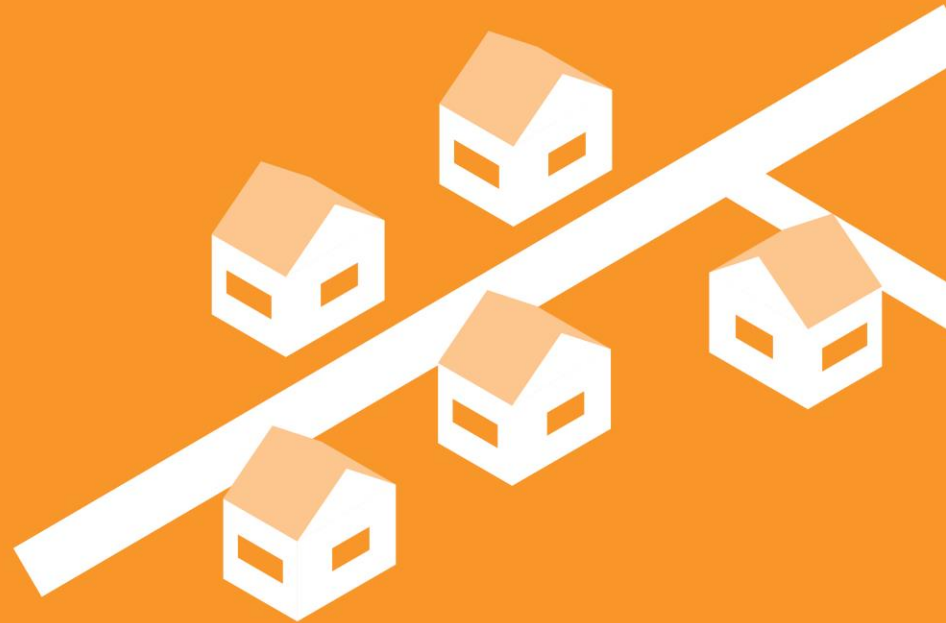


# 4.1

## RESIDENTIAL DEVELOPMENT LOW DENSITY RESIDENTIAL DEVELOPMENT







# Contents

<b>Part 4</b>	<b>Residential Development.....</b>	<b>1</b>
<b>4.1</b>	<b>Low Density Residential Development.....</b>	<b>1</b>
<b>4.1.1</b>	<b>Objectives.....</b>	<b>1</b>
<b>4.1.2</b>	<b>Planning context.....</b>	<b>1</b>
<b>4.1.3</b>	<b>Dwelling types in the Marrickville LGA .....</b>	<b>2</b>
4.1.3.1	Detached houses.....	2
4.1.3.2	Semi-detached houses .....	2
4.1.3.3	Terrace houses.....	3
4.1.3.4	Secondary dwellings.....	3
<b>4.1.4</b>	<b>Good urban design practice.....</b>	<b>3</b>
<b>4.1.5</b>	<b>Streetscape and design.....</b>	<b>4</b>
	Objectives.....	5
	Controls .....	5
<b>4.1.6</b>	<b>Built form and character.....</b>	<b>5</b>
4.1.6.1	Floor space ratio and height .....	5
	Objectives.....	6
	Controls .....	6
4.1.6.2	Building setbacks.....	6
	Objectives.....	6
	Controls .....	7
4.1.6.3	Site coverage.....	9
	Objectives.....	10
	Controls .....	10
<b>4.1.7</b>	<b>Car parking.....</b>	<b>10</b>
	Objectives.....	10
	Controls .....	11
4.1.7.1	Elevated sites .....	13
4.1.7.2	Design of garage doors.....	13
4.1.7.3	Design of carports.....	14
4.1.7.4	Driveways .....	14
4.1.7.5	Loft structures over garages .....	14
<b>4.1.8</b>	<b>Dormer windows.....</b>	<b>15</b>
	Controls .....	15
<b>4.1.9</b>	<b>Additional controls for contemporary dwellings .....</b>	<b>20</b>
<b>4.1.10</b>	<b>Residential period buildings .....</b>	<b>21</b>
4.1.10.1	Definitions for residential period buildings .....	22
<b>4.1.11</b>	<b>Additional controls for residential period buildings.....</b>	<b>23</b>
	Objectives.....	23
	Controls .....	23

4.1.12	Details, materials and colour schemes for residential period buildings .....	24
	Objectives.....	25
	Controls .....	25
4.1.12.1	Roof details.....	25
4.1.12.2	Skylights and solar panels .....	25
4.1.12.3	Walls/masonry .....	25
4.1.12.4	Doors and windows .....	26
4.1.12.5	Verandahs .....	26
4.1.12.6	Balconies .....	26
4.1.12.7	Colour schemes.....	27
Design Guidelines .....		28
4.1.13	Design guidelines – single storey detached house – large site.....	28
4.1.13.1	Periods .....	28
4.1.13.2	Characteristics .....	28
4.1.13.3	Design guidelines .....	29
4.1.14	Design guidelines – single storey detached house – small site .....	31
4.1.14.1	Periods .....	31
4.1.14.2	Characteristics .....	31
4.1.14.3	Design guidelines .....	32
4.1.15	Design guidelines – single storey semi-detached house .....	34
4.1.15.1	Periods .....	34
4.1.15.2	Characteristics .....	34
4.1.15.3	Design guidelines .....	34
4.1.16	Design guidelines – single storey terrace, single and pair.....	36
4.1.16.1	Periods .....	36
4.1.16.2	Characteristics .....	36
4.1.16.3	Design guidelines .....	36
4.1.17	Design guidelines – single storey terrace row.....	38
4.1.17.1	Periods .....	38
4.1.17.2	Characteristics .....	38
4.1.17.3	Design guidelines .....	38
4.1.18	Design guidelines – two storey detached house – large site .....	40
4.1.18.1	Periods .....	40
4.1.18.2	Characteristics .....	40
4.1.18.3	Design guidelines .....	40
4.1.19	Design guidelines – two storey detached house – narrow site.....	42
4.1.19.1	Periods .....	42
4.1.19.2	Characteristics .....	42
4.1.19.3	Design guidelines .....	42



<b>4.1.20</b>	<b>Design guidelines – two storey semi-detached house .....</b>	<b>44</b>
4.1.20.1	Periods .....	44
4.1.20.2	Characteristics.....	44
4.1.20.3	Design guidelines .....	44
<b>4.1.21</b>	<b>Design guidelines – two storey terrace, single and pair.....</b>	<b>46</b>
4.1.21.1	Periods .....	46
4.1.21.2	Characteristics.....	46
4.1.21.3	Design guidelines .....	46
<b>4.1.22</b>	<b>Design guidelines – two and three storey terrace row .....</b>	<b>48</b>
4.1.22.1	Periods .....	48
4.1.22.2	Characteristics.....	48
4.1.22.3	Design guidelines .....	48





## Part 4 Residential Development

### 4.1 Low Density Residential Development

This section introduces objectives and controls for low density residential development, such as new dwelling houses, attached and semi-detached dwellings, secondary dwellings, alterations and additions to existing dwellings, and other residential structures such as garages and carports. It aims to produce a higher standard of design, and to improve the overall environmental amenity and liveability of Marrickville Local Government Area's (LGA) residential areas.

#### 4.1.1 Objectives

- 01** To provide more details on the residential standards contained in Marrickville Local Environmental Plan 2011 (MLEP 2011).
- 02** To maintain and encourage compatible architectural styles within residential areas.
- 03** To encourage residential development which is sensitive to the local environment, socially responsive and which promotes a safe living environment and makes better use of existing infrastructure.
- 04** To ensure the impact of urban housing on the amenity of surrounding properties and the streetscape is a prime and initial consideration in the preparation and assessment of development proposals.
- 05** To encourage restoration and sympathetic alterations and additions to residential period buildings in a manner that retains and enhances their architectural character and streetscape presentation.
- 06** To require high quality urban design and accessible and adaptable accommodation.
- 07** To encourage innovative design that positively responds to the character and context of the locality.

#### 4.1.2 Planning context

The Marrickville LGA presents an urban landscape character that is now part of the structure of the inner suburbs of Sydney. The landscape is a complex fabric, consisting of a collection of suburban developments stimulated by a history of industrialisation, proximity to work and home environment and the effects of an ever-changing multicultural population and recent gentrification.

The Marrickville LGA is characterised by a traditional building stock consisting of terraces, semi-detached dwellings on small subdivision patterns and dwellings on medium sized lots. Large dwelling sites over 450m<sup>2</sup> comprise a small amount of the dwelling stock in the LGA. The character of a number of residential areas has been transformed by unit development during the 1960s and early 1970s, which were dominated by three-storey walk up units. Today, new residential flat buildings of four, five and six storeys - largely on former industrial land - and shop top housing in the commercial centres provide new elements within the urban fabric.

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

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

Council's strategic direction is to achieve residential development that supports desirable physical and social characteristics by:

1. Conserving the LGA's physical character where relatively intact and of good quality;
2. Maintaining the LGA's traditionally diverse population and housing mix; and
3. Ensuring new development is in context with surrounding development and has minimum adverse impact on environmental quality or residential amenity.

### 4.1.3 Dwelling types in the Marrickville LGA

Marrickville LGA's surviving older residential buildings show where and when urban growth occurred and illustrate the LGA's cultural history. The relationship of built forms to subdivision patterns generates distinctive streetscapes, as do the characteristics of the individual houses, including the front fence and garden.

The examples of the different type and period of housing shown in this section of the DCP will assist owners, applicants, architects and designers to identify and appreciate the type and period of houses. These examples show only a few of the variations in form, style and detail of each type.

#### 4.1.3.1 *Detached houses*

Detached dwelling houses are distributed throughout the LGA. Very few survive from the Colonial period (1788 – 1840) because houses associated with original land grants and estates were lost in later subdivision. The simple symmetrical Georgian style characteristic of this period carried through into the early Victorian period and can be seen in some forms of terrace housing and a few detached dwelling houses.

Throughout the second half of the 19th century small lot subdivisions produced the close grained streetscape and repetitive detail of single storey houses with narrow side setbacks in the Victorian filigree and Italianate styles. Larger detached houses of the Victorian period and Federation period are found on larger lot subdivisions generally on higher ground in Stanmore and Petersham.

The Filigree style and Italianate styles were popular in the Victorian period and Queen Anne and Arts and Crafts styles are characteristic of the Federation period. The Inter War period was a time of more eclectic tastes. Nostalgic architecture - Spanish Mission, Mediterranean and Mock Tudor - contrasted with the Bungalow influence from west coast USA and the new international movement sometimes manifested in the Ocean Liner P&O style.

#### 4.1.3.2 *Semi-detached houses*

The single storey semi-detached form of housing is well represented in the area from the late 19th century, the Federation period and a few in the Inter-War period. Good examples of large two storey semi-detached houses are also found, but are not as numerous.





### 4.1.3.3 Terrace houses

Terrace houses (attached dwellings) are well represented throughout the parts of Camperdown, Newtown and Enmore that fall in within the LGA and in the northern part of the Marrickville LGA – in single storey and two storey forms. A few earlier terrace rows reflect the simple unadorned Georgian architecture; the Filigree and Italianate styles were most popular in the later Victorian period.

### 4.1.3.4 Secondary dwellings

Secondary dwellings are a new dwelling type introduced by MLEP 2011 that are permitted with consent throughout all residential zones. A secondary dwelling (commonly known as a 'granny flat') is a second small attached or detached dwelling on the one lot (they can not be strata or community title subdivided) that may be required for a family member or to provide low cost rental housing that generates extra income for the property owner.

MLEP 2011 defines a secondary dwelling as a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note: See Clause 5.4 for controls relating to the total floor area.

- NB** *State Environmental Planning Policy (Affordable Rental Housing) 2009 permits secondary dwellings as complying development (subject to conditions) or through a development application.*
- NB** *Development Applications for secondary dwellings will be assessed in accordance with Sections 4.1.4 to 4.1.8 of the DCP. Car parking requirements for secondary dwellings are detailed in Section 2.10 (Parking). Where a secondary dwelling is on the site of a heritage item or within a heritage conservation area applicants will also need to comply with Part 8 (Heritage) of the DCP for relevant heritage planning controls.*
- NB** *Development applications for the subdivision of secondary dwellings will be assessed in accordance with subdivision controls contained within Part 3 of the DCP.*
- NB** *The following Sections 4.1.4 to 4.1.8 apply to all low density residential development regardless of period or style unless it relates to a heritage item or is located in a heritage conservation area where the heritage controls will prevail to the extent of any inconsistency.*

### 4.1.4 Good urban design practice

- NB** *Refer to Section 2.1 (Urban Design) for urban design principles and other guidelines.*

To achieve good urban design, new development and alterations and additions should:

1. Consider the characteristics of the site and the adjoining development by undertaking a site and context analysis;

2. Ensure new development maintains the established setback and enhances the streetscape character of the locality;
3. Ensure the scale of development is appropriate for the site;
4. Ensure the development is designed and uses materials and finishes which complement the locality;
5. Ensure dwellings and open space areas are orientated to achieve good solar access, are energy efficient and are environmentally friendly;
6. Ensure building entries address the street and are clearly visible from the street or footpaths;
7. Design development to fit in with the type and quality of landscaping found in the locality;
8. Consider the quality of private open space and how it relates to the layout of the dwelling;
9. Plan for acoustic and visual privacy protection; and
10. Use design techniques which promote safety and discourage crime.

### 4.1.5 Streetscape and design

The Marrickville LGA was largely developed with the subdivision of the earlier rural estates and market gardens. The character of some areas is formed by consistent architectural style, lot sizes and consistent height. New development and alterations and additions to existing houses should enhance this established character.

One of the most significant impacts on the streetscape appearance of areas of low rise development are proposals to carry out first floor additions to existing single storey houses or new development containing two or more storeys. Careful design investigation must ensure any upper level additions or new development does not conflict with the inherent scale of existing period houses and the wider appearance of the street.

The proximity, scale and form of adjacent houses can be a major determinant of what is acceptable in a particular street. The type and nature of development that may be permitted will depend on:

1. Whether the streetscape is uniform or has a variety of building types and heights;
2. Whether the dwelling forms part of a row of terraces to look as one building;
3. The architectural style of the adjoining dwellings (especially those forming part of a consistent group of terraces or row houses); and
4. The specific site conditions affecting neighbours' concerns in relation to overlooking, overshadowing and visual impact that might conflict with residential amenity.

**NB** *"The streetscape" is defined as:*

**Street attributes** *being the combination of elements within a street which create the urban form of that street. It includes building forms and styles, landscaping, street furniture, street trees, pavements and fencing; and*

**Properties** *adjoining and adjacent on either side of the subject site, fronting the same street, and the corresponding range of properties opposite. In most instances it is appropriate to consider up to ten allotments on either side of the subject site.*

*In effect, properties located in the immediate vicinity of the subject site form part of the streetscape context.*



## Objectives

- O8** To ensure development in streetscapes with a visual cohesiveness and an identifiable uniformity in bulk, scale and height complements that uniformity.
- O9** To encourage contemporary design for new dwellings and infill development that complements or embellishes the character of an area.

## Controls

- C1** New dwellings must address the principal street frontage and be orientated to complement the existing pattern of development found in the street. This pattern will include the spacing between dwellings, the shape and size of lots and the placement of dwellings on those lots.
- C2** Facade design must enhance the existing built character by interpreting and translating any positive characteristics found in the surrounding locality into design solutions, with particular reference to:
  - i. The massing, which includes overall bulk and arrangement, modulation and articulation of building parts;
  - ii. Roof shape, pitch and overhangs;
  - iii. Verandah, balconies and porches; and
  - iv. Window shape, textures, patterns, colours and decorative detailing.
- C3** The facade of new development must be divided into bays or units of dimensions appropriate to the scale of the building proposed and that of adjoining development.
- C4** Alterations to relieve noise and vibration from aircraft, trains or high volume roads must not detract from the streetscape values of individual buildings by removing or covering significant building fabric or details.
- C5** All development must respect the existing sandstone kerb and guttering unique in its extent and quality across the LGA and ensure it is protected and maintained.
- C6** In those areas where brick footpaths laid in the depression era exist these must be maintained and protected.

**NB** *In some areas brick footpaths and sandstone kerb and guttering are heritage items or are identified in a heritage conservation area. However, many exist outside those areas and require protection.*

## 4.1.6 Built form and character

### 4.1.6.1 Floor space ratio and height

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

The FSR and height standards intend to reflect the existing pattern of housing density, whereby the floor space ratio generally decreases as allotment size increases.

These controls can balance the broader objectives of a more compact city with a satisfactory level of amenity.

### Objectives

- O10** To ensure development is of a scale and form that enhances the character and quality of streetscapes.
- O11** To ensure alterations and additions to residential period dwellings do not detract from the individual character and appearance of the dwelling being added to and the wider streetscape character.
- O12** To ensure development allows adequate provision to be made on site for infiltration of stormwater and deep soil tree planting, landscaping and areas of private open space for outdoor recreation.

### Controls

- C7** Maximum permissible FSR and height for any development must be consistent with the height and FSR standards prescribed on the Height of Buildings (HOB) and FSR Maps of MLEP 2011.
  - C8** Notwithstanding compliance with the numerical standards, applicants must demonstrate that the bulk and relative mass of development is acceptable for the street and adjoining dwellings in terms of:
    - i. Overshadowing and privacy;
    - ii. Streetscape (bulk and scale);
    - iii. Building setbacks;
    - iv. Parking and landscape requirements;
    - v. Visual impact and impact on existing views (Council encourages view sharing between surrounding residences);
    - vi. Any significant trees on site; and
    - vii. Lot size, shape and topography.
  - C9** Despite the height standards prescribed on the HOB Map of MLEP 2011, the height of a new, detached secondary dwelling, including the conversion of an existing detached garage or other structure, is limited to maximum two storeys in height.
- NB** *Compliance with the maximum FSR and height standards does not automatically guarantee approval.*

#### **4.1.6.2 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.

Council emphasises a continued building alignment in uniform streetscapes. If there is a need to vary front setbacks, this will be at the discretion of Council.

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

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

### Objectives

- O13** To ensure adequate separation between buildings for visual and acoustic privacy, solar access and air circulation.



- O14** To integrate new development with the established setback character of the street and maintain established gardens, trees and vegetation networks.

## Controls

**C10** Attached dwellings, dwelling houses and semi-detached dwellings

- i. Front setback must be:
  - a. Consistent with the setback of adjoining development or the dominant setback found along the street; and
  - b. On corner lots where there is a consistent secondary boundary setback to buildings on opposite street corners, reflected in the design of any proposal.
- ii. Side setback must be determined in accordance with the following table:

Width of lot	Minimum setback from side boundaries	
Less than 8 metres	At Council's discretion Visual impact, solar access to adjoining dwellings and street context determine ultimate setback.	
8 metres and over	One storey	900mm
	Two storeys	1.5 metres
	Three storeys	2.5 metres

- iii. Rear setback must:
  - a. Where a predominant first storey rear building line exists, is consistent and visible from the public domain, aim to maintain that upper rear building line;
  - b. In all other cases, be considered on merit with the adverse impacts on the amenity of adjoining properties being the primary consideration along with ensuring adequate open space; and
  - c. Where the prominent form of development is terrace housing with access to a rear lane, maintain the capacity for off-street parking.

**NB** *Development in a heritage conservation area (HCA) introduces heritage matters into the considerations of merit under (b) above. Please refer to Part 8 (Heritage) of this DCP for more details.*

**C11** Secondary dwellings

**NB** *An attached secondary dwelling has common wall or walls with the principal dwelling on the lot or it may be located within the principal dwelling. A detached secondary dwelling has no common wall with the principal dwelling on the lot.*

- i. For the conversion of an existing building, or part of an existing building, being the principal dwelling, structure or garage into a secondary dwelling, applicants must demonstrate that the setbacks of the existing building, structure or garage have minimal impact on the following:
  - a. Scale and streetscape of the surrounding locality;
  - b. Surrounding properties, particularly in respect to overshadowing, loss of privacy, and visual intrusion;



*Where the predominant form of development is terrace housing, new development and alterations and additions visible from the public domain shall aim to maintain the predominant rear building line at first floor level.*

- c. Solar access for the secondary and the primary dwelling;
  - d. Heritage items or is located in a heritage conservation area;
- ii. Front setback for new, detached secondary dwellings
  - a. Secondary dwellings must be located behind the front building line of the principal dwelling;
  - b. On corner lots where there is a consistent secondary boundary setback to buildings on opposite street corners, be reflected in the design of any proposal; and
  - c. If the secondary dwelling is built as a loft structure over a garage, the building may be built to the rear boundary.
- iii. Side setback for new, detached secondary dwellings
  - a. For attached secondary dwellings the side setback controls are the same as prescribed for attached dwellings, dwelling houses and semi-attached dwellings at C10ii; and
  - b. For detached secondary dwellings where the secondary dwelling is located at the rear, a minimum of 1.5 metres side setback from allotment's side boundaries must be maintained for the secondary dwelling.
- iv. Rear setback for new, detached secondary dwellings
  - a. Where there is no rear lane, the rear setback controls are the same as prescribed for attached dwellings, dwelling houses and semi-attached dwellings at C10iii; and
  - b. If the secondary dwelling is built as a loft structure over a garage, the building may be built to the rear boundary.
- v. The distance between a new detached secondary dwelling and principal dwelling must:
  - a. Maintain a minimum separation distance of 4 metres between the dwellings where the secondary dwelling is located at the rear; and
  - b. Maintain a minimum separation distance of 1.8 metres between the dwellings where the secondary dwelling is located at the side.
- vi. The height of a new, detached secondary dwelling, including the conversion of an existing detached garage or other structure, is limited to maximum two storeys in height, to protect the amenity of surrounding properties, particularly in respect to overshadowing, loss of privacy and solar access.



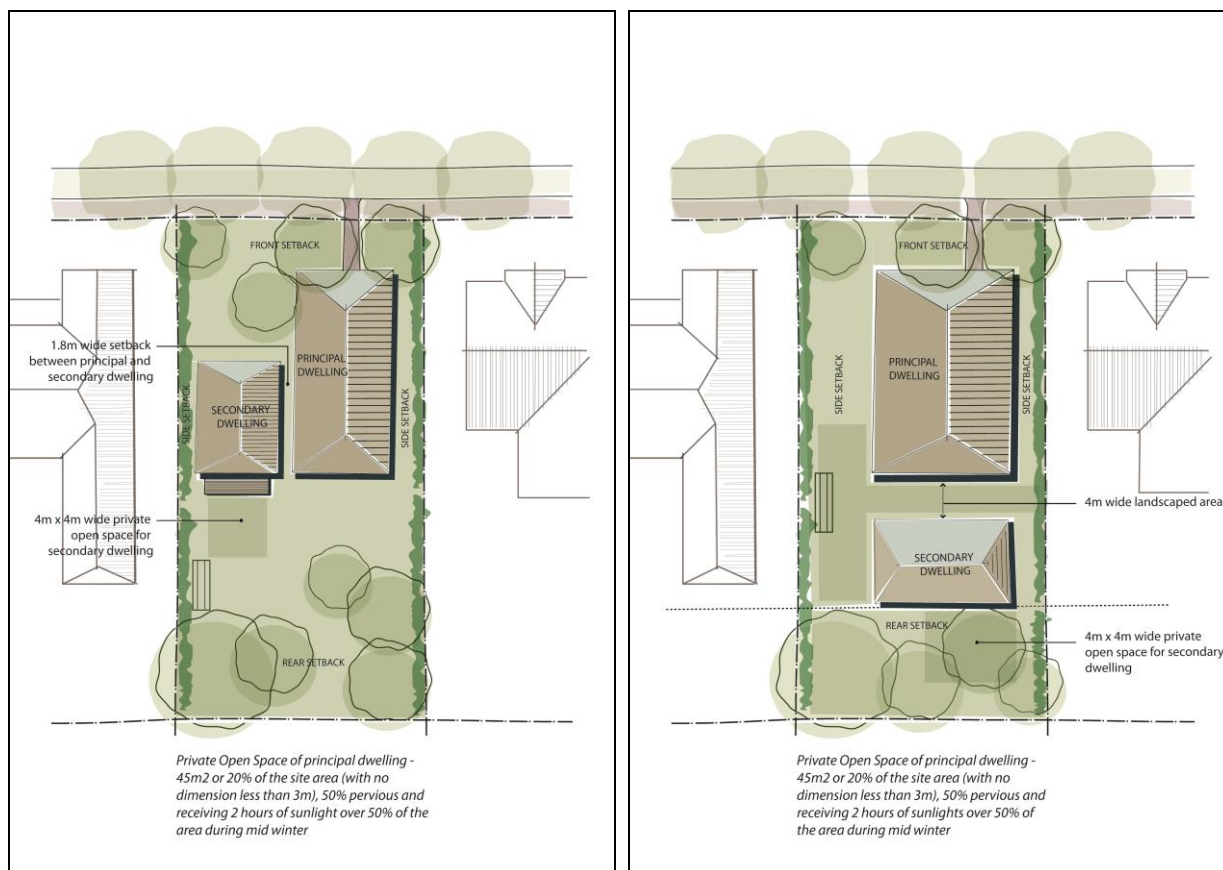


Figure 1: The above sketches illustrate the setback, separation distances and open space controls for detached secondary dwellings that do not front a rear lane.

**NB** For objectives and controls relating to private open spaces refer to Section 2.18 (Landscaping and Open Spaces) of this DCP.

- C12** Notwithstanding any compliance with front, side and rear setback controls, the applicant must demonstrate that proposed building setbacks:
- Maintain the established street character;
  - Allow neighbours adequate access to sunlight and a share of views;
  - Preserve established tree and vegetation corridors;
  - Provide adequate separation between buildings to protect adjoining buildings from overlooking and loss of amenity; and
  - Reduce the visual bulk of new building work.

**NB** Council may require greater setbacks to maintain any existing trees.

#### 4.1.6.3 Site coverage

Site coverage controls in combination with floor space ratio, height and building setbacks aims to create an acceptable bulk and scale of development that maintains a satisfactory relationship with adjoining development and the wider street context and ensure adequate site area is retained for uses such as outdoor recreation, footpaths trees, other landscaping, off-street car parking, drying areas, waste, and stormwater management. The site coverage controls reflect the existing pattern of housing density, whereby the site coverage generally decreases as allotment size increases. On smaller sites the achievable site coverage will usually be limited by the area required for private open space, however as sites get larger the site coverage control will limit

## PART 4: RESIDENTIAL DEVELOPMENT

the spread of buildings on the ground plane and ensure additional permitted floor area is massed on upper levels (as appropriate).

### Objectives

- O15** To ensure that new development and alterations and additions to existing dwellings result in site coverage that is consistent with the existing character of neighbouring dwellings.
- O16** To ensure that new development and alterations and additions to existing dwellings result in site coverage which allows adequate provision for uses such as outdoor recreation, footpaths, deep soil tree planting, other landscaping, off-street car parking (where appropriate), waste management, clothes drying and stormwater management.

### Controls

- C13** The following maximum site coverage must not be exceeded:

Allotment Area	Maximum Site Coverage
0 – 300sqm	On Merit (site coverage will be based on the site and context analysis)
>300 – 350sqm	60%
>350 – 400sqm	55%
>400 – 500sqm	50%
>500 – 700sqm	45%
>700sqm	40%

#### 4.1.7 Car parking

**NB** *This section of the DCP relates to the location and design of car parking structures that include garages, car ports and hard stand areas. All numerical and technical details regarding number of parking spaces and dimensions are provided in Section 2.10 (Parking) of this DCP.*

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

The effect of the garage or carport on the overall appearance of the building and the streetscape must be considered. In almost every case, garages and carports have a negative impact if constructed on or near the front boundary.

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

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

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

### Objectives

- O17** To maintain kerbside parking and streetscape character.





- O18** To ensure, where permitted, that car parking structures respect and enhance the character of the street.
- O19** To ensure car parking structures are designed to complement and not compete with the architectural character of the existing building and do not become a dominant element on the site or in the streetscape.
- O20** To require vehicle parking at the rear of properties and off laneways.

## Controls

**NB** Council may waive its requirement for the provision of off-street parking for a dwelling house in certain circumstances. Refer to Section 2.10 (Parking) for more information.

- C14** Car parking structures must be located and designed to:
- Conveniently and safely serve all users;
  - Enable efficient use of car spaces, including adequate manoeuvrability for vehicles between the site and the street;
  - Not dominate or detract from the appearance of the existing dwelling or new development and the streetscape;
  - Be compatible in scale, form, materials and finishes with the associated dwelling or development on the site;
  - Not reduce availability of kerbside parking;
  - Retain any significant trees; and
  - Have minimal impact on existing fences and garden areas that contribute to the setting of the associated dwelling and the character of the streetscape.
- C15** For existing and new dwellings, a car parking structure in order of priority must be:
- Located at the rear of the site with access from a rear lane; or
  - Located at the side of the dwelling house behind the front building alignment where it is the predominant form of parking structure in the street and is consistent with the desired future character for the area.



Figure 2: Appropriate locations for off street parking spaces for a dwelling house.

- C16** Garages and car ports should be not higher than 3 metres for a flat roof or 3.6 metres for a pitched roof.
- C17** Parking structures forward of the building line are not permitted.

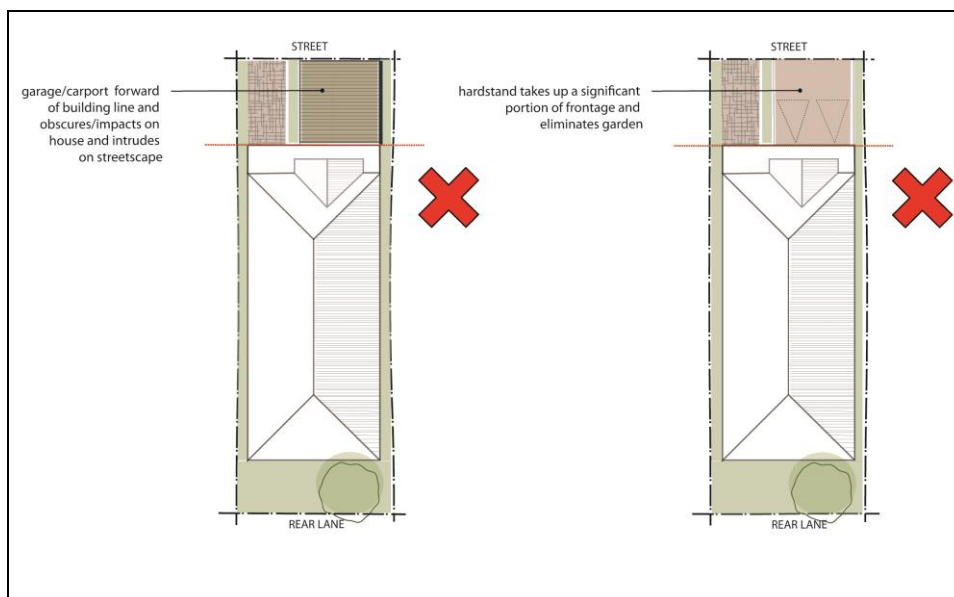


Figure 3: Parking structures forward of the front building line are not permitted.

- C18** Where car parking can not be provided at the side or rear of a dwelling Council may, in limited circumstances, consider a hardstand area forward of the building line where:
- It does not significantly affect the landscaped front garden or fence;
  - It is integrated into the front landscape of the dwelling with semi pervious surface;
  - It does not require any structural alterations to the dwelling;



- iv. It is located adjacent to a side boundary with a clearance of 600mm from any boundary fence to allow access and landscaping; and
- v. Any new vehicular crossing:
  - a. Is not adversely impacting on the existing streetscape;
  - b. Is consistent with the majority of adjoining approved hardstands; and
  - c. Is consistent with the desired future character of the area.

**NB** *In general, small or narrow lots will be unable to provide off-street parking due to streetscape, heritage and traffic considerations. Depending on the locality and the desired future character for an area the reinstatement of front gardens and the kerb and guttering particularly on small lots will be encouraged.*

**NB** *For dwellings located on busy roads with clear way restrictions, applications for car parking structures or hardstand areas will be considered on their merit.*

#### **4.1.7.1 Elevated sites**

**C19** Garages are not permitted forward of the building line or below an existing dwelling house where the site is elevated above the road surface. The exception to this is where a garage already exists and the building style and lot layout is characteristic of the area.

**C20** Existing or new garages excavated into the front of elevated sites must be designed to be unobtrusive to minimise visual impact. Elaborate garage doors or structural materials out of character with existing retaining walls or rock faces will not be permitted.

**NB** *The garage should be consistent with the desired future character of the area and any precinct specific or site specific controls as provided in the relevant precinct statement (see Part 9 Strategic Context). If in a heritage conservation area, must comply with the controls for that HCA.*

#### **4.1.7.2 Design of garage doors**

**C21** Garage doors or gates shutters must be set back from the face of the surrounding wall or pier by at least 200mm. Their colour must complement the predominant colour of the facade.

**C22** Garage doors must be of timber or metal cladding in a simple design. Ornate panelled or part glazed garage doors must be avoided. Suitable garage doors in order of preference are:

- i. Bi-fold panelled doors;
- ii. Sectional overhead doors;
- iii. Panel lift doors (without decorative motifs); or
- iv. Roller shutter doors.

**C23** Garage doors and gates must not encroach over a public path during operation.

**C24** Garages at or near a property boundary will only be considered by Council if they are:

- i. Off a rear lane;
- ii. Off a side street towards the rear of a corner property and the driveway cross over can be located at a safe distance from the street corner; or

- iii. Able to ensure adequate sight lines can be achieved for the safety of pedestrians and passing vehicles.

### 4.1.7.3 *Design of carports*

**C25** Any new carport must:

- i. Be consistent with the desired future character of the area and any precinct specific or site specific controls as provided in the relevant precinct statement and, if in a HCA, comply with the controls for that specific area;
- ii. Be a single carport;
- iii. Be a simple posted design, not over elaborate in its detailing and colour selection and not detracting from the existing building or new development;
- iv. Not dominate the appearance of the building;
- v. Not include a wall or door to any face of the carport;
- vi. Through it and its associated driveway not significantly impact on the front landscaped area nor compromise pedestrian safety;
- vii. Have either a flat roof or one of an appropriate pitch; or
- viii. Not adversely impact on the amenity of the neighbouring property.

### 4.1.7.4 *Driveways*

**C26** For existing and new dwelling houses, in general, new vehicle crossings will not be permitted in order to preserve on-street parking, maintain footpaths, kerbs, guttering, street trees and nature strips and provide for increased pedestrian safety.

**C27** The surface and slope of driveways must be designed to facilitate stormwater infiltration on site and incorporate appropriate landscaping, for example driveways with sealed wheel strips with a grass strip in the middle.

**C28** Driveways must be planned to blend into a landscape setting and the “gun barrel” effect in long driveways must be avoided.

**C29** Driveways must not be obscured by side boundary fencing higher than 1.2 metres for pedestrian safety and improved surveillance of the public streetscape and footpaths.

**C30** Large expanses of concrete driveway are not permitted.

**NB** *The parking of vehicles in the driveway and across the footpath (a public space) is illegal and dangerous particularly in Marrickville LGA where footpaths are generally narrow and pedestrians would be forced onto the roadway.*

### 4.1.7.5 *Loft structures over garages*

**C31** Loft structures over garages at the rear of a site may be acceptable subject to:

- i. Compliance with overall height, FSR, landscaping and parking requirements of this DCP and MLEP 2011;
- ii. There being minimal adverse impact on amenity of the subject property, neighbouring properties and the public domain;
- iii. The bulk and scale of the overall structure not being dominant compared with other rear lane structures or the houses in the locality; and

- iv. The structure not adversely affecting the character of the street or laneway.

### 4.1.8 Dormer windows

Dormers can be an effective way to make better use of existing space within the home.

The size and style of traditional dormers in the Marrickville LGA is varied. The appropriate size and style of a dormer is determined by the style and size of the dwelling, and often the detail of original dormers in the vicinity. Dormers can be found on Colonial, Victorian and Federation era dwelling houses. However each stylistic era requires dormers appropriate to its style. Dormers are generally not appropriate on Inter War period houses.

Victorian and Federation style dormers are the most prevalent in the LGA, and they are generally plain with very little embellishment.



Figure 4: Late Victorian dormer window



Federation period skillion style dormers are not common to Marrickville LGA.

### Controls

- C32** Dormer windows may be permitted on the front or side roof plane of any building, or row of buildings, where demonstrated to suit the style and age of the building/s they are associated with, and where compliant with C33-C40.
- C33** Dormers must be positioned to minimise interruption of skyline views of chimneys and other original roof features when viewed from the street.
- C34** New dormers added to existing buildings shall adopt the style of traditional models on similar styled buildings in the neighbourhood.
- C35** Appropriate number of dormers:
  - i. only one dormer will be permitted in a Victorian single storey, single fronted dwelling, or a single fronted, two storey dwelling, with one level 1 window or door. (Figure 5)



Figure 5

- ii. Only two front facing dormers will be permitted in a Victorian single storey 'double fronted' dwelling i.e. with central door and one window on either side (Figure 6), or a two storey Victorian dwelling with two sets of verandah doors at level 1. (Figure 7)



Figure 6





Figure 7

**C36** The style, shape and size of dormers proposed at the rear, or low impact location, of residential period buildings, may also be required to be traditional in style and will be assessed on merit.

**C37** Victorian dormer windows at the front must be:

- i. Vertically proportioned (between a height to width ratio of 1.6:1 and 2:1);
- ii. The same pitch and roof material as the main roof;
- iii. Subordinate in size and position to the main roof, and be positioned at 300mm below the ridge, measured vertically;
- iv. Not more than 1500mm from bottom of sill to top of window head;
- v. Formed with painted timber pilasters, approximately 25% of the width of the window with a base and a lintel over;
- vi. Detailed in a style consistent with the style of the roof;
- vii. Formed of windows that are double hung, with painted timber frame;
- viii. Formed of side walls (cheeks) that are weather boards; and
- ix. Formed of a triangular or curved pediment but without side eaves or gutters.

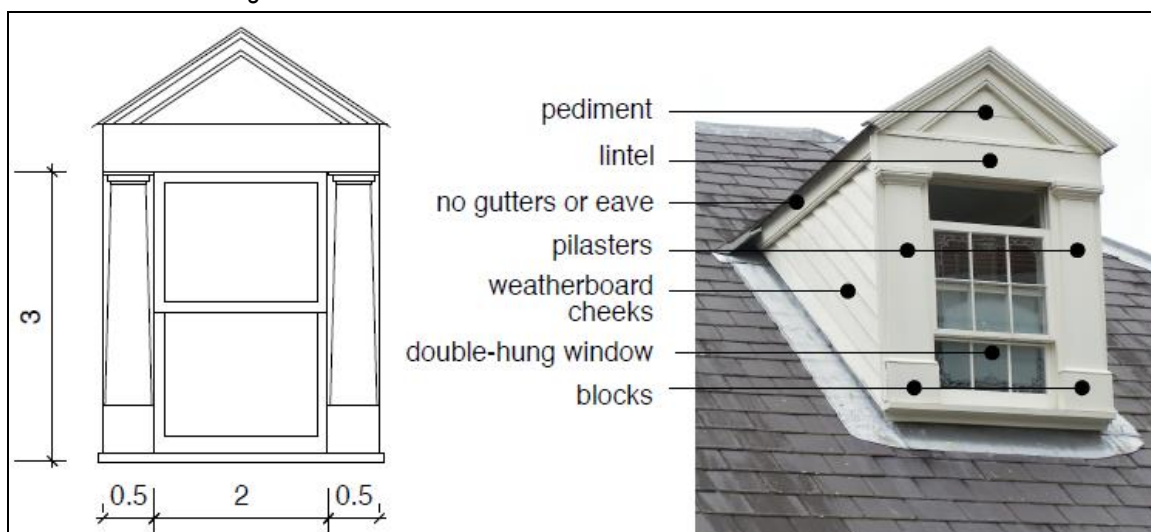


Figure 8: The proportions and details of a typical Victorian dormer

**C38** Federation period skillion type dormer windows at the front must:

- i. Be formed with a lesser roof pitch than the main roof, sloping in the same direction ("butterfly" dormer forms are not permitted);
- ii. Contain windows of vertical proportions either single, a pair or a group of three;
- iii. Not exceed 2200mm in width and not be a dominant element in the roof form;
- iv. Not exceed 1200mm in height;
- v. Be located at least 300mm below the ridge line measured on the slope of the roof;
- vi. Be set at least 500mm away from the edge of the roof or the hip in a hipped roof;
- vii. Be detailed in a style consistent with the design of the roof;
- viii. Have windows, front lining boards, fascias and barge boards of painted timber;
- ix. Have side walls (cheeks) as weather boards or shingles or fibre cement sheet with battens over joints and edges; and
- x. Have eaves extending past the vertical face of windows and cheeks.

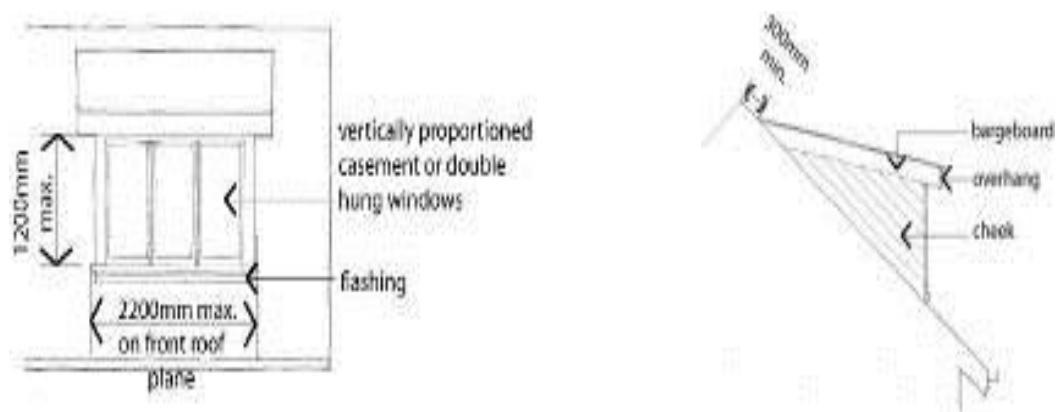


Figure 9: Federation dormer dimensions for the front

- C39** Dormer windows proposed for existing buildings other than those described at C37 and C38 will be evaluated on an individual basis.
- C40** The use of dormers in new buildings and major new additions shall be determined on merit. Most importantly the proportions of contemporary dormers shall be mindful of traditional models, and have solid cheeks, and no eaves. (Figure 10)





Figure 10 (design by Ian Rufus)

- C41** Dormers should not dominate the roof plane, or appear as a second storey.
- C42** Design cues should be taken from the existing building such as window size, proportions, roof pitch, barge and/or pediment detail.
- C43** Do not use dormer windows where they are not suited to the architectural style of the building.
- C44** Dormers must be arranged symmetrically on the roof plane.
- C45** Dormers must not incorporate doors or balconies.
- C46** Roof height and pitch in heritage conservation areas is not be to be altered to accommodate dormers.
- C47** Dormers in rows of identical terraces, or buildings which form part of a pair or group, must be identical. (Figure 11)



Figure 11

**NB** *It is recommended that proposals for dormers be discussed with Council's Heritage and Urban Design Advisor before lodgement of any Development Application.*

### 4.1.9 Additional controls for contemporary dwellings

Contemporary dwellings will be those that are generally (but not exclusively) post 1940 dwellings or infill development and may comprise buildings so altered over time that they are not characteristic of any particular building period.

- C48** In a predominantly single storey streetscape, first floor additions to an existing house or new development must maintain the perceived scale and character of the house and the immediate streetscape as predominantly single storey. This may be achieved by:
- Disguising any proposed upper floor within the roof form; or
  - Utilising transitional roofing which disguises second storey portions and presents them as essentially 'attic style' in form; or
  - Ensuring any upper floor levels are set back from the principal street frontage of the building to maintain a substantial portion of the existing roof unaltered over the front of the building; and/or
  - Locating first floor additions behind the main gable or hipped feature of the street frontage.
- C49** In a street with buildings of various heights, a full first floor addition will be considered by Council, subject to compliance with the relevant objectives and design controls of this DCP.
- C50** On new walls associated with new development, existing houses and ancillary structures, the use of the following materials/finishes is preferred:
- Face brick where appropriate, matching that of the existing dwelling;
  - Rendered brick where appropriate, with or without inscribed ashlar; and
  - Fibrous cement sheeting with rendered and painted finish for rear additions.
- C51** New dormers on contemporary buildings must be consistent with the existing roof forms in the street.
- C52** Skylights and solar panels are not permitted on the front of new dwellings and must be set back beyond the front third of the side roof plane to reduce their impact on the streetscape in highly consistent streetscapes.

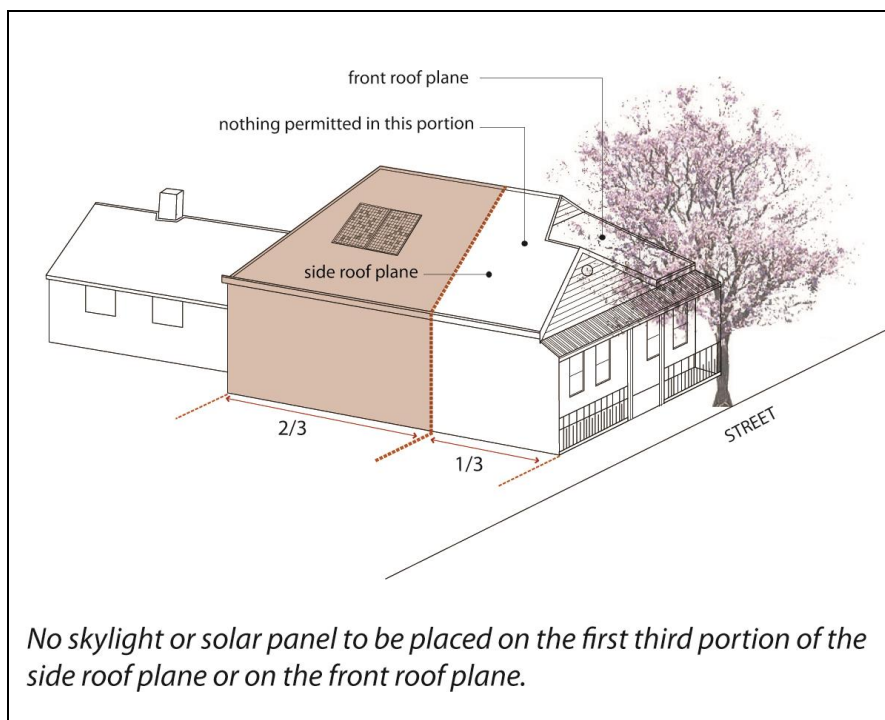


Figure 12: Skylights or solar panels not to be placed in the front 1/3<sup>rd</sup> of the roof plane.

- C53** On terraces and row housing, skylights and solar panels are permitted only in the rear plane of the roof.
- C54** The use of the following materials and practices for new development and additions to existing houses, and ancillary structures is not permitted unless justified:
- Extensive areas of glass sheeting and glass blocks;
  - Circular pattern render (mock Spanish);
  - Rough textured render (including bagged finish); and
  - The painting, rendering or bagging of any original unpainted masonry or sandstone surfaces.
- C55** New development must incorporate colours schemes that have a hue and tonal relationship with traditional colours.
- C56** The use of the following balcony materials is not encouraged:
- Smooth, textured or profiled face brick and exposed cement blocks;
  - Corrugated and other profiled metal sheeting;
  - Wire fencing; and
  - Fibrous cement sheeting.

#### 4.1.10 Residential period buildings

The Marrickville LGA has a prevalence of older style buildings whose integrity and character are recognised as part of the LGA's established character. A progressive approach to heritage acknowledges that older style buildings are a key characteristic of the general building stock in the area.

Community consultation undertaken during the development of the Marrickville Urban Strategy concluded that 'local heritage is highly valued and adds to the character of the LGA.'

## PART 4: RESIDENTIAL DEVELOPMENT

Period building controls apply to individual properties neither defined as heritage items, nor located within heritage conservation areas, yet are intact examples of period buildings and worthy of conservation. The documented stylistic features covering the range of period buildings, and the sample solutions in the design guidelines at the end of this section, will enable appropriate modifications to period buildings. These controls will support contemporary appropriate modifications to existing period buildings.

Complying with the Part 4 Controls requires an understanding of the style of the period building as detailed in the design guidelines in Sections 4.1.13 to 4.1.22 of this DCP.

### 4.1.10.1 *Definitions for residential period buildings*

<b>Front</b>	<p>The front garden and main body of the period building under the primary roof form/s:</p> <ul style="list-style-type: none"><li>• To a minimum depth of one original room from the front facade element, but may be considered to be up to three original rooms deep; or</li><li>• Those areas visible from the front street/s.</li></ul>
<b>Rear</b>	<ul style="list-style-type: none"><li>• The rooms and structures behind the front; or</li><li>• Those areas not visible from the front and side street/s.</li></ul>
<b>Alterations and additions</b>	<p>Alterations and additions are captured by the definition of building work under Part 1, Section 4 of the Environmental Planning and Assessment Act 1979 (EP&amp;A Act) as follows:</p> <p>1) Building work means any physical activity involved in the erection of a building.</p> <p>2) A reference in this Act to:</p> <p>(a) the use of land includes a reference to a change of building use, and</p> <p>(b) the erection of a building includes a reference to:</p> <ul style="list-style-type: none"><li>(i) the rebuilding of, the making of alterations to, or the enlargement or extension of, a building, or</li><li>(ii) the placing or relocating of a building on land, or</li><li>(iii) enclosing a public place in connection with the construction of a building, or</li><li>(iv) erecting an advertising structure over a public road, or</li><li>(v) extending a balcony, awning, sunshade or similar structure or an essential service pipe beyond the alignment of a public road, and</li></ul> <p>(c) the carrying out of a work includes a reference to:</p> <ul style="list-style-type: none"><li>(i) the rebuilding of, the making of alterations to, or the enlargement or extension of, a work, or</li><li>(ii) enclosing a public place in connection with the carrying out of a work, and</li></ul> <p>(d) a work includes a reference to any physical activity in relation to land that is specified by a regulation to be a work for the purposes of this Act but does not include a reference to any activity that is specified by a regulation not to be a work for the purposes of this Act, and</p> <p>(e) the demolition of a building or work includes a reference to enclosing a public place in connection with the demolition of a building or work, and</p> <p>...continued</p>



*(f) the carrying out of development includes a reference to the use of land or a building, the subdivision of land, the erection of a building, the carrying out of a work, the demolition of a building or work or the doing of any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument.*

*Building work includes the infilling of balconies and verandahs, the installation of dormers, the replacement of timber framed windows with aluminium windows or the painting of unpainted brickwork or sandstone.*

**Residential Period Buildings**

*Is not a contemporary dwelling and is a building which represents a historical period which is either substantially intact or with reversible alterations. See design guidelines for periods, characteristics and design solutions.*

**Contemporary Buildings**

*mean those buildings that are generally (but not exclusively) post 1950 dwellings or infill development and may comprise buildings so altered over time that they are not characteristic of any particular building period.*

## 4.1.11 Additional controls for residential period buildings

### Objectives

- O21** To retain or reinstate the front garden (and side garden where part of the front garden) of period buildings, including elements such as fences, gates, paths, carriageway, walls and plant beds.
- O22** To retain or reinstate the facade and main external body of the period building visible from the street, including proportions, materials, details and elements (such as front verandahs or barge boards), roof forms, materials, setbacks and number of storeys, chimneys and scale.
- O23** To retain exceptional rear building, garden and internal features relating to the period building.
- O24** To accommodate contemporary additions and alterations while retaining the significant components of the period building and garden.

### Controls

- C57** Alterations and additions at the front should minimise impacts to the period dwelling.
- C58** Demolition of existing significant period features at the front will not be permitted.
- C59** Finishes other than those typical to the period building are not permitted at the front. Unfinished surfaces, such as face brick and stone must be retained.
- C60** Alterations and additions at the rear and the sides and above the roof line, other than reconstruction of elements removed from the period building and garden, must be subordinate to the main body of the period building when viewed from the street.
- C61** Rear additions to terraces must not alter the parapet, ridgeline, chimneys and profile of party walls projecting above the roof of the terrace, as perceived from the front streetscape.



- C62** Additions and alterations to one of a pair of semi-detached dwellings must not compromise the symmetry, massing and/or proportions of the pair.
- C63** Additions to one of a pair of semi-detached dwellings must not inhibit the potential for additions to the adjoining property. The pair must be treated as a unified composition. Adjoining owners must work together to achieve an integrated facade treatment for both dwellings and complementary rear design solutions.

**NB** *In some cases there may not be scope for adding to one dwelling without adverse impacts on the other. In these cases, additions will not be acceptable.*

- C64** Where a proposal demonstrates a response to the desired future character of an area and it fits within the streetscape it may, in limited circumstances, depart from C57-C63.

### 4.1.12 Details, materials and colour schemes for residential period buildings

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

The following controls focus particularly on period housing and streetscapes that have a consistent, cohesive form because of the consistent palette of materials and building details such as balconies, windows or doors. The architectural diversity of housing in the Marrickville LGA often permits the use of a range of building materials that, when carefully selected, can result in innovative design solutions without compromising the objectives of this design element. However, some building materials and external finishes are unsympathetic and may detract from the character of the street.

Alterations to the facade of period buildings via unsympathetic practices such as rendering of original brickwork, replacing timber windows with aluminium ones, enclosing verandahs or adding new features can degrade their appearance and the streetscape.



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



## Objectives

- O25** To ensure the choice of external materials, colour schemes and building details on residential period buildings visible from a public place or buildings reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the adjoining locality.
- O26** To encourage roof forms and materials, verandahs and balconies consistent with original structures evident in the street and the adjoining locality.

## Controls

### **4.1.12.1** *Roof details*

- C65** Alterations and additions to period housing must positively relate to the prevailing roof forms found in the locality and consider the design guidelines for the relevant period building. For existing housing, the materials used to cover the roof should complement the original cladding and terracotta tiles, and slate or corrugated iron should be used where appropriate.

### **4.1.12.2** *Skylights and solar panels*

- C66** Skylights and solar panels are not permitted on the front or first third portion of the side roof plane of residential period buildings where they would be highly visible from the street.
- C67** Skylights and solar panels must be set on the plane of the roof.
- C68** Skylights and solar panels are permitted only in the rear plane of the roof of terraces and terrace rows.
- C69** Hot water tanks associated with solar panels must be located in the roof space or elsewhere on the property where not visible from the street. Integrated tank and solar panel types consisting of black plastic tubing overlaid on the roof surface are not suitable on residential period buildings when visible from a public road, footpath or place.

### **4.1.12.3** *Walls/masonry*

- C70** Bricks must be uniform in colour, without mottle (except for traditional sandstock) or wire cut face. White, pale cream, manganese bricks, textured bricks or face concrete block work are not permitted.
- C71** On new walls associated with residential period buildings and ancillary structures, the following materials/finishes are preferred:
- Face brick where appropriate, matching that of the existing dwelling;
  - Rendered brick where appropriate, with or without inscribed ashlar (inscribed ashlar is usually only appropriate on Victorian style dwellings); and
  - Fibrous cement sheeting with rendered and painted finish for rear additions.
- C72** The use of the following materials and practices for residential period buildings and ancillary structures is not permitted:
- Extensive areas of glass sheeting and glass blocks;
  - Circular pattern render (mock Spanish);

- iii. Rough textured render (including bagged finish); and
- iv. The painting, rendering or bagging of any original unpainted masonry or sandstone surfaces.

### 4.1.12.4 Doors and windows

**C73** New doors and windows visible from the street must be compatible with the style and materials of the residential period dwelling building.

**NB** *Timber-framed windows may be bought as new, or made or salvaged from demolition sites; however, the style of standard factory made timber windows are generally not suitable nor appropriate for residential period buildings. Purpose made windows are more suited to those houses.*

### 4.1.12.5 Verandahs

**C74** Proposals involving the reconstruction of new verandahs on residential period buildings must use the following materials:

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

**C75** The use of the following materials is not permitted:

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

Council encourages the reinstatement of original verandahs on existing period buildings wherever possible.

**C76** Original verandahs must not be enclosed. Existing enclosed verandahs should be reopened and restored wherever possible.

**C77** Verandahs on residential period buildings fronting the street must not be extended out to the front street alignment.

### 4.1.12.6 Balconies

**C78** Balcony roof forms on residential period buildings must be separate from the main building roof and be of a skillion, concave, convex, bullnose, and straight or ogee profile.

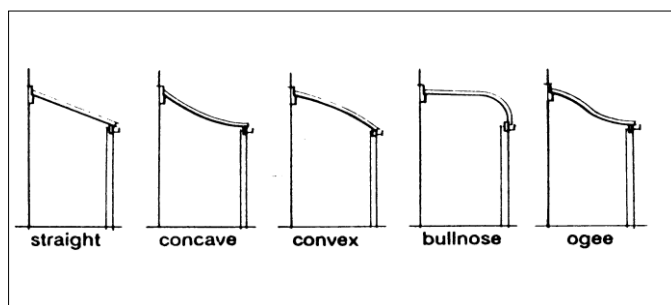


Figure 13: Design suggestions on the range of balcony roof profiles





- C79** On residential period buildings the removal of the separation between the roof and the main balcony roof is not permitted.
- C80** Proposals involving the reconstruction of balconies on residential period buildings must use traditional materials such as:
- Corrugated iron or slate roofs where appropriate to the style of the building;
  - Timber for floors and timber framing for underside of verandah roofs;
  - Cast iron friezes and balustrade panels with iron or timber handrails for Victorian buildings; and
  - Timber balustrades for early Victorian buildings and Federation buildings.
- C81** The use of the following balcony materials is not permitted:
- Smooth, textured or profiled face brick and exposed cement blocks;
  - Corrugated and other profiled metal sheeting;
  - Wire; and
  - Fibrous cement sheeting.
- C82** Original balconies on period dwelling houses must not be enclosed. Existing enclosed balconies should be reopened and restored wherever possible.
- C83** A balcony addition to a residential period building must match its period style unless designed to the rear of the building as part of a contemporary addition.

#### **4.1.12.7 Colour schemes**

- C84** The use of fluorescent paint and primary colours on residential period buildings is not permitted.
- C85** On period buildings, the intensity and hue of colour must relate to the style of the building and the streetscape context.
- C86** Matching buildings in a terrace row must be painted the same colour or have a tonal relationship. This must be negotiated between building owners.
- C87** The painting of original unpainted brickwork or stonework is not permitted in order to protect the longevity of the material and to retain its value.
- C88** Unsympathetic practices such as re-skinning of brickwork, replacing timber windows with aluminium windows on period buildings and painting, rendering, bagging of any original unpainted masonry or sandstone surface is not permitted.

*Books on the conservation and restoration of Australian houses will provide further information on the appropriate treatment of roofs and walls but for special materials, seek the advice of skilled tradespersons.*

*Restoration handbooks will provide information on the colour combinations that produce the most authentic and effective result for each architectural period (Refer to bibliography of useful publications at the end of this DCP).*

## Design Guidelines

*This design guidance is intended to assist the design/assessment of development, but does not form part of the adopted DCP.*

### 4.1.13 Design guidelines – single storey detached house – large site

#### 4.1.13.1 Periods

Victorian (c1840 – c1890), Federation (c1890 – c1915) and Inter-War (c1915 –c1940)

#### 4.1.13.2 Characteristics

1. Victorian examples are Italianate or symmetrical Georgian style; Federation houses exhibit Queen Anne and /or Arts and Crafts characteristics; Inter-War period houses are generally Bungalow style (1920s) or the more modestly styled brick wall and tile roof approach of the 1930s (well represented in the Abergeldie Estate and nearby streets).
2. This house type is well represented in the Marrickville LGA and is predominant in Lewisham, Dulwich Hill and southern parts of the Marrickville suburb.
3. Wider side setbacks occur on one or both sides.
4. Larger sites are usually later subdivisions or houses on remnant land of a larger estate.
5. Houses are two rooms wide generally with central hallway.
6. The front section is two rooms deep typically with rear rooms and verandahs under a skillion roof.
7. A verandah sits at front – either full width or next to a projecting bay one room wide.
8. Gabled and hipped roof forms are usually asymmetrical; roof forms of the Federation period are more complex. The integrity of the roof form in the streetscape is paramount for this building type.
9. Roof materials are: Victorian – slate or corrugated iron; Federation - terracotta tile, slate with tile cappings; and Inter War - terracotta tile.
10. Chimneys are prominent. Federation period chimneys are tall and slender with roughcast render.
11. Dormers are not common to this type – particularly in Federation and Inter-War periods.
12. Wall materials include brick and rendered masonry; weatherboard is less common.
13. Windows are vertically proportioned, often three grouped together in front facade in Federation houses.
14. Front fences are traditionally timber picket, wrought iron (Federation), low brick (Inter-War) or low brick with a horizontal rail not exceeding 1 metre high (see Section 2.11 (Fencing) of this DCP for detailed controls).
15. Where there is a wide side setback, older garages are at the rear of the site with a driveway down one side. See Section 4.1.7 for detailed controls.



Federation period weatherboard



Inter-War Californian bungalow



C1930's brick and tile house - Abergeldie Estate



Victorian Georgian style



### 4.1.13.3 *Design guidelines*

The following diagrams represent possible design solutions for alterations and additions to dwelling houses on large sites.

1. Single storey additions behind the main house form are not visible from the street. The roof is set lower than the main ridgeline retaining its dominance. See (A).
2. Two level additions set below the main roof line on a site sloping down to the rear are not visible from the street. Moderately sloping sites can permit split level solutions. The scale of the rear addition can be minimised by treating the top floor as an attic type space or by low ceiling springing heights at the sides. Skillion dormers can enhance the space and provide light and ventilation. The lower portions of the roof space can be used for storage (B).
3. Pavilion type additions linked by a low articulated connection preserve the form and architectural integrity of the original building. Additions may extend into site setbacks if there is room behind the front main house form (D). The link structure must fit under the original eaves lines. This approach is suitable for corner sites (C). On deep sites with a wide setback the garage or carport can be located at the rear (E).
4. The pattern set by receding gable forms in some California bungalow style houses can be carried through with an attic type addition set further back that could extend beyond the rear of the original house, subject to amenity considerations for neighbours. Setting the addition in from the sides may help to maintain the integrity of the original roof form (F). This approach is well suited to sites sloping to the rear.
5. Contemporary design solutions are acceptable provided they complement the existing house in form, bulk, scale, proportion and materials.

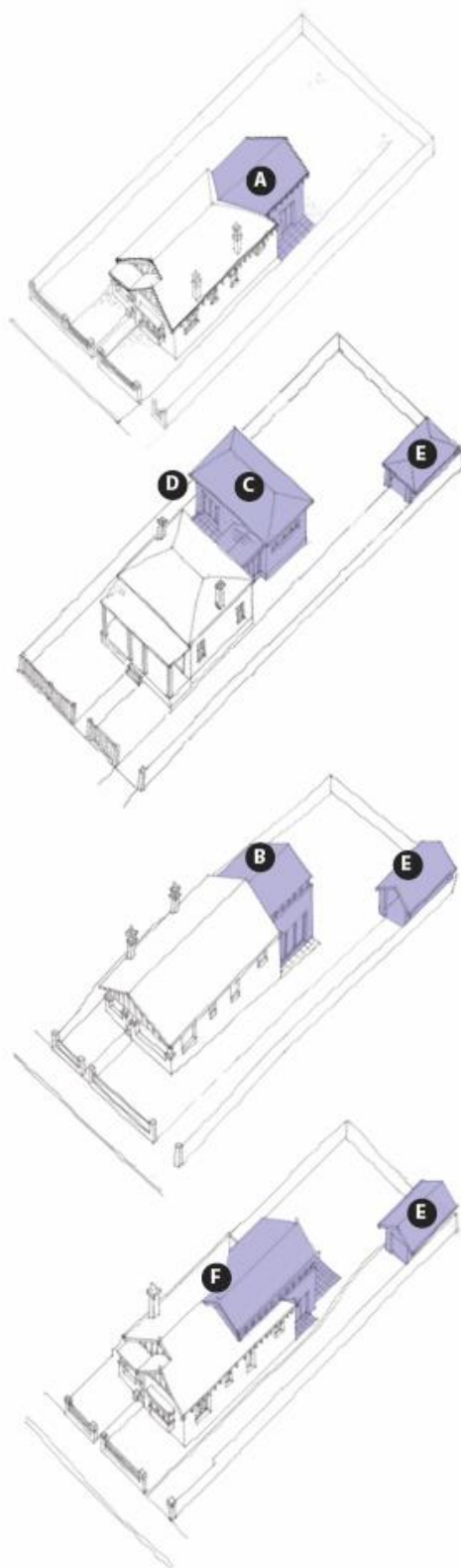


Figure 14: Design solutions for additions to period dwelling houses on large sites

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*



## 4.1.14 Design guidelines – single storey detached house – small site

### 4.1.14.1 Periods

Victorian (c1840 – c1890) Federation (c1890 – c1915) and Inter-War (c1915 –c1940).

### 4.1.14.2 Characteristics

1. Victorian examples are most commonly Italianate or Georgian style; Federation houses exhibit Queen Anne and /or Arts and Crafts characteristics; Inter-War period houses are generally bungalow style (1920s) or more modest brick and tile styles of the 1930s.
2. This house type is well represented throughout the Marrickville LGA, demonstrating a range of architectural styles.
3. The most common smaller sites have narrow frontages (6 metres-8 metres) and longer side boundaries.
4. Generally, houses have small side setbacks on one or both sides or are built to the boundary on one side. Smaller sites have no room for a driveway on the side.
5. Most are one room wide with a hallway on the side closest to the side boundary. Some are two rooms wide at the front.
6. Verandahs sit at the front, either full width or next to a projecting bay one room wide.
7. Houses have gabled and hipped roof forms, usually asymmetrical. The integrity of the roof form in the streetscape is paramount for this building type.
8. Roof materials include: Victorian – slate or corrugated iron; Federation - terracotta tile, slate with tile cappings; and Inter-War - terracotta tile.
9. Chimneys are prominent for Victorian and Federation periods. Federation period chimneys are tall and slender with roughcast render.
10. Dormers are not common to this type – particularly on houses of the Federation and Inter-War periods.
11. Wall materials include brick and rendered masonry. Weatherboard is not common.
12. Windows are vertically proportioned, sometimes in pairs in front façade.
13. Front fences are traditionally timber picket, wrought iron (Federation), low brick (Inter-War), iron pike (Victorian) not exceeding 1 metre high (see Section 2.11 (Fencing) in this DCP for detailed controls).
14. Beyond the front section, two to three rooms deep usually, the rear rooms have a skillion roof full width (1) or, where there is a rear wing and breezeway, the skillion is pitched across the wing (2) (see diagrams below).



Federation Queen Anne style



Inter War "Austerity" style



Victorian Italianate style



Federation Arts and Craft style



Victorian Georgian style



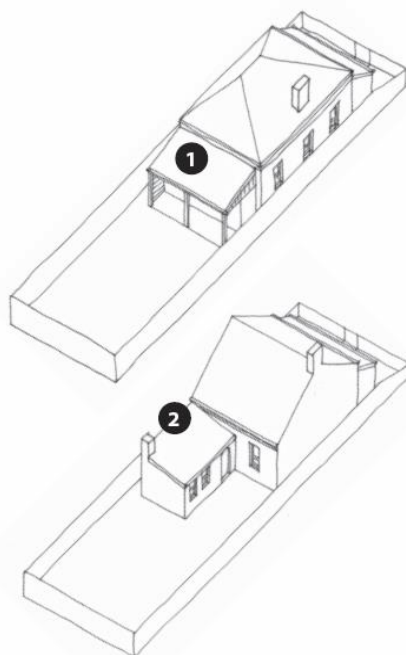


Figure 15: Design solutions for additions to residential period buildings on small sites

### 4.1.14.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to dwelling houses on small sites.

1. Single storey additions behind the main house form are not visible from the street. The roof is set lower than the main ridgeline, retaining its dominance (A).
2. Two level additions set below the main roof line on a site sloping down to the rear must not be visible from the street. Moderately sloping sites can permit split level solutions. The scale of the rear addition can be minimised by treating the top floor as an attic type space or by low ceiling springing heights at the sides. Skillion dormers can enhance the space and provide light and ventilation. The lower portions of the roof space can be used for storage (B).
3. Pavilion type single storey additions linked by a low articulated connection preserve the form and architectural integrity of the original building. The link structure must fit under the original eaves lines. This approach is suitable for corner sites (C).
4. If set far enough back from the original building - for example, on a long allotment - a two storey pavilion type addition with a low articulated link may be appropriate. The bulk and scale must be controlled by a low ceiling height or attic approach to the upper level. This approach is suitable for a corner site provided neighbours' amenity is not affected (D).
5. Where space is available at the side simple small scale additions set back behind the front room and below the eaves lines can be used to enlarge a small bathroom or kitchen (E).
6. Contemporary design solutions are encouraged provided they complement the existing house in form and scale.

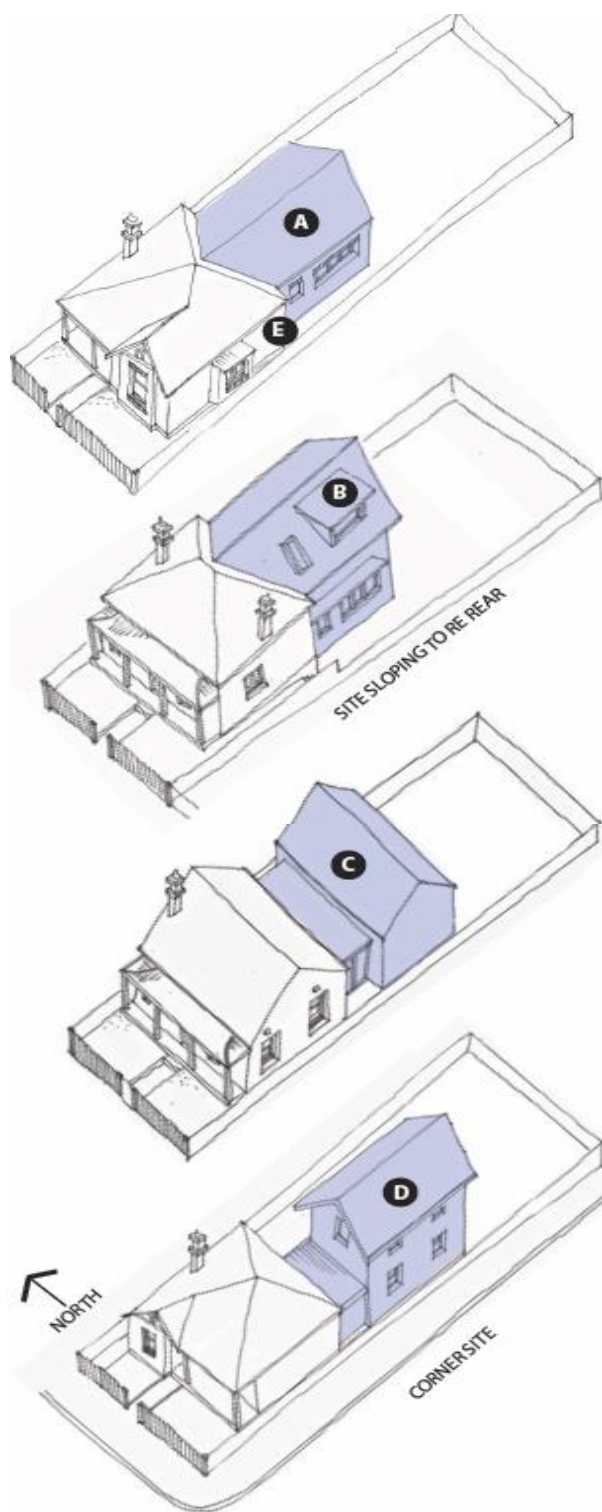


Figure 16: Design solutions for additions to residential period buildings on small sites

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*

### 4.1.15 Design guidelines – single storey semi-detached house

#### 4.1.15.1 Periods

Victorian (c1840 – c1890), Federation (c1890 – c1915) and Inter-War (1915– c1940 less common).

#### 4.1.15.2 Characteristics

1. Single storey semi-detached houses are found in Lewisham, Petersham, Marrickville North and northern parts of Stanmore.
2. Victorian examples are Filigree style, Free Classical or plain. Federation examples are Arts and Crafts or Queen Anne style. Plainer Inter-War period semis are not common.
3. Pairs of houses share a party wall and a roof form with wall openings to the front, one side and the rear. They are most commonly symmetrically arranged.
4. Each dwelling has a narrow frontage and is one room wide plus a hallway at the front.
5. Primary roofs are a combination of hip and gable with a skillion at the rear. Chimneys are a feature.
6. Houses include narrow side passageways to the rear garden.
7. Front setback and garden areas are small.
8. Fences vary between timber pickets, iron pickets and low brick types with wrought iron or timber gates. Refer to Section 2.11 (Fencing) of this DCP for more detailed controls.

#### 4.1.15.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to single storey semi-detached dwelling houses.

1. Where there is sufficient roof space, modest conversions can be achieved with opening skylights (A) and rear dormers without detracting from the form of the building or impacting on the streetscape (B).
2. Deep rear yards can allow a single storey linked pavilion with a simple lightweight connection set below the eaves of the primary roof. A small courtyard can be created to enhance natural light and ventilation. The location and design of the addition should minimise overshadowing impacts on the other house of the pair (C).
3. The optimum approach for semi-detached houses is for extensions to both properties to be developed together. In this example the main roof volume can be extended to provide attic rooms with skillion dormers set well back and windows in the rear gable (D).
4. A contemporary two storey rear addition set over a rear skillion form can be set back far enough to respect the primary roof form (E). This approach may be more feasible where the site slopes to the rear and is subject to protection of neighbours' amenity to avoid overshadowing and overlooking.



Federation Queen Anne style



Victorian style



Federation Arts and Craft style



Inter War "Austerity" style



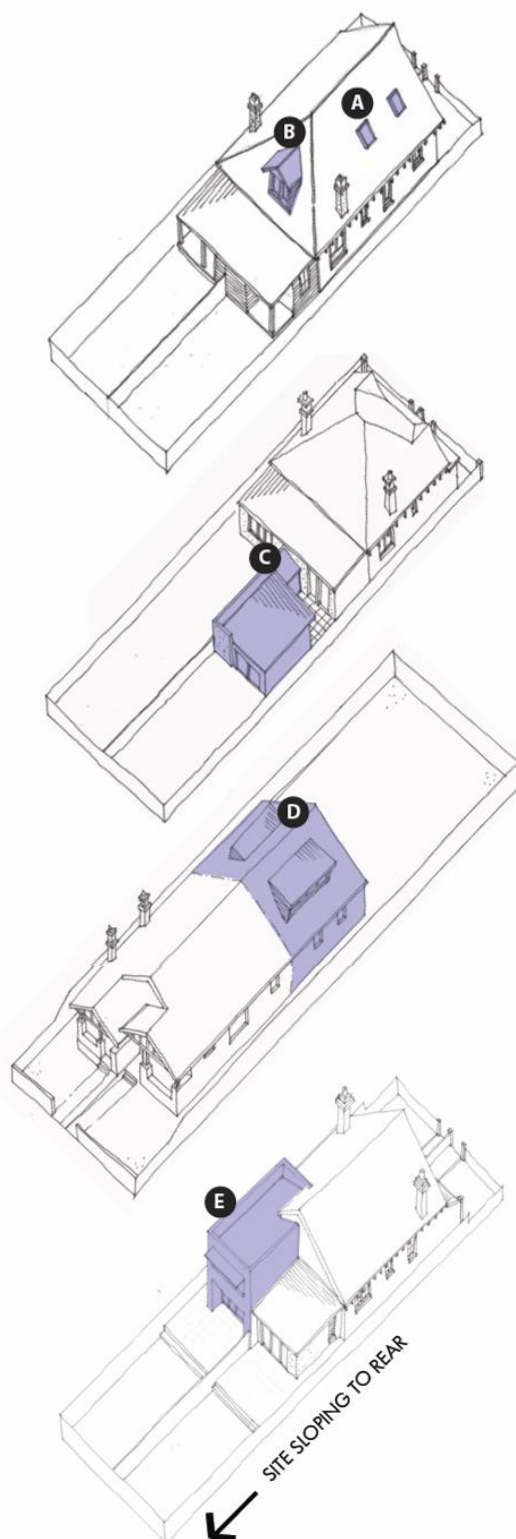


Figure 17: Design solutions for additions to single storey semi-detached dwelling houses

**NB** Design approaches are indicative only and do not represent all possible acceptable solutions.

**NB** Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.

### 4.1.16 Design guidelines – single storey terrace, single and pair

#### 4.1.16.1 Periods

Victorian (c1840 – c1890) and Federation (c1890 – c1915) (less common).

#### 4.1.16.2 Characteristics

1. Simple Georgian, Filigree and Free Classical some Picturesque styles (Victorian) are included but Arts and Crafts (Federation) are not common.
2. The terrace house form was sometimes built individually or in pairs as well as in rows throughout Petersham, Stanmore, Camperdown, Newtown, Marrickville North and Enmore.
3. A front verandah contained between wing walls, typical of the terrace form, distinguishes these houses from the small cottage or semi-detached pair. Not being in a row, in some respects single or paired terraces are less constrained.
4. Allotments are 4 metres - 6 metres wide and isolated terrace types are built up to or close to side boundaries, with one room and hallway at the front, two rooms deep with a rear service wing and breezeway.
5. The side wall profile of this type is prominent where an adjacent house is set off the side boundary or at a street corner.
6. Front setbacks are minimal. Verandahs and wing walls are sometimes built up to the front boundary or set behind a small garden area.
7. Wall materials are brick or render. Roofs are either parapet type or cross gabled with chimneys placed at the ridge line. Roof materials were originally slate or corrugated iron though many have been replaced by tiles.
8. Low iron picket fences are the most common original fence type. Refer to Section 2.11 (Fencing) of this DCP for more details fencing controls.

#### 4.1.16.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to single storey terraces, single and pair dwelling houses.

1. Traditional gabled dormers remain at the rear (A).
2. A skillion type dormer at the rear is set down from the ridge line and in from the sides of the roof plane (B).
3. An attic room with skylight can be located in the plane of the roof (C).
4. A detached pavilion can be located at the rear boundary, limited to single storey and possible only where the allotment is long enough to provide adequate private open space and where the new structure will not adversely affect the amenity of neighbours (D).
5. Alterations and additions can fill in the breezeway (E).



Victorian free classical style



Victorian Filigree style



Victorian Gothic picturesque



Victorian Georgian style

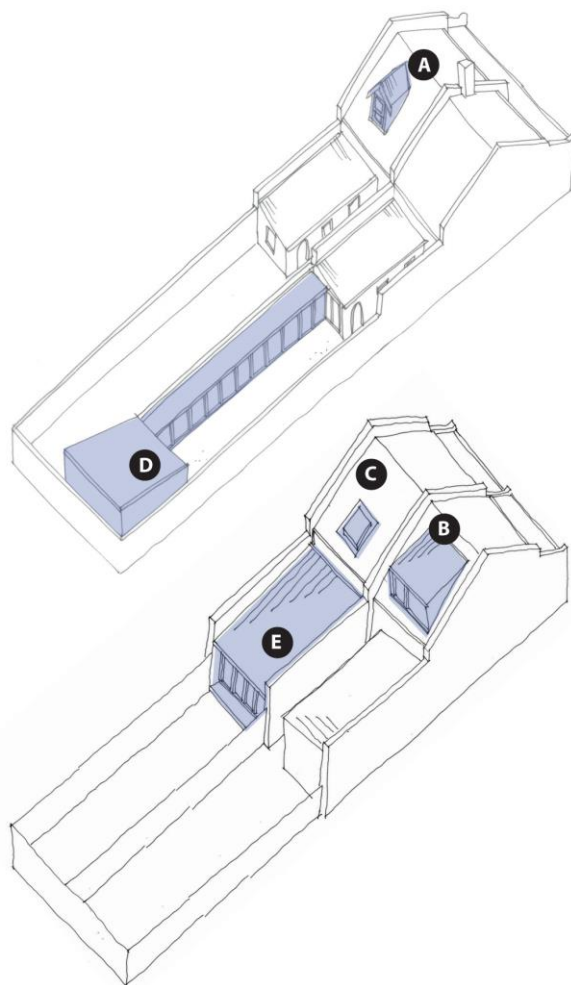


Figure 18: Design solutions for additions to single storey terrace (single and pair)

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*

### 4.1.17 Design guidelines – single storey terrace row

#### 4.1.17.1 Periods

Victorian (c1840 – c1890) and Federation (c1890 – c1915) (less common).

#### 4.1.17.2 Characteristics

1. Buildings are mainly simple Georgian Italianate and Filigree styles (Victorian) while Arts Crafts (Federation) are rare. This typology is found mainly in Camperdown, Newtown, Marrickville North and Enmore.
2. The repetitious form of terrace rows contributes significantly to the streetscape character. Their strong visual presence is generated by the rhythm of equidistant vertical and horizontal elements. Vertical elements include dividing walls, dividing parapets, fenestration, chimneys and verandah columns. Horizontal elements include: parapets, verandah roofs, fascia boards, gutters, ridgelines and fences.
3. Where visible from rear lanes and side streets the rhythm and massing of rear wings, either skillions or gables, are important characteristics of this type.
4. Allotments are 4 metres – 6 metres wide. Terraces usually have a layout consisting of one room and a hallway at the front then two rooms deep with a rear service wing and breezeway.
5. The end terrace side wall profile of this type is prominent where an adjacent building is set off the side boundary or at a street corner.
6. Front setbacks are minimal and verandahs and wing walls are sometimes built up to the front boundary or set behind a small garden.
7. Wall materials are brick or render. Roofs are either parapet type or cross gables with chimneys placed at the ridge line. Roof materials were originally slate or corrugated iron though many have been replaced by tiles.
8. Low iron picket fences are the most common original fence type. Refer to Section 2.11 (Fencing) of this DCP for more detailed fencing controls.

#### 4.1.17.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to single storey terrace rows of dwelling houses.

1. Traditional gabled dormer can be used at the rear (A).
2. Skillion type dormer at the rear can be set down from the ridge line and in from the sides of the roof plane (B).
3. Attic room with skylight can be located in the plane of the roof (C).
4. A detached pavilion at the rear boundary can be limited to single storey and possible only where the allotment is long enough to provide adequate private open space and where the new structure will not adversely affect the amenity of neighbours (D).



Victorian Italianate style



Victorian Georgian style



Victorian Georgian style



Victorian Filigree style

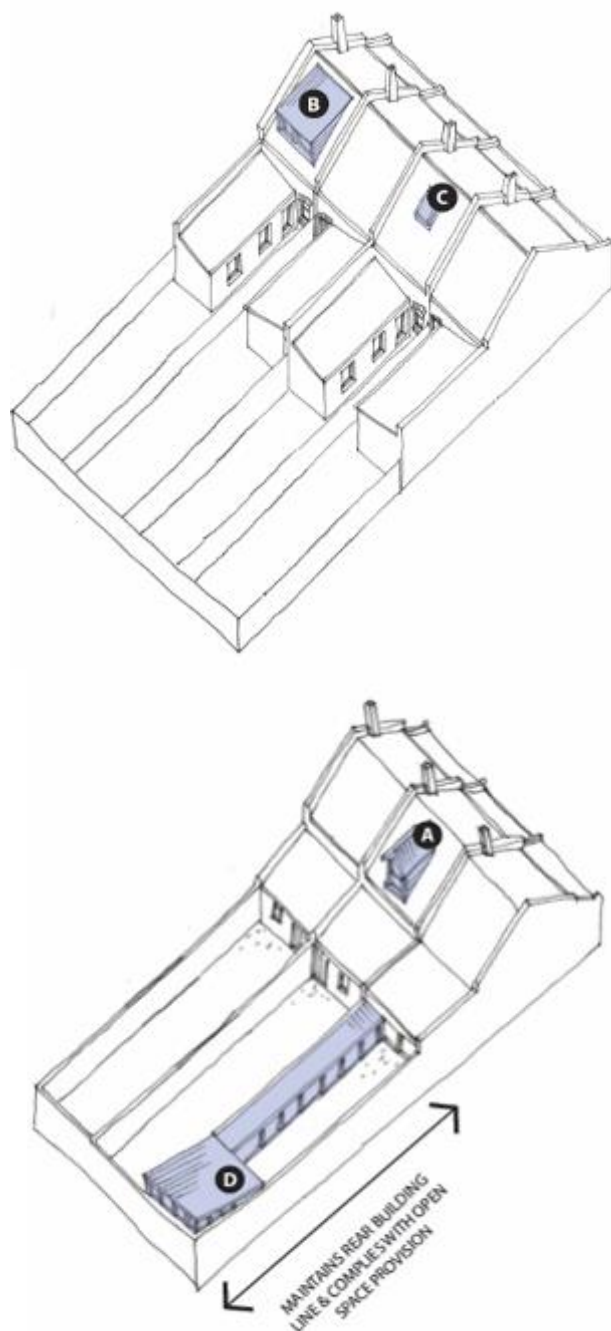


Figure 19: Design solutions for additions to single storey terrace row

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*



### 4.1.18 Design guidelines – two storey detached house – large site

#### 4.1.18.1 Periods

Victorian (c1840 – c1890) Federation (c1890 – c1915) and Inter-War (c1915 – c1940).

#### 4.1.18.2 Characteristics

1. A range of styles is represented in the Stanmore, Lewisham, Petersham and Dulwich Hill areas including Victorian: Filigree and Italianate styles; Federation: Queen Anne and Arts and Crafts styles; and Inter-War: Georgian Revival and P&O styles.
2. Victorian types are characterised by projecting bays, sometimes expressed as a “tower”.
3. Houses generally have an open setting with gardens extending at least down one side.
4. Where setbacks are wide, driveways traditionally lead to a rear garage.
5. The larger scale of these houses reflects more spacious interiors, wide stair halls and high ceilings.
6. On wider sites, verandahs wrap around to one or both sides in Victorian and Federation types.
7. Roofs are hipped or gabled (or both) in slate or tile with prominent chimneys. Some Victorian examples have a front parapet and skillion roof behind. Inter-War P&O (Ocean Liner) types have a flat roof behind an enveloping plain parapet.
8. Victorian houses are generally rendered with stucco detailing, Federation examples are commonly face brick and Inter-War types are face brick or render.
9. Fences to Victorian and Federation types are usually iron pickets or decorative wrought iron with stone or brick piers marking gates. Inter-War houses usually have low masonry fences of brick, render or stone. See Section 2.11 (Fencing) in this DCP for more detailed controls.
10. Many of the larger houses are aesthetically distinctive and are listed as heritage items in MLEP 2011.

#### 4.1.18.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to two storey detached dwelling houses on large sites.

1. Where the site area permits a linked rear addition, it must not alter the streetscape presentation of a large house. The linking element must sit below the existing eaves and be articulated by a recess (A).
2. Contemporary design solutions should complement the original house in form, bulk, scale, proportion and materials (B).
3. Rear wing additions set below the eaves line of the primary roof may be acceptable where they do not detract from the form and character of the original house (C).
4. Additional space may be achieved within large existing roof spaces provided the addition of any dormers complies with Section 4.1.8 of the DCP. Skylights set back in the side roof planes may be acceptable provided they are flush with the roof surface (D).
5. Wide side setbacks allow garages or carports to be located at the rear of the site (E).



Inter War P&O Style - brick on corner site



Inter War Georgian style



Federation Queen Anne style



Victorian Italianate style

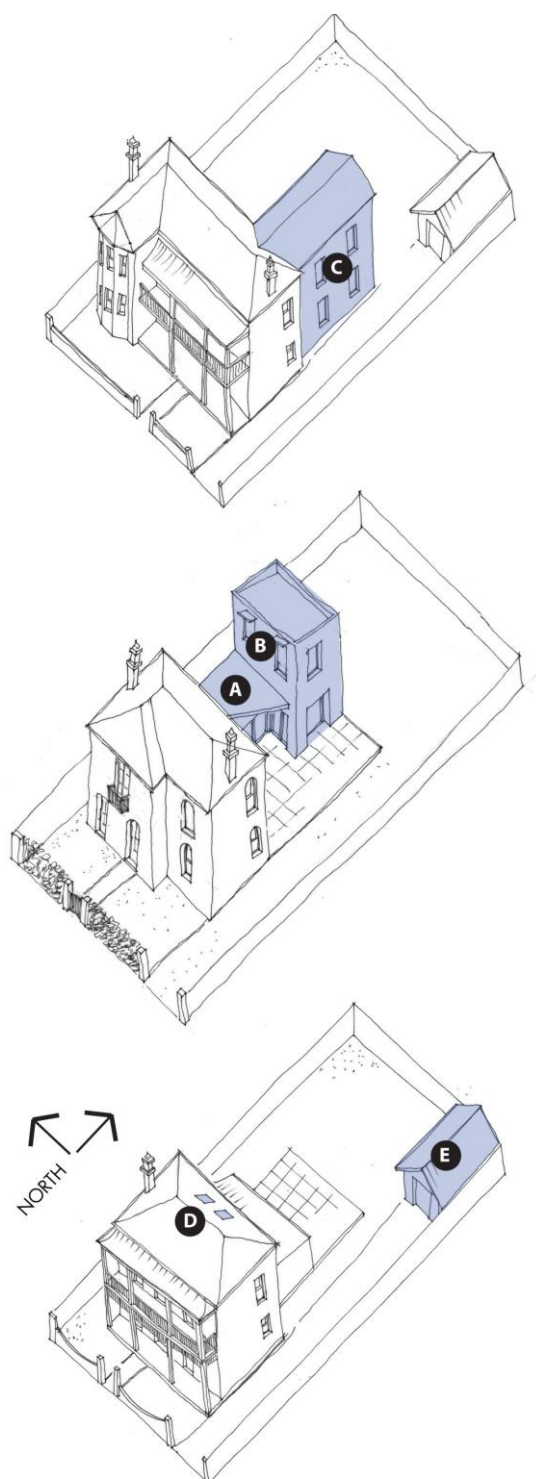


Figure 20: Design solutions for additions to two storey detached houses on large sites

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*



### 4.1.19 Design guidelines – two storey detached house – narrow site

#### 4.1.19.1 Periods

Victorian (c1840 – c1890) and Federation (c1890 – c1915).

#### 4.1.19.2 Characteristics

1. A range of styles is represented, including Victorian: Filigree and Italianate styles and Federation: Queen Anne and Arts and Crafts styles.
2. Victorian types are characterised by projecting bays sometimes expressed as a “tower”.
3. This typology is found throughout Lewisham, Petersham, Stanmore, Marrickville and Enmore.
4. Houses are generally close to the front boundary with a small scale front garden.
5. Sites have narrow frontages with long side boundaries and small side setbacks or are built on, or close to, one boundary.
6. Despite the narrowness of sites, some houses have a larger scale reflecting more spacious interiors, wide stair halls and high ceilings.
7. Roofs are hipped or gabled (or both) in slate or tile with prominent chimneys. Some Victorian examples have a front parapet and skillion roof behind.
8. Victorian houses are generally rendered with stucco detailing and Federation examples are commonly face brick.
9. Fences to Victorian and Federation types are usually iron pickets. Stone or brick piers mark gates (refer to Section 2.11 (Fencing) of this DCP for more information).
10. Some larger houses are aesthetically distinctive and are listed as heritage items in MLEP 2011.

#### 4.1.19.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to two storey detached dwelling houses on narrow sites.

1. Where the site area permits a linked rear addition, it must not alter the streetscape presentation. The linking element must sit below the existing eaves and be articulated by a recess (A).
2. Contemporary design solutions that complement the original house in form, bulk, scale, proportion, and materials connected by an articulated link set below the original eaves line, are acceptable (B).
3. Rear wing additions set below the ridge or parapet line of the primary roof may be acceptable where they do not detract from the form and character of the original house (C).
4. Additional space may be achieved within large existing roof spaces provided the addition of any dormers complies with Section 4.1.8 of the DCP (D).
5. Skylights set back in the side roof planes may be acceptable provided they are flush with the roof surface (E).
6. Contemporary design solutions are appropriate where form, scale proportions, (including door and window openings) and materials complement and do not compete with the original architecture.



Victorian Italianate and Victorian Filigree style



Federation Queen Anne style



Victorian Italianate style

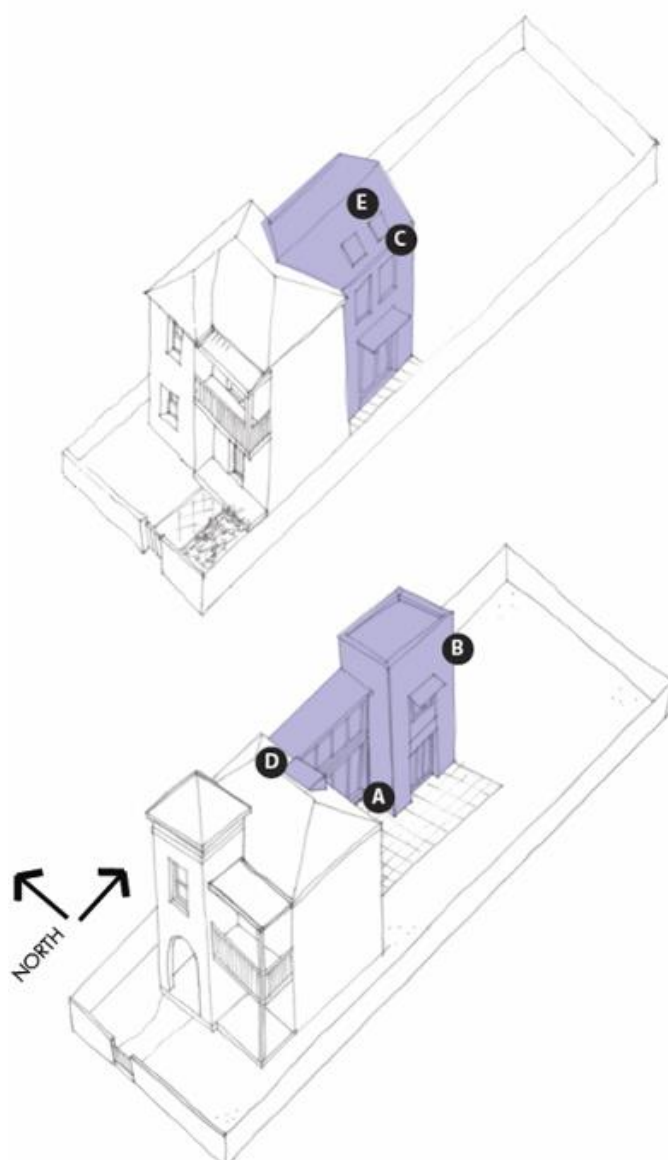


Figure 21: Design solutions for additions to two storey detached houses on narrow sites

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*

### 4.1.20 Design guidelines – two storey semi-detached house

#### 4.1.20.1 Periods

Late Victorian (c1880s – c1900) and Federation (c1900 – c1915).

#### 4.1.20.2 Characteristics

1. Styles are Italianate and Filigree styles, (Victorian) and Arts and Crafts and Queen Anne (Federation).
2. Attached two storey semi-detached houses mostly occur in parts of Stanmore and Petersham and are not as common as single storey semi-detached houses.
3. Houses are one of a pair sharing a party wall and roof form with wall openings to the front, one side and the rear.
4. Houses are most commonly symmetrically arranged.
5. Primary roofs are a combination of hip and gable. Tall chimneys are characteristic of the Federation period.
6. Front boundaries are generally wider than for single storey semi-detached houses.
7. Houses include one room plus a hallway at the front, although the room dimensions are usually bigger than for single storey semi-detached houses.
8. Side passageways occur on one side and are sometimes wide enough for a driveway.
9. Fences include timber picket, iron picket, decorative wrought iron with wrought iron or timber gates marked by masonry piers. Section 2.11 (Fencing) of this DCP includes more detailed fencing controls.

#### 4.1.20.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to dwelling houses.

1. Where there is sufficient roof space modest conversions can be achieved with opening skylights (A) and rear dormers (B) without detracting from the building form or impacting adversely on the streetscape.
2. If the rear yard is large enough, a linked single storey or two storey pavilion extension (C) with an articulated simple lightweight connection (D) set below the eaves line of the primary roof can be acceptable so long as adverse impacts on the other house of the pair and neighbours are minimised. This approach is better suited to a corner site where there is no overshadowing to the north but requires greater care in the design on the streetscape.
3. An integrated design approach for both houses of the pair can achieve additional accommodation without mutual detrimental impacts (E).
4. Contemporary design solutions are acceptable provided they complement the existing house in form, scale, proportion and materials.



Victorian picturesque Gothic style (rare)



Federation Arts and Crafts style



Federation Queen Anne style



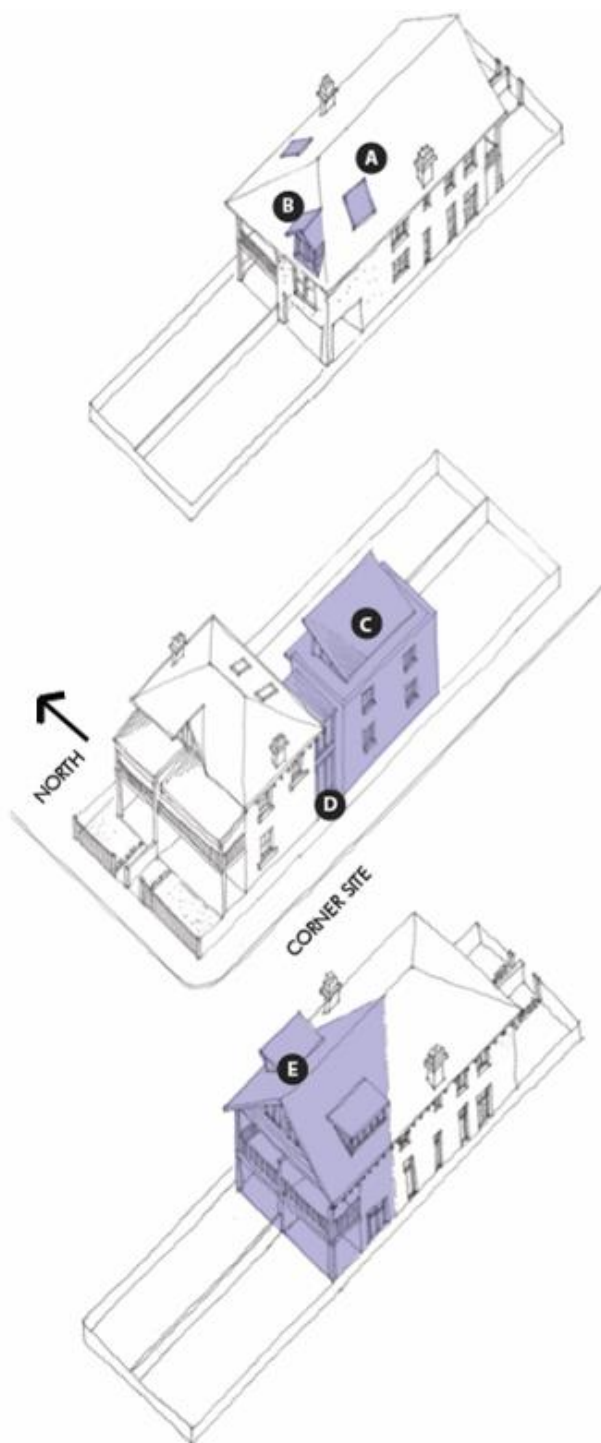


Figure 22: Design solutions for additions to two storey semi-detached houses

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*



### 4.1.21 Design guidelines – two storey terrace, single and pair

#### 4.1.21.1 Periods

Victorian (c1840 – c1890) and Federation (c1890 – c1915) (uncommon).

#### 4.1.21.2 Characteristics

1. Houses are predominantly Filigree style, in both Victorian and Federation periods with some Italianate examples (Victorian).
2. The terrace house form was sometimes built individually or in pairs in Lewisham, Petersham, Stanmore, Camperdown, Newtown and Enmore as well as in rows. Front verandahs contained between wing walls, as typical of the terrace form, distinguishes these houses from the two storey house or semi-detached pair.
3. Allotments can be 5 metres or more wide with one large room and hallway at the front, two rooms deep with a rear service wing and breezeway and wing walls.
4. Where one side setback is wider, allowing a side entry hall, terraces are two rooms wide at the front.
5. The side wall profile of this type is prominent where an adjacent house is set off the side boundary or at a street corner.
6. Usually front setbacks are shallow and verandahs and wing walls are sometimes built up to the front boundary or set behind a small garden area.
7. Wall materials are brick or render. Roofs are either parapet type or cross gabled with chimneys placed at the ridge line. Roof materials were originally slate or corrugated iron though many have been replaced by tiles.
8. Low iron picket fences are the most common original fence type although timber picket fences are also evident. Refer to Section 2.11 (Fencing) of this DCP for more detailed fencing controls.

#### 4.1.21.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to dwelling houses.

1. Traditional gabled dormer can be at the rear (A).
2. Skillion type dormers at the rear can be set down from the ridge line and in from the sides of the roof plane (B).
3. An attic room with skylight can be in the plane of the roof (C).
4. Detached ancillary outbuildings at the rear boundary should be limited to single storey and possible only where the allotment is long enough to provide adequate private open space, where there is no rear lane access, and where the new structure will not adversely affect the amenity of neighbours (D).
5. Alteration and addition filling in the breezeway can occur at ground level only (E).
6. Single storey only skillion can be set behind the rear wing (F).



Victorian Italianate style



Victorian Filigree style



Victorian Filigree style

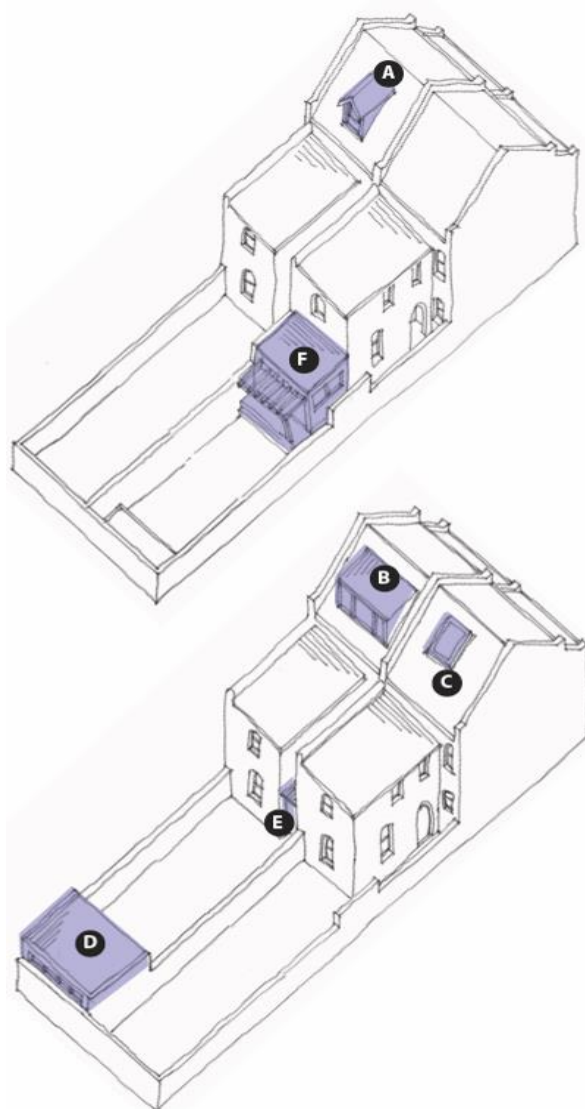


Figure 23: Design solutions for additions to two storey terrace, single and pair

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*

### 4.1.22 Design guidelines – two and three storey terrace row

#### 4.1.22.1 Periods

Victorian (1840 – c1890) and Federation (c1890 – c1915) (uncommon).

#### 4.1.22.2 Characteristics

1. Houses are Filigree and Italianate styles and simple Georgian styles (Victorian).
2. The grander examples of this type are found mainly in Stanmore and Petersham with smaller scale examples also found in these suburbs, Camperdown, Newtown, Enmore and the northern parts of Marrickville.
3. The repetitious form of terrace rows contributes significantly to the streetscape character. Their strong visual presence is generated by the rhythm of equidistant vertical and horizontal elements. Vertical elements include dividing walls, dividing parapets, fenestration, chimneys and verandah columns. Horizontal elements include parapets, verandah roofs, fascia boards, gutters, ridgelines and fences.
4. Allotments can be 5 metres or more wide with one large room and hallway at the front, two rooms deep with a rear service wing and breezeway.
5. The side wall profile of this type is prominent where an adjacent house is set off the side boundary.
6. Usually front setbacks are shallow and verandahs and wing walls are sometimes built up to the front boundary or at a street corner. Some are set behind small front gardens.
7. Wall materials are brick or render; roofs are either parapet type or cross gabled with chimneys placed at the ridge line. Roof materials were originally slate or corrugated iron though many have been replaced by tiles.
8. Low iron picket fences are the most common original fence type although timber picket fences are also evident. Section 2.11 (Fencing) of this DCP provides detailed fencing controls.

#### 4.1.22.3 Design guidelines

The following diagrams represent possible design solutions for alterations and additions to dwelling houses in two and three storey terrace rows.

1. Traditional gabled dormers sit at the rear (A).
2. Skillion type dormer can be at the rear set down from the ridge line and in from the sides of the roof plane (B).
3. An attic room with skylight can be located the plane of the roof (C).
4. A detached ancillary outbuilding at the rear boundary can be limited to single storey and possible only where the allotment is long enough to provide adequate private open space, where there is no rear lane access and where the new structure will not adversely affect the amenity of neighbours (D).
5. Single storey only skillion can be set behind the rear wing (F).



Victorian Filigree style with parapet



Victorian Filigree style with projecting bays and hipped roofs



Victorian Georgian style - simple form



Victorian Georgian style - cantilever balcony



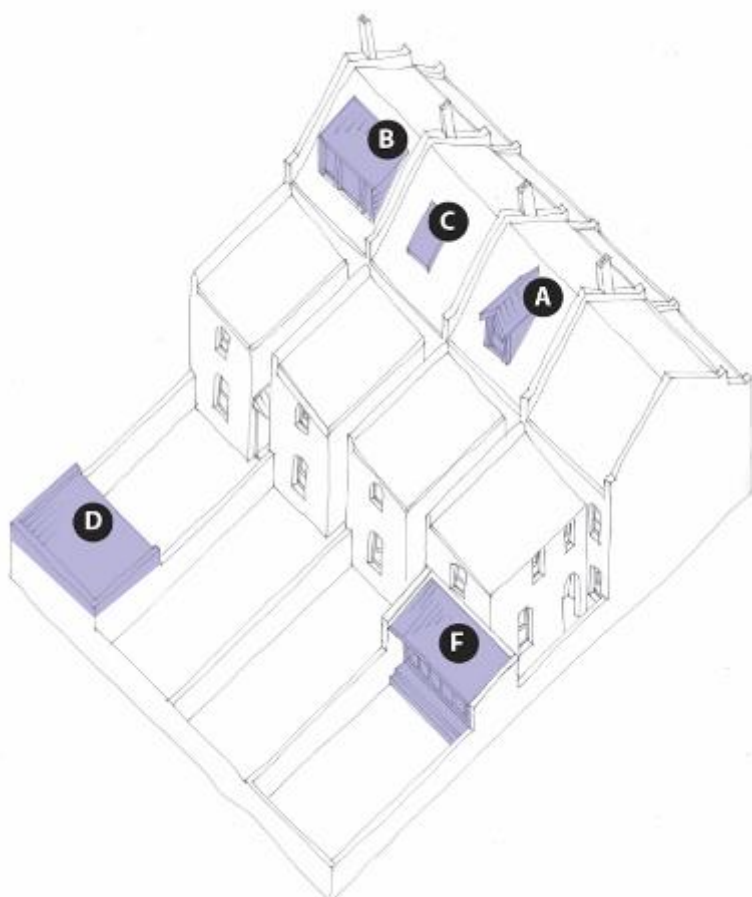


Figure 24: Design solutions for additions to two and three storey terrace row

**NB** *Design approaches are indicative only and do not represent all possible acceptable solutions.*

**NB** *Design solutions will be assessed against other Marrickville Council planning controls and must satisfy amenity (privacy and solar access) density, building line and setback, height and bulk controls and guidelines for the relevant building type.*