DESIGN SUGGESTIONS

Front fencing shall complement any existing or new buildings on site and provide consistency in streetscape character.



Source: Mosman Council

Advisory Notes

Look at the existing original style of fencing found in the street as a guide to determine the fence style best suited to your development.

Applicants proposing to construct a new fence on an existing period house should refer to Volume 1 of the Urban Housing DCP for further guidance.

Design of fencing

- C3 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.
- C4 Avoid painting or rendering original masonry and sandstone fencing.
- C5 Front fencing shall be integrated with the local streetscape, complement the architectural style of any existing or new building on site, and any positive fence design features of the street and wider locality.
- C6 The design and construction of front fencing shall highlight entrances to the site and building.
- C7 All fencing and walls are positioned so as not to interfere with existing trees. Council will not generally allow existing trees to be removed to facilitate a fence design.
- C8 New fencing in a conservation area 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 High blank walls facing the street are not permitted.
- C10 If the development site retains original fencing, it is to be retained, repaired and re-used where possible as part of the new development on site.
- C11 Fences for corner properties will be required to be splayed for road widening purposes and to improve site distance at intersections for both vehicles and pedestrians. Splays will generally be as follows:
- 3m x 3m at street and street corner;
 - 2m x 2m at street and lane corner; and
 - 2m x 2m at lane and land corner.

Materials

- C12 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

B6. Parking & Access



NOT RECOMMENDED:

Avoid large expanses of hard paved turning areas. The design and location of vehicle access and on-site parking areas should ensure that visual amenity is not reduced and conflicts do not arise between pedestrians and vehicles on site.



RECOMMENDED:

Provide adequate screen planting along the entry to basement car parking areas.



RECOMMENDED:

Vary the alignment of driveways to create visual interest and to avoid the creation of a 'gun-barrel' driveway effect.

The provision of car parking should reasonably satisfy the needs of current and future residents. 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 the desire to maintain the unity of the surrounding built form.

New parking areas, including basement car parking areas, garages, carports, open car spaces should, be screened and designed so as not dominate the façade of a building or the adjoining locality.

Marrickville Council's DCP No.19-Parking Strategy, should be referred to in the preparation of a development application in order to ascertain any more detailed requirements than those contained in this DCP.

NB. Council's requirements for garages, carports and driveways are contained in Volume I of the Marrickville Urban Housing DCP.

Objectives

- O1 To ensure the provision of off-street parking satisfies the needs of occupants, and is designed and located to enhance the quality of the streetscape.
- O2 Ensure that the provision of off-street parking is visually discreet and integrated with the overall design of the building.
- O3 To provide convenient, accessible and safe car and bicycle parking to meet the needs of residents and visitors, including people with disabilities.
- O4 To encourage the design of vehicular access and parking facilities to integrate with overall site planning and landscape design to minimise their visual impact.
- O5 To avoid conflicts between pedestrians and vehicles within a proposed development.

Controls you must comply with

General Requirements

- C1 Parking spaces shall be of a minimum width of 2.5m 5.4m, and be provided in accordance with the following table:

Table 4: Summary of parking requirements for Urban Housing

LAND USE	CAR PARKING REQUIREMENT	VISITORS	BICYCLES
Multi-unit housing	1 space / dwelling	1 space / 4 dwellings	1 space / 10 dwellings
Residential Flat Buildings	1 space / dwelling	1 space / 4 dwellings	1 space / 10 dwellings

**RECOMMENDED:**

Underground car parking is preferred for larger developments.

- C2** Access to car spaces and gradient ramps shall be in accordance with the provisions of Council's DCP No.19 – Parking Strategy and AS 2890.1(1993) Off-Street Parking.
- C3** Visitor car parking spaces must be conveniently located, identified as such, and accessible to the general public. They should not be located behind any security grill or gate.

Design and Location of Parking Facilities

- C4** Parking facilities are to be designed and located to:
- conveniently and safely serve users, including pedestrians, cyclists, motorists and people with disabilities;
 - enable efficient use of car spaces and access ways, including adequate manoeuvrability for vehicles to and from the street; and
 - be visually discreet.
- C5** Parking areas and access ways are designed, surfaced and sloped to facilitate stormwater infiltration on-site.
- C6** Open parking areas and access ways are to be suitably landscaped.
- C7** Site planning and building layout shall minimise the number of driveways and extent of manoeuvring areas required on site.
- C8** The alignment of driveways and access roads must be varied to create visual interest and avoid the creation of a 'gun barrel' effect.
- C9** Surface materials and external finishes must be consistent and compatible with those used throughout the development.
- C10** Vehicular entrances to parking areas shall be visually inconspicuous, appropriately screened and ideally, not be located along the front façade, but rather to the side or rear.
- C11** Parking levels are to be kept as low as possible so as to minimise protrusion of end walls above ground level, especially where end walls are situated on or close to property boundaries.
- C12** Basement parking is preferred for larger development.
- C13** Driveway gradients must be designed for vehicle and pedestrian safety. Potential for vehicles to scrape at gradient changes is to be avoided.
- C14** Vents or the internal form of parking areas shall not be expressed on the front facades of buildings.
- C15** Garage doors, gates, shutters or grilles should be setback from the face of the surrounding wall piers by at least 200 mm. Their colour should be dark or the predominant colour of the facade.
- C16** Off-street visitor parking and resident car parking in excess of the minimum requirement should be designed in such a way as to allow for an alternative use when not



NOT RECOMMENDED:
Vehicle entrances to parking areas should not dominate the street elevation.

- required for car parking, eg play area, car washing or storage/workshop area.
- C17** Garages doors and gates are not to encroach over a public footpath during operation.
- C18** Corner properties will be required to dedicate splay corners to the public for road widening purposes and to improve site distance at intersections for both vehicles and pedestrians. Splays will generally be as follows :
 - 3m x 3m at street and street corner;
 - 2m x 2m at street and lane corner; and
 - 2m x 2m at lane and land corner.
- C19** The number of driveways to the property shall be kept to a minimum. The need for multiple driveways shall be avoided wherever possible.

Advisory Notes

Off-street parking requirements 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).
- Major development proposals should be supported by a traffic report prepared by a suitably qualified traffic consultant.

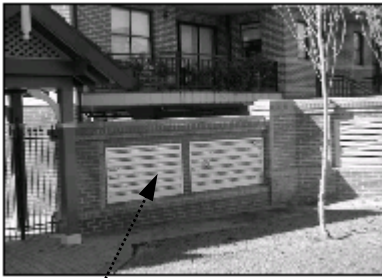
B7. Site Facilities & Waste Management



RECOMMENDED:



Site facilities are to be located and designed to achieve an attractive visual appearance and for efficient and convenient use



NOT RECOMMENDED:



Letter box structures should not dominate the street elevation.

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 multi unit housing and residential flat buildings 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 the development and the local streetscape also need to be considered.

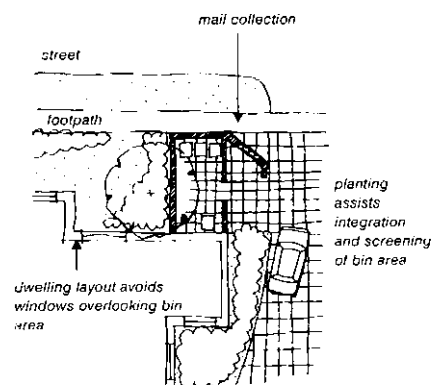
The design of site facilities for multi unit and residential flat buildings requires particular consideration, as these facilities are often shared. They need to be designed and located so that they are accessible by all residents and do not detract from the amenity of any one residence.

Managing Waste

Sydney has a waste problem, with approximately three million tonnes of waste dumped into landfill every year. 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.



Site facilities, such as mail and garbage collection areas, where provided, should be integrated with the building and landscaped area

Objectives

- O1 To ensure that adequate provision is made for site facilities.
- O2 To ensure that site facilities are accessible to all residents and are easy to maintain.
- O3 To ensure that site facilities are thoughtfully and sensitively integrated into the development, so as not to be unobtrusive and unsightly.
- O4 To minimise the production of waste during demolition, construction and occupation of residential development.
- O5 To maximise the re-use and recycling of building/construction materials, household generated waste and industrial/commercial waste.

Controls you must comply with

Clothes drying facilities

- C1 Adequate open air clothes drying facilities shall be provided that are easily accessible to all residents and are visually screened from the street and adjoining premises.
- C2 External clothes drying areas shall be provided at the rate of 3.75 sqm per dwelling, and contain a minimum of 6m of clothes line for each dwelling on site.
- C3 Every dwelling within a development shall be provided with a clothes drying machine, or tumble type or cabinet type, incorporating adjustable heat control and built in fan blower, within the laundry.

Garbage Collection & Recycling facilities

- C4 Garbage collection and recycling facilities are to be provided in accordance with the provisions of Council's DCP No. 27 – Waste Management and Minimisation.
- C5 All development shall provide a garbage storage area within the site. (Location details shall be marked on all plans submitted to Council)
- C6 All development shall provide space for the storage of recyclable materials. (Location details shall be marked on all plan submitted to Council)
- C7 Garbage receptacle bays are to be constructed in materials to match or blend with main building with a concrete floor and top, and finished with a door to match. The number of bays shall not be less than the total number of dwellings in the development and shall be located so as not to obstruct access, visually obtrusive and as directed by Council or its authorised servant.
- C8 All storage and recycling areas are integrated physically and visually with other built elements such as fences, walls, buildings and garages.

Numbering of buildings

- C9 Adequate and appropriate numbering system and signage are to be provided.

Public Utilities

- C10 The design and provision of public utilities, including sewerage, water, electricity, street lighting, telephone and gas services to conform to the cost-effective performance measures of the relevant servicing authority.
- C11 Compatible public utility services to be co-ordinated in common trenching in order to minimise construction costs for underground services.

Mail boxes

- C12 All mail boxes associated with multi-unit housing and residential flat buildings shall be designed in a manner that enhances the visual presentation of the building(s) they serve.
- C13 Individual mail boxes should be located close to each ground floor dwelling entry, or a mail box structure located close to the major pedestrian entry to the site and complying with the requirements of Australia Post.
- C14 Letter box structures should not dominate the street elevation.
- NB. *Applicants should also refer to Australia Post's requirements as listed in its brochure titled, "Requirements for the positioning and dimensions of mail boxes in new commercial and residential development" for further guidance.*

Other

- C15 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.
- C16 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.
- C17 Only one (1) telecommunications/ TV antenna will be permitted for each residential flat building.
- C18 Laundries:
- There shall be one separate laundry either externally or internally for each dwelling.
 - Communal laundries shall not be permitted.

- All laundries not located within a flat shall be recessed under the building or otherwise within the building.

Waste Management

C19 Council will require the submission of a completed waste management plan before issuing a construction certificate. (Applicants should refer to Council's DCP No. 27 – Waste Management and Minimisation for further details.

2C Environmental Amenity

C1. Visual & 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.

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.

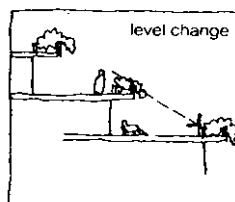
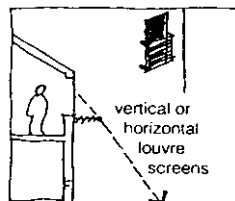
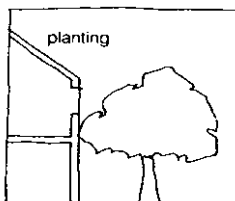
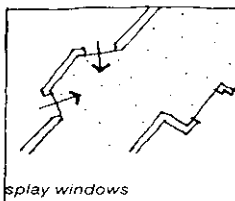
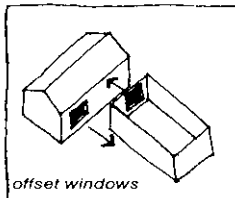
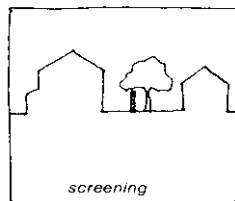
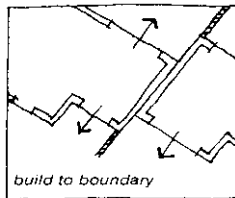
Objective

- O1 New development is to ensure adequate visual and acoustic privacy levels for neighbours and residents.

Controls you must comply with

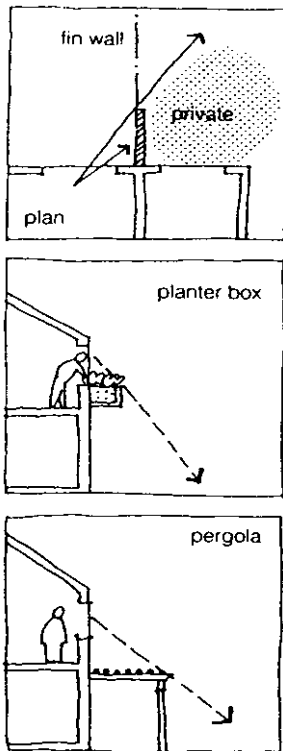
- C1 Openable first floor windows and doors as well as balconies shall be located so as to face the front or rear of the building.
- C2 Where it is impractical to locate windows other than facing an adjoining building, the windows shall be off set to avoid a direct view of windows in adjacent buildings.
- 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. *The planter box option will only be acceptable where it can be demonstrated that the longevity of the screen planting will be assured.*

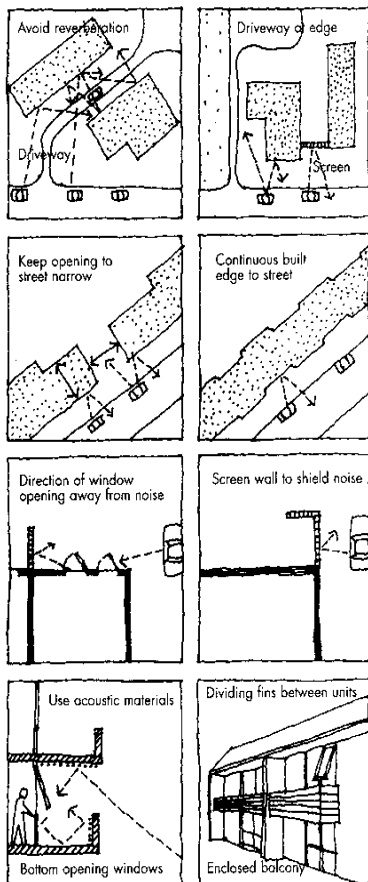


Techniques to minimise overlooking and maximise privacy

Source: AMCORD



Techniques for minimising overlooking



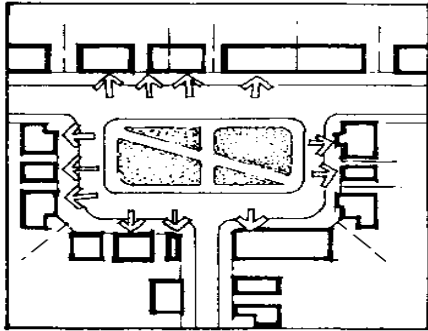
Techniques for achieving acoustic privacy

- Windows are off-set or splayed to reduce privacy effects; and
- Windows have sill heights of 1.8m or more above floor level or fixed 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 Building Code of Australia (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 (as advised to Council shall be designed and constructed in accordance with Australian Standard AS2021 (Acoustics – Aircraft Noise Intrusion – Building, Siting and Construction).
- C8 Development along a major road or railway corridor shall incorporate noise attenuation measures complying with the design requirements of the Model Road and Rail Noise Intrusion Policy prepared by the Southern Sydney Regional Organisation of Councils.

C2. Safety & Security

GOOD DESIGN IDEAS



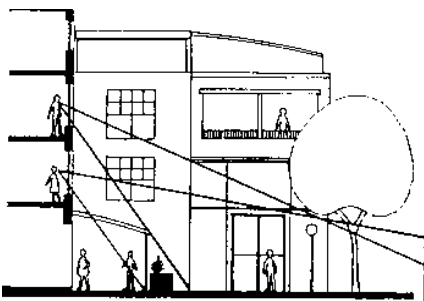
RECOMMENDED:

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



NOT RECOMMENDED:

The proliferation of gated communities in Marrickville is not desirable.



RECOMMENDED:

Overlooking of entrances and courtyards increases 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 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 6.1 to 6.6 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 6.7 to 6.10 of DCP No.38.

Territorial Reinforcement

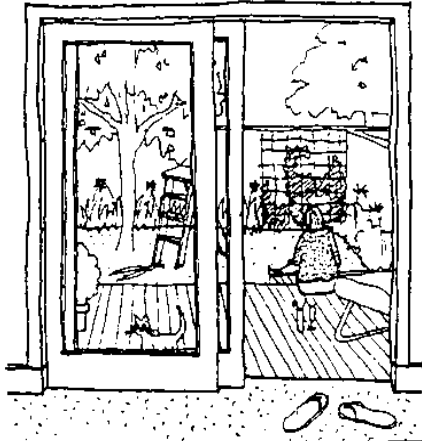
Territorial reinforcement follows the belief that people usually protect territory that they feel is their own and have a certain respect for the territory of others. Fences, paving, art, signs, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much 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 clause 6.9 to 6.11 of DCP No.38.**

Space Management/Maintenance

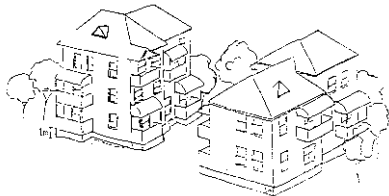
Space management and maintenance is linked to the principle of territorial reinforcement and involves ensuring that space is appropriately utilised and well cared for. Space management and maintenance strategies could include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of faulty or broken pedestrian and car park lighting and the removal or refurbishment of old or destroyed physical elements.

Space management/management can be a difficult matter to assess at the development application stage since it relies mainly on behavioural approaches to maintaining spaces rather than design details shown on plans. However Council is increasingly requiring certain types of developments to submit as part of an application, a Plan of Management (POM) which outlines a commitment towards the ongoing maintenance and management of spaces and security arrangements for a site. **Refer to clause 6.11 of DCP No.38.**

C3. Landscaping & Open Space



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



RECOMMENDED:
 Any existing trees on site should, wherever possible, be retained and form part of the new landscaping scheme for the site.



RECOMMENDED:
 All development must provide dwellings with a safe, accessible and functional open space area

Open space provided for multi unit housing and residential flat buildings will generally take the form of a private courtyard, balcony or terrace. Open space areas should have direct access to the main living areas of the dwelling so that they can become an 'extension' of that dwelling.

Site 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. Site landscaping also plays 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.

Objectives

- 01 To encourage site landscaping that complements the character of the individual building and the character of the area.
- 02 To blend new development into the streetscape and neighbourhood.
- 03 To retain and enhance existing significant trees and established planting found on site.
- 04 To provide dwellings with useable private open space.
- 05 To minimise the extent of hard paved areas and facilitate rainwater infiltration.
- 06 To improve the appearance, amenity and energy efficiency of housing through integrated landscape design.
- 07 To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

Controls you must comply with

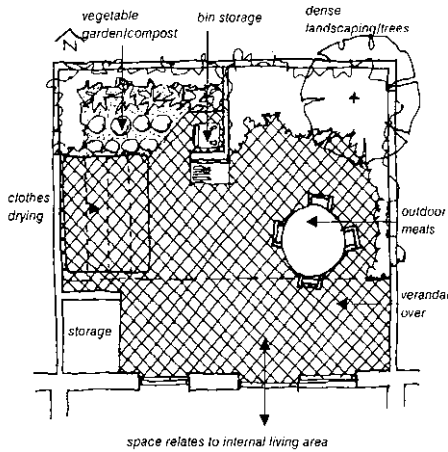
Open Space & Site Landscaping Requirements

C1 The following private open space and landscaped area requirements apply:

Table 5: Summary of private open space and landscaped area requirements

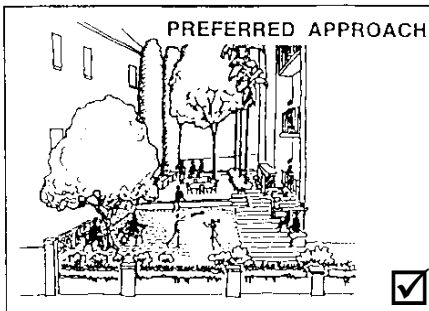
DEVELOPMENT TYPE	GENERAL REQUIREMENTS
Multi unit dwellings	<p>LANDSCAPED AREA REQUIREMENTS</p> <ul style="list-style-type: none"> A minimum of 45% of the total site area shall be provided at ground level as '<i>landscaped area</i>' and be capable of accommodating tree growth of up to 10 m in height.
Residential flat buildings	<ul style="list-style-type: none"> A minimum of 45% of the total site area shall be provided at ground level as '<i>landscaped area</i>' and be capable of accommodating tree growth of up to 10 m in height.
Multi unit dwellings	<p>PRIVATE OPEN SPACE REQUIREMENTS</p> <ul style="list-style-type: none"> Each dwelling within a townhouse, villa home, cluster development or the like, shall provide an area of useable outdoor '<i>private open space</i>' at ground level that: <ul style="list-style-type: none"> (a) has a minimum width of 4.0m at one part; (b) has a maximum gradient of 1 in 10; (c) is suitably landscaped and directly accessible from the dwelling at ground level; and (d) offers convenient access from a '<i>principal living area</i>'.
Residential flat buildings	<p>PRIVATE OPEN SPACE REQUIREMENTS</p> <ul style="list-style-type: none"> Each dwellings within a residential flat building shall have access to '<i>private open space</i>' in the form of a deck, or balcony accessible from the main living area of the dwelling with a minimum area of 8sqm, and minimum width of 2m.
Multi unit and Residential flat buildings	<p>COMMON OPEN SPACE REQUIREMENTS</p> <ul style="list-style-type: none"> On development sites containing more than 12 dwellings, a '<i>common open space</i>' area shall be provided, comprising not less than 10% of the required landscaped area and incorporate appropriate active or passive recreation facilities such as children's playground equipment, seating and shade structures.
Landscaped area over podiums or basement car parking area	Landscaping over podiums or basement car parking shall not exceed 30% of the required total landscaped area component.
Warehouse/Industrial Conversions	As in most instances the conversion of such buildings involves working within an existing building envelope, no minimum open space and landscape area requirements are specified. Council will however require a certain level of open space to be provided for future residents. The provision of open space within an existing envelope, will require an innovative design response. Some options include the provision of internal courtyards or atria.

GOOD DESIGN IDEAS

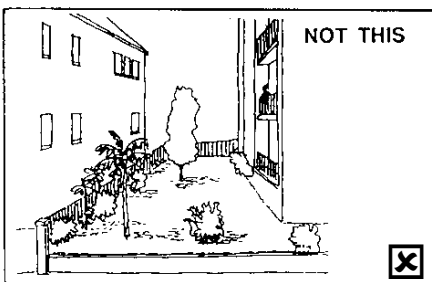


RECOMMENDED:

Private open space should fulfil a number of functions



Site landscaping used to define usable open spaces. Good access between lobby and open space.



Poor access between units and open space is to be avoided.

C2 Notwithstanding compliance with the above numerical provisions (C1), applicants must demonstrate that all open space areas and associated landscaping, satisfy the following requirements:

- take advantage of site orientation, outlook and any natural features of the site;
- receive adequate solar access;
- serves as an extension of the dwelling, providing space for relaxation, dining, entertainment, recreation, and children’s play area;
- is clearly defined for private use or communal use (where appropriate);
- minimise adverse impacts such as loss of privacy; and
- improves surveillance and security issues where public spaces adjoin.

Existing Trees and Gardens

C3 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 and shall be incorporated into the new landscaping scheme.

C4 Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible.

NB. *Removal of trees can only occur with the consent of Council. A Tree Preservation Order applies throughout the Marrickville Local Government Area.*

Work within the vicinity of an existing tree

C5 No development should generally 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 the subject tree:

- (a) is declared to be noxious by or under any Act; or
- (b) is dead, dying or has become dangerous; or
- (c) is a declared noxious weed such as the following trees:

- Privet (Ligustrum)
- Rhus (Toxicodendron)
- Rubber Tree (Ficus elastica)
- Umbrella Tree (Schefflera Actinophylla)

Landscape Design

C6 Site landscaping shall complement and reinforce the locality in terms of plant selection, choice of materials etc, and take specific account of the role of the street, solar access, soils and existing services.

C7 Where a strong landscape theme exists, any new landscaping scheme shall complement and reinforce any existing theme.

C8 Landscaping is used to reduce the visual impact of development, both to the street and to adjoining development.

GOOD DESIGN IDEAS



Landscaping schemes should complement the scale of development.



RECOMMENDED:

Provide landscaping along driveways to soften the impact of hard paved areas associated with new development.



RECOMMENDED:

Existing trees should be retained and incorporated into a new landscaping scheme.

- C9 The majority of the front building setback area and private courtyard areas shall consist of pervious landscaping.
- C10 Landscaping shall be used to provide privacy between dwellings and screen clothes drying areas.
- C11 Paved areas are:
 - semi-porous to maximise on-site infiltration of stormwater;
 - in materials and colours which complement the development; and
 - in non-slip finishes and with gradients and dimensions suitable for use by people with disabilities.
- C12 The alignment of paved areas and driveways shall be varied to create opportunities for landscaping.

Other matters

- C13 Any court walls facing a common area or public place or road shall be constructed of a material similar in type and colour to that used for the development found on site.
 - C14 The development site shall be densely landscaped to the depth of the setback along the front boundary and along the perimeter of the site.
 - C15 Corner sites shall be required to incorporate landscaping along the secondary frontage.
 - C16 Common open space areas shall be located in large aggregated areas which are capable of active use by residents.
 - C17 All common landscaped areas are to be served by an automatic watering system to ensure basic plant maintenance.
 - C18 Landscaping on basements, and in planter boxes, shall be of a sufficient soil depth, contain appropriate irrigation devices, and drainage connected to stormwater.
- NB. *Planter boxes shall be supported by an automatic watering system.*

Definitions

Private Open Space:

is an area of land, courtyard, balcony or the like, suitable for outdoor living activities, and used in conjunction with an individual dwelling and directly accessible from a 'principal living area' of that dwelling.



RECOMMENDED:



Urban housing should use vegetation types and landscaping styles that integrate the development with the adjoining locality.



Existing street trees assist in the integration of new development with the rest of the street.

The removal of established street trees to facilitate the provision of vehicle crossings is undesirable and is to be avoided.

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 of which 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 such as palms are considered as trees)

Landscaped Area:

means that part of the site area, not occupied by any building, except for swimming pools or open air recreation facilities, which part is to be predominantly landscaped by way of the planting of gardens, lawns, shrubs and trees and is available for use and enjoyment by the occupants of the building erected on site, but does not include areas used for driveways, parking areas, balconies or drying yards.

Common Open Space:

Useable open space for recreation and relaxation of residents and visitors which is under the control of the body corporate.

Advisory Notes

Private open space should wherever possible be located to the north of dwellings.

Applicants are encouraged to:

- use (native) deciduous trees with large canopies, climbers and shrubs on the northern side of buildings;
- retain existing significant trees (Retaining existing trees may reduce your site landscaping costs)
- shade west and east aspects with planting;
- use ferneries, planted pergolas and vines near dwellings to assist the cooling effect of air entering dwellings; and
- provide landscaping to screen development and frame desirable views.

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.

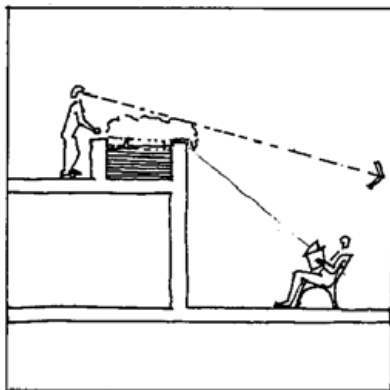
Details of any trees to be removed and why they cannot be retained shall be included in the Statement of Environmental Effects (and marked on the site plan)



The provision of open space for residents of warehouse conversions will require an innovative design response. In the above example the architect has provided an internal courtyard which also contains a swimming pool.



Open space areas are to be orientated to the north for maximum solar access.



Landscaped planter boxes create a leafy outlook from the main living area and reduce overlooking. Planter boxes should be supported by an automatic watering system.

Council will require the submission of a landscape concept plan with any application for multiunit housing and residential flat building development that specifies the location and species of trees, shrubs and ground cover in a way that:

- uses vegetation types and landscaping styles that integrate the development with the adjoining locality;
- is of an appropriate scale relative to both the street width and the building bulk;
- contributes to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas;
- access to ventilating breezes and protection from strong winds;
- minimises risk of damage to proposed buildings, overhead and underground power lines and other services;
- minimises stormwater run-off by the use of soft landscaping and permeable paving systems; use landscaping to minimise water consumption and waste; and
- retain and incorporate existing trees on site into new landscaping schemes. (Landscaping Plans are to be prepared in accordance with Council's DCP No.1- Landscaping Controls).

The landscape concept plan should consider community safety guidelines including:

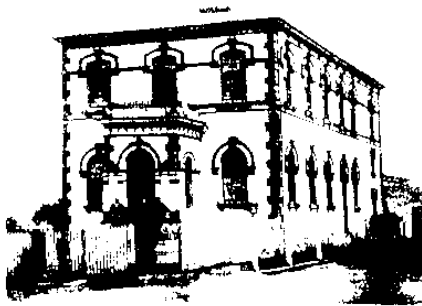
- ensuring good visibility and lighting at dwelling entries and along paths and driveways;
- avoiding dense landscaping near thoroughfares; and
- providing suitable paving to driveways and walkways in the vicinity of garbage bin enclosures, letter boxes and clothes lines, children's' playground equipment, seating and shade structures.

If development of a site would not be possible if every tree on site was retained, then it is **essential** that expert advice be obtained from a qualified horticulturist or arborist on which of the existing trees on site would add most pleasure and value to any new development. This judgement should be made on the age, health, beauty and species of the trees, and should also consider which trees would best survive the building process.

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 multi-unit dwellings and residential flat building development.

2D Heritage Management



A building may be identified as an item of environmental heritage because it may have aesthetic, historic, social, spiritual or technical significance.

D1. Heritage Conservation

This section only applies to items of environmental heritage, conservation areas, and new development 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 building** 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.

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.

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 2001, 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 upon 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 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 the 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; and
- appropriate to the established fabric of the area.

Designing for heritage compatibility

The heritage significance of many buildings is often compromised by unsympathetic development in their vicinity 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 verandas;
- changing fencing style and materials;
- painting or rendering a previously unpainted or un-rendered surface;
- removal of original timber windows and their replacement 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 environmental 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 to "Heritage Assessment" and Statement of Heritage Impact" publications, published by DUAP and the NSW Heritage Office.

NB. *It is always a good idea to check with Council officers before submitting your application.*

You may also wish to make an appointment with Council's Heritage Architect to discuss your proposal.

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 potential 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 who 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

- they are designed in a simple, unobtrusive style which does not compete for attention with the original building.
- C7** Alterations and additions shall not be visible or potentially visible from any point in the street or adjoining streets, and the height should not be seen above the main ridge line 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;
 - not be in front of or obscure 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 to the rear of the premises.
- 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 barge boards, finial trim, window awnings and front verandah/balcony, etc, 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, pebble dash 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.

- 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 the potential conservation areas of Draft Marrickville LEP No.111.
- 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.

Part 3 Controls for Specific Development Types

Accessible & Adaptable Housing

Residential flat buildings and multi unit housing, designed using accessible and adaptable design principles can benefit a wide cross section of the community as well as catering for the changing needs over time of individual residents. Marrickville Council wishes to ensure access barriers are eliminated. Provision of special access requirements can generally be achieved without difficulty in new development. This requires consideration of fundamental design issues early in the formulation of development proposals. Important requirements may be impossible to meet if they are not considered very early in the design process.

NB. *Applicants should refer to Council's DCP No.31 Equity of Access and Mobility for further details.*

Objectives

- O1 To ensure that multi unit housing and residential flat buildings are designed in such a way that it is easily adaptable to suit the widest possible range of lifetime needs. This will include the needs of people with physical disabilities (including people who use wheelchairs, people with disabilities who are ambulant, and people with manipulatory disabilities), people with sensory disability (vision, hearing) and people with intellectual disability.

Controls you must comply with

Disability Discrimination Act - Statement of Consistency

- C1 A Statement of consistency with the Disability Discrimination Act is required to be submitted with each development application for multi unit housing and residential flat buildings.

Adaptable housing standards

- C2 In developments containing ten (10) or more dwellings, a minimum of one (1) adaptable dwelling, designed in accordance with AS 4299, shall be provided for every ten (10) dwellings or part thereof.

General Access Requirements

- C3 Access is to be in accordance with the Building Code of Australia (BCA) and AS 1428.2.
- C4 Appropriate access for all persons through the principal entrance of a building shall be provided.

Parking Requirements

- C5 One parking space, designed in accordance with AS2890 Part 1 shall be provided for every adaptable dwelling.
- C6 One visitor space, designed in accordance with AS2890 Part 1, shall also be provided for every 100 spaces, or part thereof, in developments containing adaptable dwellings.
- C7 Notwithstanding compliance with the above controls, multi unit housing and residential flat buildings shall be designed to meet the needs of people with disabilities, including:
- The provision for a continuous accessible path of travel from all public roads and public spaces as well as unimpeded internal access;
 - The provision in design for ease of use and comfort through appropriate gradients, rest areas, circulation space and user-friendly entrances;
 - Safety design measures, including contrasting colours for points of danger, slip resistant travel surfaces and appropriate positioning of street furniture;
 - Legible design features such as signs and international symbols, and indicators to assist the location of handrails and guard rails; and
 - All dwellings on the ground floor and all public areas being accessible for people with disabilities including those with limited mobility.

Advisory Notes

- The Disability Discrimination Act (DDA) was introduced by the Federal Government in 1992. In essence, it is an anti-discrimination law which aims to eliminate bias against people with disabilities and protects their rights to equality with the rest of the community.
- Its broad ranging considerations have particular significance for this DCP, as they promote non-discriminatory access to premises and the equitable and dignified use of its services and facilities. Its principles also extend to the quality of access, and not just to the physical parameters of conventional building legislation.
- Recent court cases, particularly the Federal Court's ruling on *Copper Vs Human Rights and Equal Opportunity Commission* (1999), have emphasised the responsibilities of both local Councils and developers in considering the DDA principles in the design of new developments. Purely relying on the Building Code of Australia (BCA) is no longer sufficient for access and mobility issues.
- A person who feels they have been discriminated under the DDA can lodge an action to the Human Rights and Equal Opportunities Commission.

Other References

Applicants are advised to consult the requirements of:

- the Building Code of Australia incorporating AS 1428.1 – Design for Access and Mobility Part 1.
- AS 1428.1 – Part 2 and AS 4299 – Adaptable Housing.
- Council's DCP No. 31 – Equity of Access and Mobility.
- DCP No. 19 – Parking Strategy.

Affordable & Appropriate Housing

Existing affordable housing stock in Marrickville is being lost at a rapid rate through the conversion of boarding houses to other uses such as single dwellings and the upgrading and strata titling of residential flat buildings. This loss is driven by a broad range of factors such as gentrification, changing demographics etc. The Marrickville Housing Needs Study 1998 details the factors affecting housing affordability levels in Marrickville. Marrickville Council has indicated its willingness to retain the traditional residential mix of Marrickville, with its mix of people from all walks of life and from all economic, cultural and social backgrounds.

Council is currently awaiting the release of a new Affordable Housing SEPP, which will guide the preparation of Council's own Affordable Housing Plan.

Strata subdivision & alterations to existing residential flat buildings

- When considering development applications for the strata subdivision of a multi-unit housing or residential flat buildings comprising low cost rental housing, Council will take into account the matters included in State Environmental Planning Policy No. 10 (as amended).

Boarding houses

- In considering an application involving the demolition of a boarding house, alterations or additions to the structure, fabric or finish of the boarding house, or the change of use of the building to any other use, Council will take into account the matters included in State Environmental Planning Policy No. 10 (as amended).

Advisory Notes

- Refer to Clause 62 of Marrickville 2001 LEP for further details.

Part 4 Supporting Design Advice



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



Consider the local topography



Consider the width of the street carriageway

Assessing the Streetscape

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 when designing any part of a development which interacts with the public domain.

General Streetscape Considerations

Streetscape refers to the way the street looks. Good streetscapes are those in which the buildings 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.

Some of the streetscape elements that should be taken into account, in the design of multi-unit and residential flat buildings are:

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 creates an intimate character. Multi-storey 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 planting.

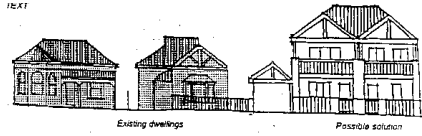
Boundary Fences

The boundary fence establishes a relationship between private property and public property. The majority of buildings in the Marrickville LGA have low scale period fences which contribute to the character of area. Low scale fences allow a visual link with the street, while high masonry fences disrupt this link and

Victorian Context



Edwardian Context



Note how the existing streetscape has influenced the proposed design

should be avoided. Low front fences that use similar or harmonious materials to the development are preferred.

Building Character

When development within the street is of similar scale and complimentary 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

Roof forms should relate to those in the adjoining neighbourhood in style and pitch. 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 development that hard landscaped areas (concrete paving and bitumen) are kept to a minimum, while opportunities for soft landscaping are maximised.

Understanding the Site: Site Context Analysis

The purpose of a site context analysis plan 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 development.

The submission of a site context analysis plan is NOT a mandatory submission requirement.

Benefits of Site Context Analysis

The preparation of a Site Context Analysis Plan can assist in the following ways:

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.

Used in Discussions with your Neighbours & 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 can assist in the efficient assessment of your development application.

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.

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.

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 example) or form part of the Statement of Environmental Effects required to be submitted with the development application.

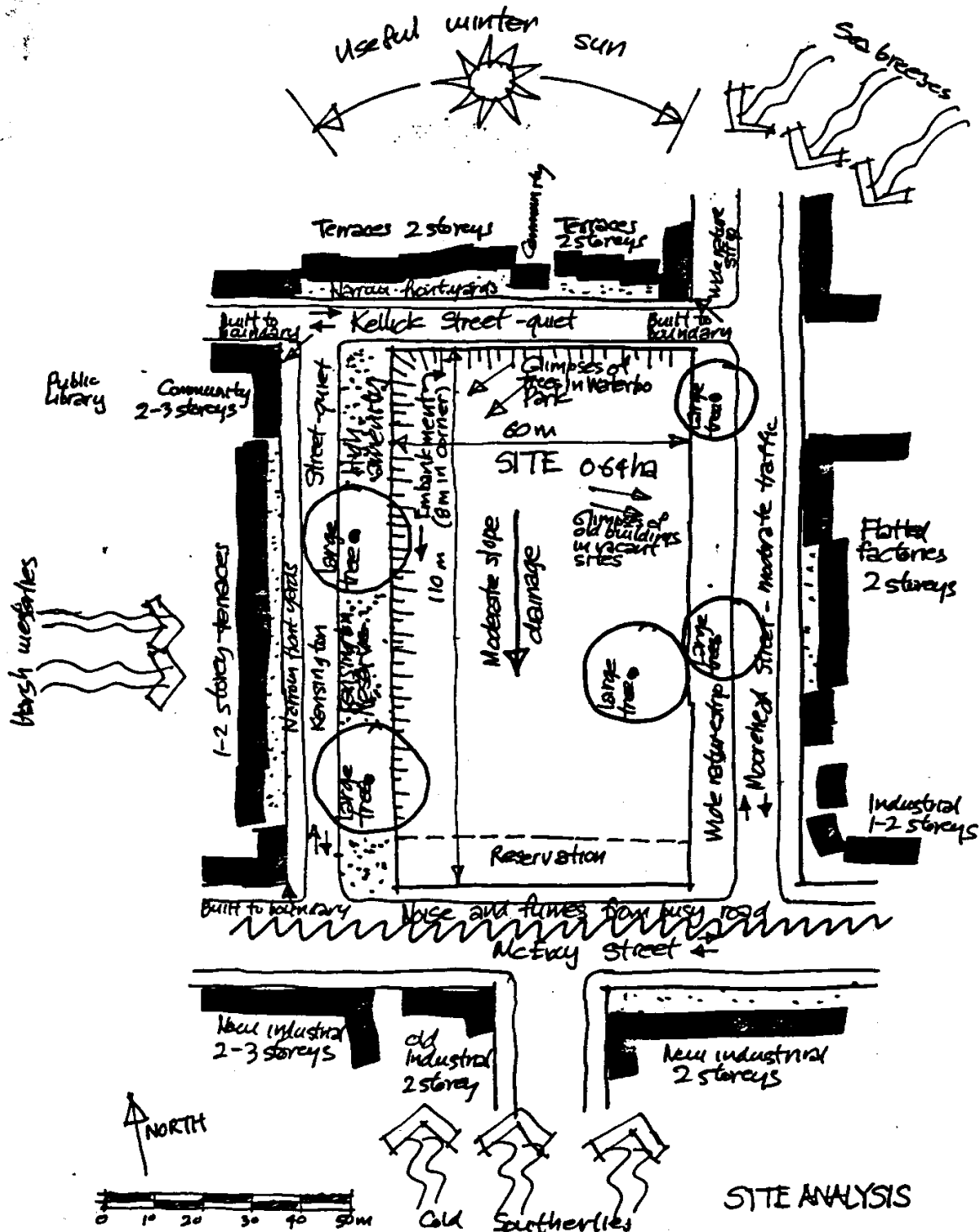
Plan Information

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

- A Site Analysis Plan should be to a scale of either 1:100 or 1:200 and must 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 with 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 potential conservation areas- how will the development affect the heritage significance of the site and neighbourhood?



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



Multi-unit housing and residential flat buildings must be environmentally responsible and fit into the built and natural environment.

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.

SEPP 65—Design Quality Principles

'State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development' (SEPP 65) was gazetted on 26 July 2003.

SEPP 65 applies to residential flat buildings that contain three or more storeys (not including levels that protrude less than 1.2m above ground level that are devoted to carparking and storage) and four or more self contained dwelling units. SEPP 65 applies to the erection of a new residential flat building, to the substantial refurbishment of an existing residential flat building, and to the conversion of an existing building to a residential flat building.

The design quality principles contained in SEPP 65 and its related policies are an integral part of the assessment process for residential flat buildings. The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions. The ten principles listed below are reproduced from SEPP 65.

Principle 1: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in this DCP. New buildings will thereby contribute to the quality and identity of the area.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of the existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of the streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Principle 5: Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full lifecycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in a greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Principle 8: Safety and Security

Good design optimises safety and security, both internal to the development and the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the

location and desired activities, and a clear definition between public and private spaces.

Principle 9: Social Dimensions

Good design responds to the social context and needs of local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours that reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.



Good Design Checklist

The following checklist provides a quick guide as to the **DOs** and **DON'Ts** of designing good urban housing. The purpose of the checklist is to assist designers in producing development which meets the aims and requirements of this plan and expectations of the community.

- DO** consider the characteristics of the site and the adjoining development.
- DO** ensure that new development maintains the same setback and enhances the streetscape character of the locality.
- DO** ensure that the scale of development is appropriate for the site
- DO** ensure that dwellings will be accessible to people with disabilities, or are able to be modified to facilitate easy access.
- DO** ensure the development is designed and uses materials and finishes which are found in the locality.
- DO** ensure that the dwellings and open space areas are orientated to achieve good solar access, are energy efficient and are environmentally friendly.
- DO** ensure that building entries address the street and are clearly visible from the street or internal driveways.
- DO** design development to fit in with the type and quality of landscaping found in the locality.
- DO** consider the quality of private open space and how it relates to the layout of the dwelling.
- DO** ensure that entries, parking areas and paths are well lit and able to be viewed from public spaces.

- DON'T** let driveways or garages dominate the view of the development from the street.
- DON'T** forget communal open space and play facilities for children.
- DON'T** forget to plan for acoustic and visual privacy protection.
- DON'T** ignore design techniques which promote safety and reduce crime.
- DON'T** treat all sites the same. Recognise the special character of the site and design development to maximise the opportunities of the site.

Glossary

This DCP adopts the definitions contained in the Marrickville Local Environmental Plan 2001, except in so far as the context or subject matter indicates otherwise.

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 to the enjoyment of sunlight, privacy, views, and residential and community life free from nuisance.

AS means Australian Standard

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

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

BCA the Building Code of Australia.

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.

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.

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.

Floor means that space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling of roof above:

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, spiritual 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.

Landmarks are prominent visual features or objects found in Marrickville. They act as points of reference which people experience from outside. Some landmarks enhance definition and identification of the urban environment.

Landscape Plan a plan or document outlining the extent, type and location of landscaping proposed for a development.

Large dwelling means a dwelling, the floor space of which is more than 85sqm.

Medium dwelling means a dwelling, the floor space of which is between 55sqm and 85sqm.

Mortar the material, typically consisting of various mixtures of sand, lime, cement and water, which bonds the units of a masonry wall.

Natural Ground Level in relation to a site means the level determined by the Council to be the natural level of the site.

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 a 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 purpose 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 DCP is that portion of the 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.

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.

Small dwelling means a dwelling, the floor space of which is less than 55sqm.

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.

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.

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