

PART B
Residential Development

Part B: Residential Development

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1 Introduction

This part of Willoughby Development Control Plan includes guidelines and controls for low, medium and high density residential development. It also includes controls for the residential components of shop top housing and mixed use developments in the business zones.

Further controls apply to residential development in heritage conservation areas (Part H) and dwellings in the E4 Environmental Living Zone (Part C) in this plan.

1.1 Aim

This part aims to provide a consistent and equitable approach to residential development outcomes. It incorporates the provisions of relevant state planning polices and guidelines and current best practice provisions into local planning controls for the City of Willoughby area.

1.2 Objectives

This part:

a. provides numerical controls and performance criteria to ensure the assessment of development applications is consistent, including considerations of any variation to the adopted controls

b. encourages development that is compatible with the urban scale and character of the locality

c. ensures new development does not unduly impact on the residential amenity of adjoining and nearby properties

d. ensures a high standard of development that provides for good residential amenity in respect to solar access, privacy, views, tree retention and open space

e. ensures residential development maximises thermal comfort and minimises urban heat impacts in the interests of health and wellbeing, and local ecology

f. provides guidelines to enhance walkability through greening and improvements to the streetscape characters of individual localities

1.3 Checklist for development applications

There are three compliance checklists for different types of residential development in Attachments 1, 2 and 3 of this part. These cover:

- minor residential development, including single dwellings and dual occupancies in the R2 zone (excluding heritage conservation areas) (Attachment 1)
- manor houses, attached dwellings and multi dwelling housing in the R3 zone (Attachment 2)
- residential flat buildings, the residential component of shop top housing, and mixed use developments comprising three or more storeys and four or more dwellings (Attachment 3).

A development application for residential development must include the relevant compliance checklist.

Notes:

- Controls and a compliance checklist for residential development in the E4 zone are in Part C (Development in E4 Environmental Living Zone) of this plan.
- Shop top housing is permissible in the R4 zone and certain business zones.
- Mixed use developments are permissible in the B4 Mixed Use zone.

2 Performance criteria

2.1 General performance criteria

These performance criteria apply to all developments for residential accommodation.

A proposed development will generally be seen as meeting the performance criteria for design and amenity issues if it complies with:

- this part and other parts of this control plan
- the relevant provisions of the state planning policies, guidelines
- Willoughby Local Environmental Plan (Willoughby LEP).

Any variation of the controls must be justified. It must consider the general performance criteria below and the provisions in other relevant plans, policies and guidelines.

2.1.1 Subdivision

The objective is to ensure new allotments have access to services and facilities and that subdivided land has the capacity for the proposed development on individual lots.

The subdivision of land should:

a. provide adequate services, including water supply, sewerage, electricity, gas, and telecommunication services

b. demonstrate stormwater disposal by gravity to Willoughby City Council's street drainage system or, if this is not possible, that an inter-allotment drainage easement can be established over downstream property or properties

c. ensure each new lot created for a dwelling or dual occupancy has a frontage to a public road

d. ensure each new dwelling within a 'multi dwelling housing' or 'attached dwelling' development has a frontage to a public road or a properly constructed internal private road

e. ensure all allotments are provided with a constructed driveway, including along the entire access handle of battle-axe allotments

f. demonstrate that each allotment has the capacity to be developed for the purpose of a dwelling house, dual occupancy, multi dwelling housing or attached dwelling (this may require a concept plan showing building envelopes on the proposed new lots)

2.1.2 Site area and lot dimensions

The objective is to ensure allotments have sufficient area to allow the effective siting of developments with a good relationship to adjoining development.

The site area and lot dimensions should:

a. ensure adequate provision is made for usable open space and sufficient area for landscaping, including deep soil zones that can support tree planting
b. allow convenient vehicle access and parking
c. enable erection of buildings that do not unduly overshadow adjoining properties
d. have regard to topographical constraints and retention of trees
e. enable effective onsite control of stormwater
f. reduce the instances of isolated properties being left with reduced development potential on land that permits medium and high-density residential development

2.1.3 Setbacks

The objective is to ensure the siting of buildings provide adequate separation for the amenity of residents, provide adequate space for landscaping (including deep soil zones) and solar access, and minimise overshadowing.

Setbacks should:

a. progressively increase as the height of the external wall increases to reduce bulk and overshadowing
b. reinforce the streetscape character of the locality
c. ensure new buildings and alterations and additions on corner lots provide a transition along the secondary street frontage between the proposed development and existing adjoining development
d. ensure that garages and carports, or access to underground parking, do not dominate the streetscape

2.1.4 Design

The objective is to encourage good environmental outcomes and a high standard of architectural design.

The design of buildings should:

a. provide durability, resilience and environmental sustainability over the long term
b. minimise overshadowing, overlooking and visual impacts on the streetscape and adjoining and adjacent properties
c. minimise carbon emissions with the sustainable choice of materials
d. use materials with a low Solar Reflectance Index (SRI) and incorporate shade structures to reduce urban heat island effects
e. ensure that residential buildings address the street and incorporate a visible and readily identifiable entry point
f. address both streets on corner lots using windows, landscaping, awnings, and other architectural elements to create visual interest

g. avoid open under-croft spaces, particularly when viewed from the street and other public places

h. ensure the orientation promotes, as far as possible, passive heating and cooling for thermal comfort and reduced carbon emissions due to mechanical heating and cooling

i. ensure the orientation, siting and height provides for reasonable sharing of views from surrounding properties and the public domain

j. provide articulation to break up the length of walls to reduce the bulk and visual impacts

k. respect the visual and aural privacy of adjoining properties by effective siting, layout and location of windows and balconies to avoid direct overlooking

l. maintain a reasonable level of solar access to adjoining properties by careful siting, height, and orientation of buildings

m. locate noise sensitive rooms and private open spaces away from noise sources such as busy roads and railway lines

2.1.5 Landscaping

The objective is to achieve good environmental outcomes and enhance the visual quality of the locality.

Landscaped areas should:

a. retain significant trees and be sensitive to site attributes such as land capability (soil type and slope), microclimate (especially access to sunlight), views and natural features

b. include deep soil zones located primarily along the street frontage, and side and rear boundaries of individual lots – these are areas of soil unimpeded by buildings or structures above or below ground

c. retain and plant trees with wide canopies within the deep soil zones to reduce the impacts of urban heat island effects and support local ecology

d. provide greening and enhancement to the street frontage to encourage the benefits of local walkability

e. consider the location and scale of buildings in the selection of species

f. be designed to minimise the impact of overlooking, maintain privacy between dwellings and minimise the dominance of buildings from adjoining properties

g. predominantly use species which are native/endemic to the locality, and ensure the vegetation types decrease surface runoff, reduce maintenance, and minimise water use

h. provide irrigation using a non-potable water supply and maximise absorption for onsite infiltration of stormwater

i. relate well to the indoor living areas and contribute to useable outdoor recreation space

j. contribute to the solar efficiency of buildings by selecting and positioning trees for shade in summer and solar access in winter

k. consider maintaining significant views from adjoining properties and the public domain

l. consider potential bushfire hazard in the selection of species and reduce any potential for soil erosion or weed establishment

m. be located to protect solar access to roof mounted solar energy systems on adjoining buildings

n. be provided on walls and roofs of larger developments at various levels of the building

2.1.6 Private open space

The objective is to provide usable and accessible private open space.

Private open space for dwellings, including secondary dwellings, should:

a. be relatively flat and have sufficient area to provide for the reasonable recreational needs of residents

b. be located to integrate with living areas, achieve privacy from the public domain and receive adequate sunlight

c. be located or screened to ensure visual and aural privacy

Notes:

- If it is necessary to locate private open space at the front of the property due to site constraints, the relationship to the streetscape should be considered in terms of planting, fencing, privacy, noise, and security.
- Private open space must not include driveways, turning areas or car spaces.

2.1.7 Private recreation facilities

The objective is to integrate private recreational facilities with the natural environment, topography of the land, and limit the impact on adjoining properties.

Private recreation facilities such as tennis courts and swimming pools should:

a. be constructed to limit the amount of cut and fill

b. be located to maintain the amenity of neighbouring properties in terms of privacy, glare or light spill from external lighting, noise and visual impacts

c. ensure adjoining properties, including reserves, are not impacted by stormwater drainage

2.1.8 Privacy

The objective is to protect the visual and acoustic privacy of residents. Developments should maintain a reasonable level of aural and visual privacy for both residents of the development and neighbours by:

a. providing effective siting, layout and location of windows, balconies, and private open space

b. avoiding elevated terraces or decks that result in direct overlooking

c. constructing privacy screens, high windowsills or translucent glazing

d. increasing building setbacks

Note:

- Greater emphasis should be placed on maintaining privacy to the living areas and private open spaces of dwellings.

2.1.9 Solar access

The objective is to protect residential amenity and maximise energy efficiency of buildings.

Developments should maintain and provide a reasonable level of solar access to both residents of the development and adjoining properties by:

a. avoiding overshadowing to living areas and private open spaces

b. planting deciduous trees in appropriate locations to maximise winter sun

c. exploring alternative design options

Note:

- Shadow diagrams may need to be submitted to show that an acceptable level of solar access can be achieved for both residents of the development and adjoining properties.

2.1.10 Service facilities and structures

The objective is to protect the residential amenity and integrate the provision of services and facilities with the design of the development.

Service facilities should be located and designed to:

a. ensure safe and convenient access to garbage and clothes drying areas by residents

b. ensure garbage areas do not have an adverse effect on the amenity of adjoining neighbours

c. contain garbage bins in an enclosed area and in the basement area for larger developments where possible

d. ensure clothes drying areas do not have an adverse visual impact on the amenity of adjoining properties

e. visually integrate within the development and not impact on the streetscape

f. ensure satellite dishes and similar structures are out of sight from the public domain and not visually intrusive on adjoining neighbours

g. ensure air conditioning units and any other noise generating plant and equipment are designed to minimise noise impacts and meet relevant environmental standards

2.1.11 Urban heat

The objective is to reduce temperatures and create a resilient framework to mitigate the extreme impacts of urban heat by including appropriate measures to improve the health, comfort and wellbeing of residents. To reduce the impacts of urban heat island effects the development should:

a. use external materials, façade elements and glazing to limit solar reflectivity (this may include retractable shade structures, ‘green’ walls, and roofs, and/or rooftop solar panels)

b. apply best practice water sensitive urban design (WSUD) principals

c. reduce the extent of hard surfaces

d. irrigate landscaped areas using non-potable water

e. ensure landscaped areas include large trees with wide canopies

2.1.12 View sharing

The objective is to limit the extent and impact on existing views. Developments should, as far as reasonably possible:

a. maintain existing views from adjoining and neighbouring properties

b. have particular regard to water views which are more highly regarded than land views

c. prioritise consideration of potential view loss from living areas

d. consider alternative design options to maintain significant and iconic views

2.1.13 Natural heritage

The objective is to preserve and protect significant trees/vegetation and other natural features such as rock outcrops.

Willoughby City Council has a natural heritage register which identifies items of natural heritage, including items on private properties.

A proponent should access the register to determine if the subject property has significant trees or other natural features that should be preserved and protected from any proposed development.

The register is at willoughby.nsw.gov.au/Environment/Bushland-and-Wildlife/Natural-Heritage-Register.

3 Minor developments

Minor residential developments include construction of and alterations and additions to:

a. single dwellings

b. secondary dwellings

c. boarding houses not exceeding 300m^2 and 12 persons

d. attached and detached dual occupancies

Notes:

- Except for corner lots, detached dual occupancies where one dwelling is located behind another dwelling are not permitted in the R2 zone under Willoughby LEP.
- A boarding house is required to be maintained and operated in a single entity; strata subdivision is not permitted.
- Depending on the size and scale, and any likely impacts, an authorised officer may determine that a proposal is seen as ‘major’ development.
- An authorised officer is an employee with delegated authority to make decisions on behalf of Willoughby City Council.

3.1 Controls for development in the R2 zone (excluding heritage conservation areas)

For dwellings and dual occupancies, the minimum requirements for subdivision, gross floor areas (GFA) and the landscaped area are detailed in Willoughby LEP.

The required number of car parking spaces is detailed in Part F (Transport and Car Parking Management) of this plan.

This plan aims to provide a consistent approach in assessing development applications. Unless otherwise stated, it adopts certain controls from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).

These are:

- Housing Code (Part 3)
- Low Rise Housing Diversity Code on certain dual occupancies (Part 3B)
- Housing Alterations Code (Part 4).

Site constraints may preclude a development achieving full compliance and/or the most desirable amenity outcomes. This means any variation of these controls must be justified, considering the performance criteria in Section 2.1 of this part and other relevant plans, policies and guidelines.

Any development for attached or detached dual occupancies must satisfy the objectives and design criteria in Low Rise Housing Diversity Design Guide, Department of Planning Industry and Environment, July 2020. This is at planning.nsw.gov.au.

3.2 Controls for ancillary structures

This plan adopts the development standards in the Housing Code (Codes SEPP, Part 3) for attached and detached balconies, decks, patios, terraces and verandahs located at the side and rear of a dwelling.

Any variation to these controls must meet these performance criteria:

a. the location and size of balconies, decks, patios, terraces, and verandahs must have regard to the visual and acoustic privacy needs of both residents and neighbours

b. screening devices must be integrated into the building design and have minimal negative effect on the amenity of adjoining residents

Note:

- Greater emphasis is placed on maintaining visual privacy to living areas and private open spaces than for non-living rooms including bedrooms, stairways, and bathrooms.

3.3 Controls for ancillary works

3.3.1 Car parking and vehicular access

Except for the number of car parking spaces, this plan adopts the other requirements for car parking and vehicle access in the Housing Code (Codes SEPP, Part 3).

Any variation to these controls must meet these performance criteria. Garages and carports should:

a. be located behind the building line if alternative locations (side or rear) are available to the site

b. not be visually dominant or have an adverse impact on the streetscape if they are required to be in front of the building

c. integrate with the overall design of the existing or proposed building in terms of height, form, materials, detailing and colour

Under Part F (Transport and Parking Management) of this plan, a new driveway crossing may be required if the proposal involves a change to the vehicle access arrangements and/or car parking spaces.

Also see Part F for more information on car parking and vehicular access.

3.3.2 Earthworks, retaining walls, drainage, protection of walls, and protection of trees

This plan adopts the requirements of the Housing Code (Codes SEPP, Part 3) for earthworks, retaining walls, drainage, protection of walls, and protection of trees.

Any variation of these controls must show that any excavation, fill or construction of retaining walls or any works in proximity to trees, due to a variation of the development controls, will not have any significant impacts on adjoining and nearby residential properties or the health of the trees retained on the site.

All earthworks and/or construction of retaining walls, associated with a development or not, must consider the provisions in Clause 6.2 of Willoughby LEP.

All drainage works, associated with a development or not, must consider the provisions in Part I (Stormwater Management) of this plan.

The removal or replacement planting of trees and vegetation, associated with a development or not, must consider the provisions in Part G (Vegetation Management) of this plan.

3.3.3 Fences

This plan adopts the requirements of the Housing Code (Codes SEPP, Part 3) for the construction of fences. Any variation of these controls must demonstrate that the proposed fence:

a. is compatible with fencing in the streetscape

b. enables surveillance of the street for security from the dwelling

c. maintains any significant views from the public domain

d. integrates with the landscaped area of the site

e. is in keeping with the design and style of the dwelling

3.3.4 Swimming pools

This plan adopts the requirements of the Housing Code (Codes SEPP, Part 3) for the construction or installation of a swimming pool and/or spa.

Any variation of these controls must show that the swimming pool, due to the variation of the development control, will not have any significant impacts on adjoining and nearby residential properties.

4 Major developments

Major development is where the development consists of:

a. the erection of a new building

b. substantial redevelopment, refurbishment, or conversion of an existing building

This includes for boarding houses that exceed 300m^2 or 12 persons, manor houses, multi dwelling housing, attached dwellings, residential flat buildings, seniors housing, 'build-to-rent' housing, and the residential component of shop top housing and mixed use developments.

'Multi dwelling housing' is often referred to as townhouses, and 'attached dwellings' are often described as terraces or semi-detached dwellings.

Apartments in a 'shop top housing' development must be above the ground floor level comprising retail or business premises. 'Mixed use' developments comprise two or more different land uses, one of which can include residential apartments.

Notes:

- Redevelopment is generally seen as 'substantial' if the proposal will result in more than a 10% increase in 'gross floor area'.
- Shop top housing is permissible in the R4 zone. Further controls for the commercial component for this type of development are in Part D (Commercial Development) of this plan.

4.1 Strategies and plans

Willoughby City Council has prepared several studies and strategies to set the direction for commercial and residential development in key locations in the local area.

Part L of this plan sets out specific performance criteria and controls for local centres. These include performance criteria and controls for residential flat buildings and the residential components of shop top housing and mixed used developments.

A brief description of the strategies adopted to inform these place-based plans is below.

4.1.1 Willoughby Local Centres Strategy 2036

The strategy aims to revitalise the local economy and provides the framework for future planning controls to achieve thriving, attractive and distinctive local centres.

Those centres are:

a. Artarmon

The Artarmon local centre is on Hampden Road and Wilkes Plaza, adjacent to the Artarmon railway station. The place based plan includes development opportunities for residential accommodation in shop top housing developments. Performance criteria and controls are included to maintain the fine grain shopfronts and retain the heritage values of the Artarmon Heritage Conservation Area.

b. Castlecrag

The Castlecrag local centre is on Edinburgh Road between Eastern Valley Way and Rutland Avenue/The Postern. The place based plan includes development opportunities for residential accommodation in shop top housing developments, and residential flat buildings at 95–103 Edinburgh Road. Any future development must respect the heritage values of the Griffin Heritage Conservation Area.

c. North Willoughby

The North Willoughby local centre is around the intersection of Penshurst Street and Victoria Avenue, extending south to Patrick Street. The place based plan includes development opportunities for residential accommodation in shop top housing developments.

d. High Street

The High Street local centre is on the eastern side of High Street, bounded by McClelland Street and Glover Street. The place based plan includes development opportunities for residential accommodation in shop top housing developments. Performance criteria and controls are included for upper level setbacks at the rear to protect the residential amenity of adjoining dwellings.

e. Naremburn

The Naremburn local centre is on the western side of Willoughby Road, bounded by Quiamong Street, Bongalong Street and Glenmore Street. The centre includes two heritage items. The place based plan includes development opportunities for residential accommodation in shop top housing developments. However, any future development must maintain the fine grain shopfronts, and respect the heritage values of the heritage items at 284/284A and 272–276 Willoughby Road.

f. Northbridge

The commercial precinct of Northbridge is along the major arterial roads of Sailors Bay Road, Eastern Valley Way and Strathallen Avenue. Northbridge Plaza is on the north-eastern corner of Eastern Valley Way and Sailors Bay Road. The place based plan includes development opportunities for residential accommodation within shop top housing developments, and residential flat buildings on the southern side of Sailors Bay Road and at the rear of the Northbridge Plaza.

g. Penshurst Street

The Penshurst Street commercial centre is located along, and north of Mowbray Road. There is an eclectic mix of business premises, shop top housing, and a small retail shopping strip on the eastern side of Penshurst Street near Oakville Road. The place based plan includes development opportunities for residential accommodation within shop top housing developments. Performance criteria and controls are included for upper level setbacks at the rear to protect the residential amenity of adjoining dwellings.

h. Willoughby South

The commercial area of the Willoughby South local centre predominantly fronts Willoughby Road with additional commercial areas branching off Frenchs Road. The place based plan includes development opportunities for residential accommodation within shop top housing developments, and residential flat buildings.

See the full strategy for more information and the vision for each local centre at willoughby.nsw.gov.au.

4.1.2 Chatswood CBD Planning and Urban Design Strategy to 2036

The strategy guides future private and public development over the next 20 years.

Chatswood CBD includes a large mix of land uses. These include commercial and office buildings, civic buildings, library and performance facilities, major retail complexes, banking and other services, cafes, restaurants and private health facilities and schools.

The strategy includes guidelines to achieve the vision and objectives to create employment opportunities in the CBD and residential growth on the periphery of the core. The strategy is at willoughby.nsw.gov.au.

Part L of this plan includes performance criteria and controls that allow some additional residential growth as part of mixed use development in Chatswood CBD.

4.2 Controls for medium and high density residential development

The relevant controls of the plans, policies and guidelines below apply to medium and high density residential development. This ensures a consistent approach when assessing development applications.

4.2.1 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The statutory controls for height of building, floor space ratio and minimum lot size in Willoughby LEP apply to manor houses, attached dwellings and multi dwelling housing.

This plan also adopts many of the controls under Part 3B of the Low Rise Housing Diversity Code (Codes SEPP) for these types of development in the R3 zone. A notable exception is the landscaped area controls.

Any development for manor houses, attached dwellings and multi dwelling housing should satisfy the objectives and design criteria under Low Rise Housing Diversity Design Guide, Department of Planning Industry and Environment, July 2020. The guide is at planning.nsw.gov.au.

Notes:

- The term ‘manor houses’ is defined in Section 1.5 of the Codes SEPP.
- The terms ‘attached dwellings’ and ‘multi dwelling housing’ are defined in Willoughby LEP.
- If there is any inconsistency between the Low Rise Housing Diversity Design Guide and the performance criteria and controls in this part or any other parts of this plan, the provisions in this plan prevail.

4.2.2 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The Seniors Housing SEPP provides design principles and planning controls. These set aside any local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards of this policy.

Note:

- The provisions and controls of the Seniors Housing SEPP also apply to any proposed seniors housing development in the R2 and E4 zones.

The Seniors Housing SEPP is at legislation.nsw.gov.au.

4.2.3 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

The Apartment Design SEPP applies to residential apartments if the building is 3 or more storeys and contains 4 or more dwellings.

The Apartment Design SEPP is at legislation.nsw.gov.au.

4.2.4 Apartment Design Guide, NSW Department of Planning and Environment, July 2015

The Apartment Design Guide provides design criteria and general guidance on how development proposals can achieve the design quality principles in the Apartment Design SEPP.

If there is any inconsistency between this plan and the Apartment Design Guide, the requirements, standards and controls in the guide prevail.

The guide is at planning.nsw.gov.au/apartmentdesignguide.

Notes:

- Clause 50 of *Environmental Planning and Assessment Regulations 2000* requires an application that relates to a development for residential apartments to include a 'design verification statement' prepared by a qualified designer.
- The statement must show how the proposal achieves the design quality principles under SEPP 65 and how it addresses the objectives in Parts 3 and 4 of the Apartment Design Guide.
- The Apartment Design Guide applies to the residential component of a shop top housing or mixed use development in all zones where such land uses are permissible.

4.3 Specific controls for manor houses, attached dwellings, multi dwelling housing and residential flat buildings

Note:

- Where relevant, the controls below apply to other major residential developments such as boarding houses that exceed 300m^2 or 12 persons, seniors housing, the residential component of shop top housing and mixed use developments, and build-to-rent housing.

4.3.1 Site area and lot dimensions

a. Lot size:

Under Clause 6.10 of Willoughby LEP the minimum lot size for manor houses, attached dwellings, multi dwelling housing and residential flat buildings in the R3 and R4 zones is 1100m^2.

Note:

- Clause 6.10 of Willoughby LEP also includes minimum lots areas for site specific locations.

b. Amalgamation

Allotments should be amalgamated to achieve the minimum lot size. Willoughby City Council may consider a variation of the minimum site area if:

- the development is on an existing allotment that cannot be consolidated with another lot
- remaining allotments in the adjoining area are not left isolated by the proposal
- the performance criteria and other development controls under this part of Willoughby DCP are satisfied
- the neighbouring landowners are unwilling to be party to the consolidation

Notes:

- The proponent must provide written evidence that adjoining property owners were consulted and all reasonable attempts made to achieve consolidation of lots, including all reasonable offers made. This must be supported by an independent valuation of the property.
- Any variation to the minimum lot size will require a written submission under Clause 4.6 of Willoughby LEP to justify contravention of the development standard.

4.3.2 Street frontage

The minimum street frontage is 27m. This is to ensure vehicles can enter and leave a site in a forward direction, and adequate landscaped areas are provided along the streetscape.

4.3.3 Adaptable housing, access, and mobility

Adaptable housing is governed by *Australian Standard AS 4299–1995 Adaptable Housing.* Adaptable housing must be provided to accommodate people with mobility impairment, including access and facilities for people in a wheelchair.

A minimum number of adaptable dwellings must be provided for all manor houses, attached dwellings, multi dwelling housing, residential flat buildings, and the residential components of shop top housing and mixed use developments. The number of dwellings must be rounded up if there is 0.5 or more of a dwelling. The minimum numbers are:

a. 10% of single storey dwellings

b. 25% of two storey buildings

c. 33% of three storey buildings

d. 50% of residential flat buildings greater than 3 storeys

e. 50% for mixed use and shop top housing developments if lift access is provided

Under AS 4299, a dwelling is classified as Class A, B or C, depending on the number of features specified. AS 4299 designates features as ‘essential’, ‘first priority desirable’ or ‘desirable’.

Class A includes all essential and desirable features. Class B has all essential and at least 50% of desirable features, including those designated as ‘first priority’. Class C has all essential features incorporated in the design.

Willoughby City Council requires adaptable dwellings to be designed and constructed to a Class C standard; however, Class A and B are encouraged.

The architectural plans must identify which apartments/dwellings are designed as adaptable.

The communal areas of a proposed development must provide a 'continuous accessible path of travel' to assist people with disability to access facilities independently, equitably and with dignity. The development should include ramps and toilets for people who use a wheelchair; appropriate lighting and colour contrast for people with a visual impairment; tactile surface indicators for people who are blind; and any other appropriate measures to assist people with a disability.

Details are required to be submitted with the development application to demonstrate the proposal will comply with the Disability (Access to Premises – Building) Standards 2010 under the *Disability Discrimination Act 1992*.

4.3.4 Energy efficiency

Willoughby City Council encourages applying best practice principles in the design and construction of buildings to create energy efficient and environmentally sustainable buildings.

All major developments are required to comply with the relevant provisions of Part J (Building Sustainability) of this plan.

4.3.5 Bicycle and car parking

Willoughby City Council encourages alternative and sustainable transport strategies to reduce the reliance on motor vehicles as the principal mode of transport. All developments with 20 dwellings/apartments or more must submit a travel demand management plan.

More information on traffic and parking matters is in Part F (Transport and Parking Management) of this plan.

4.3.6 Water management and conservation

All major developments must provide onsite detention systems to capture and detain stormwater runoff for recycling (including irrigation systems for landscaped areas), and to mitigate the impacts of flooding.

The development application must include details of stormwater management. See Part I (Water Management) of this plan for more information.

4.3.7 Urban heat

Willoughby City Council encourages applying 'best practice' principles in the design and construction of buildings and other measures to reduce the impacts of urban heat island effects.

This means increasing landscaped areas and the number of trees with large canopies, reducing hard surfaces, encouraging alternative and active transport, and applying water management, including water sensitive urban design principles.

Buildings should also use external materials, façade elements and glazing to limit solar reflectivity to minimise urban heat impacts. This may include retractable shade structures, 'green' walls and roofs, and/or rooftop solar panels.

Roofs should achieve these Solar Reflectance Index (SRI) values:

a. for roof pitch <150, 3-year SRI minimum of 64

b. for roof pitch >150, 3-year SRI minimum of 34

c. for terrace areas, 3-year SRI minimum of 38

Notes:

- Plans must illustrate the SRI values of all roof surfaces.
- Plans do not need to include an SRI value for areas where photovoltaic (PV) panels are mounted flat on the roof.

4.3.8 Waste management

Willoughby City Council has adopted the Waste Management Technical Guide and Development Controls by North Sydney Regional Organisation of Councils for multi dwelling housing, residential flat buildings and mixed-use developments.

The technical guide provides comprehensive information to achieve best practice design and construction of waste management and recycling systems.

The development controls provide specific requirements for internal waste storage facilities, individual bin storage areas, communal bin storage areas, bin carting routes, and access for collection vehicles.

All major residential developments must comply with the technical guide and the specific controls for multi dwelling housing, residential flat buildings, and mixed-use buildings.

A copy of Waste Management Technical Guide and Development Controls is at willoughby.nsw.gov.au.

4.3.9 Safety by design

All major developments are required to include safety and security measures to prevent criminal activity. Crime prevention measures include high visibility to front entries, careful siting of shrubs and landscape elements, and lighting of pathways or hidden spaces.

The development application must include details of the design and safety measures incorporated into the design.

4.3.10 Utility structures

These controls apply to ensure the design of the development has adequate provision for utility structures such as substations and water main boosters:

a. the application must include written advice from the energy provider and Sydney Water if these utility services are required to be provided for the development

b. all structures that are visible from the street or public domain must be suitably screened by landscaping

c. substations should preferably be located below ground level or at the rear of the property if rear lane access is available

4.3.11 Undergrounding of services

All services are to be located underground for major development. This includes publicly owned land immediately outside the development site.

Notes:

- In some circumstances it may not be practical or possible to provide undergrounding of services. For example, there may not be sufficient capacity within the road reserve to accommodate more services or it may be cost prohibitive to do these works as part of the proposed development.
- Any proposed variation to this control must include a written request to justify why this requirement cannot be satisfied.
- In the case of a request to vary this requirement because it is cost prohibitive, the development application must include a detailed cost report prepared by a registered quantity surveyor.

4.4 Further controls for residential flat buildings, and the residential components of shop top housing and mixed use developments

4.4.1 Site coverage

To ensure adequate open space and reasonable privacy levels, the site coverage for residential flat buildings should progressively decrease as the height of the building increases.

The site coverage for residential flat buildings should not exceed:

a. 30% of the site area for three storey building
b. 28% of the site area for four storey building
c. 26% of the site area for five storey building
d. 24% of the site area for six storey building
e. 22% of the site area for seven storey building
f. 20% of the site area for a building with eight or more storeys

4.4.2 Building height

Section 2C of the Apartment Design Guide details matters to consider when setting the height of buildings. It includes guidelines to ensure floor to ceiling heights provide adequate daylight and solar access. It also includes guidelines to allow for articulated roof planes and building services, and/or architectural roof features within the overall height of the proposed building.

Notes:

- Clause 4.3 and 4.3A of Willoughby LEP provide the maximum height of buildings and exceptions to this.
- Generally, a 9m building height equates to 3 storeys; 12m equates to 4 storeys; 15m equates to 5 storeys; and 18m equates to 6 storeys.

4.4.3 Floor space ratio

Section 2D of the Apartment Design Guide details matters to consider when setting the floor space ratio (FSR) for buildings. The floor space ratio of a building is the theoretical maximum capacity that can be achieved. It may not always be possible to achieve the maximum ratio due to other controls or site specific constraints.

Note:

- Clause 4.4 and 4.4A of Willoughby LEP provide the maximum floor space ratio and exceptions to this.

4.4.4 Setbacks

Section 2G (Street setbacks) and 2H (Side and rear setbacks) of the Apartment Design Guide detail matters to consider for the setback for buildings. To achieve the aims in the guide, these controls apply to residential flat buildings:

a. Front setbacks: 7.5m for residential flat buildings in the R3 zone and 9m in the R4 zone

b. Side and rear setbacks: 3m plus 1.2m per storey above the ground floor level

c. Corner lots: 3.5m for residential flat buildings in the R3 zone, and 3m plus 1.2m per storey above the ground floor storey in the R4 zone.

Note:

- Car parking structures are not permitted within the front setback area.
- The total required setback applies to all floors above the third floor for side and rear setbacks.
- Balconies and verandahs not more than 1m above the finished ground level are permitted within the side and rear setback areas.
- Unroofed terraces, landings, steps, or ramps not more than 1m in height are permitted within the side and rear setback areas.
- Other intrusions into the side and rear setback areas may include: sunhoods/awnings, pergolas, gutters and downpipes, hot water heaters, rainwater tanks, and the like.

4.4.5 Open space

Section 3D (Communal and public open space), 3E (Deep soil zones) and 4O (Landscape design) of the Apartment Design Guide provide guidelines for the provision of open space that can support healthy plant and tree growth and that is environmentally sustainable. These sections also have guidelines to ensure adequate communal and private open space is provided.

To achieve these outcomes, the controls below apply to residential accommodation of three or more storeys and four or more dwellings:

a. Soft landscaped area/deep soil zones and tree planting

The site should:

1. comprise at least 35% of soft landscaped areas and deep soil zones at ground level (excluding planter boxes)

2. provide deep soil zones primarily in the front setback areas and around the perimeter of the site
3. include species with a wide tree canopy which can cover hard stand areas to reduce the impacts of heat island effects
4. include new trees within deep soil zones that are semi mature when planted to be compatible with any existing predominant street trees

Notes:

- Except for deep soil zones, all other landscaped areas, which are considered to be soft landscaping, must have a minimum soil depth of 600mm.
- All communal landscaped areas must provide an irrigation system using non-potable water.
- Advanced trees are generally a species that has been grown in a plant nursery for 2 to 5 years.
- Semi mature trees are generally a species that is transplanted with an overall height greater than 4m.
- It may not always be possible to satisfy all the controls where there is limited space for deep soil zones. Examples include shop top housing and mixed use developments in non-residential areas.

b. Private open space

The minimum area and depth of balconies and ground level private open spaces apply as detailed in Section 4E of the Apartment Design Guide.

c. For developments with 15 or more apartments, communal open space should:

1. provide 25m^2 of communal open space per each dwelling where balconies are the only form of open space
2. have a minimum dimension of 5m and minimum area of 50m^2
3. include a children's play area that has a minimum area of 30m^2, a minimum dimension of 5m and be no steeper than 1 in 20

5 Controls for other residential land uses

5.1 Secondary dwellings

A secondary dwelling may be built as complying development subject to certain standards under Schedule 1 of the Affordable Housing SEPP.

A development application is required if any part of the proposal does not satisfy the criteria under the SEPP. The application will be assessed in line with the performance criteria and relevant controls in this part of Willoughby DCP.

5.2 Bed and breakfast accommodation

Bed and breakfast accommodation is complying development under Part 4A (General Development Code) of Codes SEPP, except on bush fire prone land, and subject to certain development standards.

A development application is required if a proposed bed and breakfast accommodation development does not fully satisfy all the criteria under the code. The proposal will be assessed on its individual merits, with particular regard to any likely impacts on the residential amenity of adjoining and nearby residents.

Note:

- Bed and breakfast accommodation is only permitted in the R2 zone.

5.3 Boarding houses

Under the Affordable Housing SEPP, boarding houses that provide 'affordable housing' in an 'accessible area' may be carried out with consent, subject to compliance with certain development standards.

If a proposal for this type of development is not lodged under the Affordable Housing SEPP, applications will be assessed against the standards in the Affordable Housing SEPP, and the relevant performance criteria and controls in this plan.

A plan of management must be submitted with an application for a boarding house. It must include details on the topics below to ensure the premises is maintained and operates effectively without impacting on adjoining and nearby residents:

a. Maintenance and management of common rooms such as communal kitchen, lounge rooms, and open space areas
b. Maintenance and management of waste and recycling facilities and collection of storage bins
c. Repair, maintenance, and cleaning of the building
d. Maintenance and replacement of fire alarms and any other fire safety equipment
e. Procedures to deal with any complaints
f. Safety and security measures for access arrangements by visitors to the premises
g. Monitoring and review of management actions, and any other administration procedures

Notes:

- A copy of the plan of management must be provided to all residents and displayed in a prominent location in the premises at all times.
- The plan of management must contain provisions to ensure compliance with the *Boarding Houses Act 2012* and the *Boarding Houses Regulations 2013*.
- A boarding house is required to be maintained and operated in a single entity. Subdivision is not permitted.

5.4 Build-to-rent housing

Build-to-rent housing is permissible with consent under the Affordable Housing SEPP. Any application for this type of development will be assessed in line with the performance criteria and any relevant controls under this part of Willoughby DCP and the Apartment Design Guide.

Note:

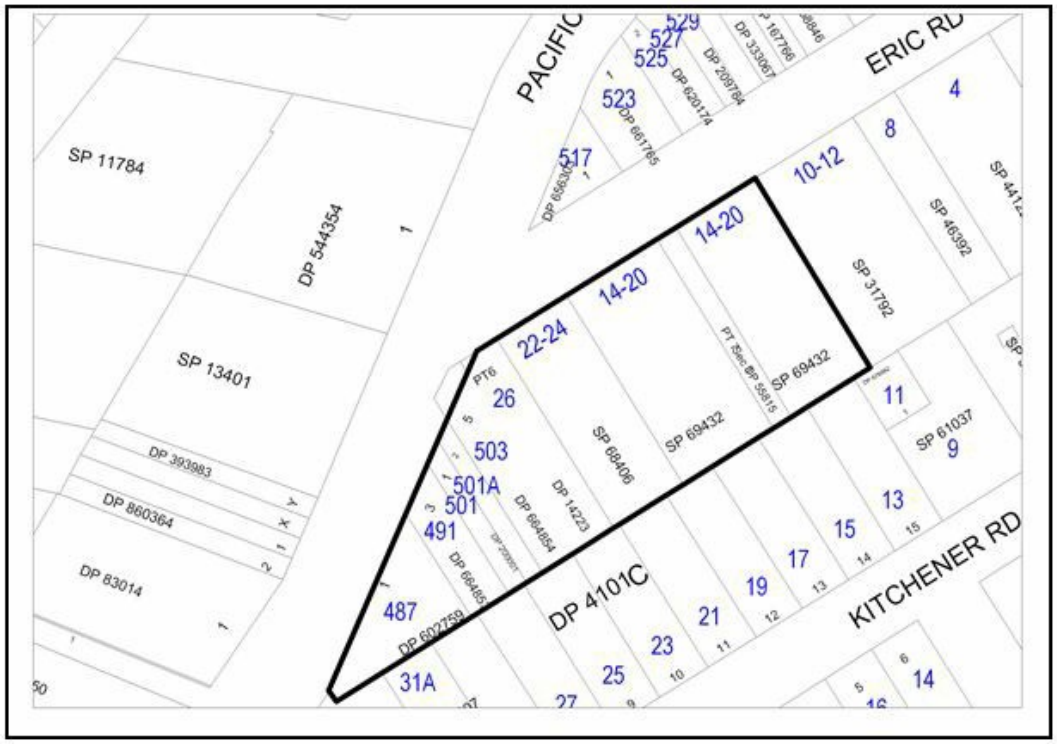
- If the identified development standards under the Affordable Housing SEPP are complied with, Willoughby City Council cannot apply more onerous standards.

6 Controls for specific areas

This section provides controls for any future development of specific sites and areas. These controls are further to other provisions in this part of Willoughby DCP. If there are any inconsistencies, the provisions in this section prevail.

6.1 18–26 Eric Road and 487–503 Pacific Highway, Artarmon

Map 1 18-26 Eric Road and 487-503 Pacific Highway, Artarmon



6.1.1 Rear setback

All new developments must provide a minimum rear setback of 12m. This is to provide adequate separation and landscaped area and minimise the impact on privacy and solar access to adjacent properties.

6.2 33–35 Garland Road, Naremburn

6.2.1 Pedestrian access

To achieve a 3m wide pedestrian pathway to Hallstrom Park, any new development must dedicate a 1.5m wide strip of land on the western side of 33 Garland Road and the eastern side of 35 Garland Road.

Note:

- For the purposes of calculating the floor space ratio, the total floor area can include the area of land dedicated as public open space.

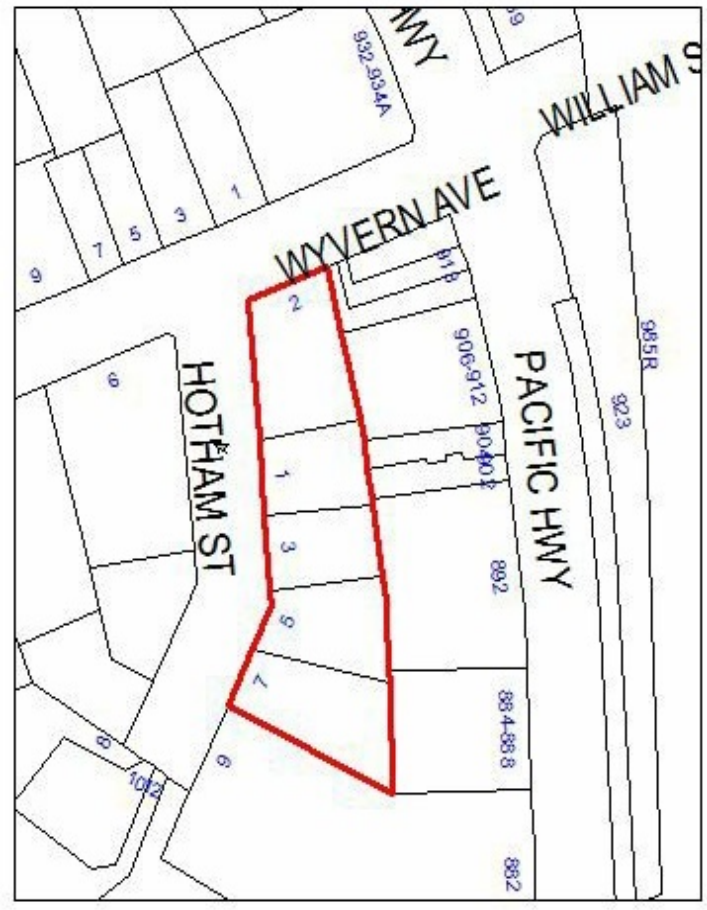
6.3 Crowley Lane, Naremburn

6.3.1 Deed of Agreement

New developments bordering Crowley Lane between Nolan Crescent and Park Road must enter into a deed of agreement to purchase and consolidate half the width of the laneway for the full width of the development site.

6.4 1–7 Hotham Street and 2 Wyvern Avenue, Chatswood

Map 2 1-7 Hotham Street and 2 Wyvern Avenue, Chatswood



6.4.1 Vehicular access

All vehicle access is to be provided from Hotham Street. This is to ensure safe egress by diverting vehicle access away from the intersection of Wyvern Avenue and the Pacific Highway.

6.4.2 Drainage/flooding

Any new development must submit a flood study to identify the existing flood extent and show the development will not adversely affect any adjoining properties. No structures other than suspended/elevated vehicular crossings are permitted over the identified flood extent.

Notes:

- Under Clause 6.10 of Willoughby LEP, the minimum site area for any future development is 3,500m^2.
- Any future development of the site must dedicate a drainage easement in favour of, and at no cost to, Willoughby City Council.

6.5 10a–14 Boundary Street, 57–63 William Street and 118–138 Archer Street, Roseville

Map 3 10a-14 Boundary Street, 57-63 William Street and 118-138 Archer Street, Roseville



6.5.1 Vehicle access

No vehicle access is allowed from Boundary Street. All vehicle access from Archer Street must be from the William Street end of the site. This is to minimise conflict with vehicles queuing at the intersections of Boundary Street and Archer Street and at Boundary Street and Pacific Highway.

6.5.2 Road widening and bicycle/pedestrian pathway

To assist with traffic movement and allow adequate space for bicycle/pedestrian pathways, all new developments must provide:

a. a 4m-wide shared public cycle/pedestrian path by dedication or public right-of-way adjacent to the railway land along the western boundary between William Street and Boundary Street

b. a 3.5m-wide strip of land along the Archer Street frontage of properties from 118–138 Archer Street, with a 6-metre radius at 138 Archer Street on the corner with Boundary Street. This is required under the Land Reservation Acquisition Map, Willoughby LEP

6.5.3 Drainage/flooding

Any new development must submit a flood study to identify the existing flood extent and show the development will not adversely affect any adjoining properties (a clear overland flood path must be maintained).

6.5.4 Heritage item at 59 William Street

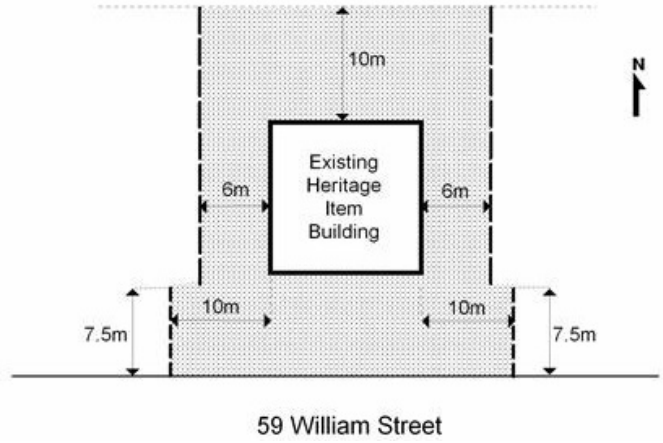
To protect the impact of any new development on the significance of the heritage item at 59 William Street, these setbacks apply:

a. 6m from the eastern and western sides of the heritage item (measured from the building wall of the item)

b. 10m from the most northern building wall of the heritage item

c. any new development to the east and west of the heritage item is to be setback from the front (William Street) boundary by at least 7.5 metres within 10 metres of the eastern and western facades of the building

Figure 1 Plan view of 59 William Street



Note:

- Under Clause 6.10 of Willoughby LEP, the minimum site area for any future development is 4,000m^2.

6.6 1–31 Walter Street and 452–460 Willoughby Road (and adjoining vacant land), Willoughby

Map 4 1–31 Walter Street and 452-460 Willoughby Road



6.6.1 General provisions

The aims and objectives of these site specific provisions are to:

a. ensure that the site is amalgamated so as to enable the substantial redevelopment of the site for high density residential development

b. ensure that the development is complementary to the scale and character of development in the area

c. encourage energy efficient design and development

d. encourage high quality, built form outcomes and achieve design excellence

e. indicate the location of vehicle access points to the site and the general location of parking areas

f. mitigate impact of traffic generation from the development on the surrounding road networks

g. control adverse environmental impacts such as wind and shadows from any development of the site

6.6.2 Specific provisions

Figure 2 Building envelope plan

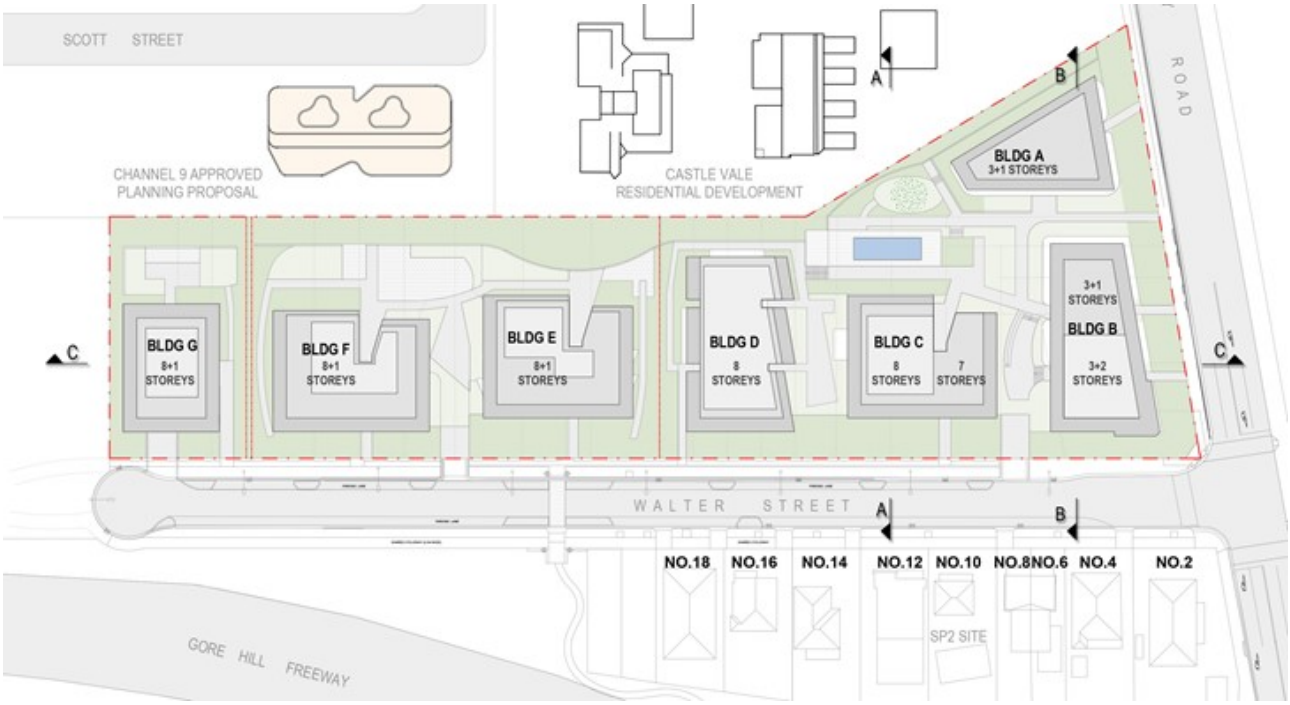


Figure 3 Indicative building envelope section A

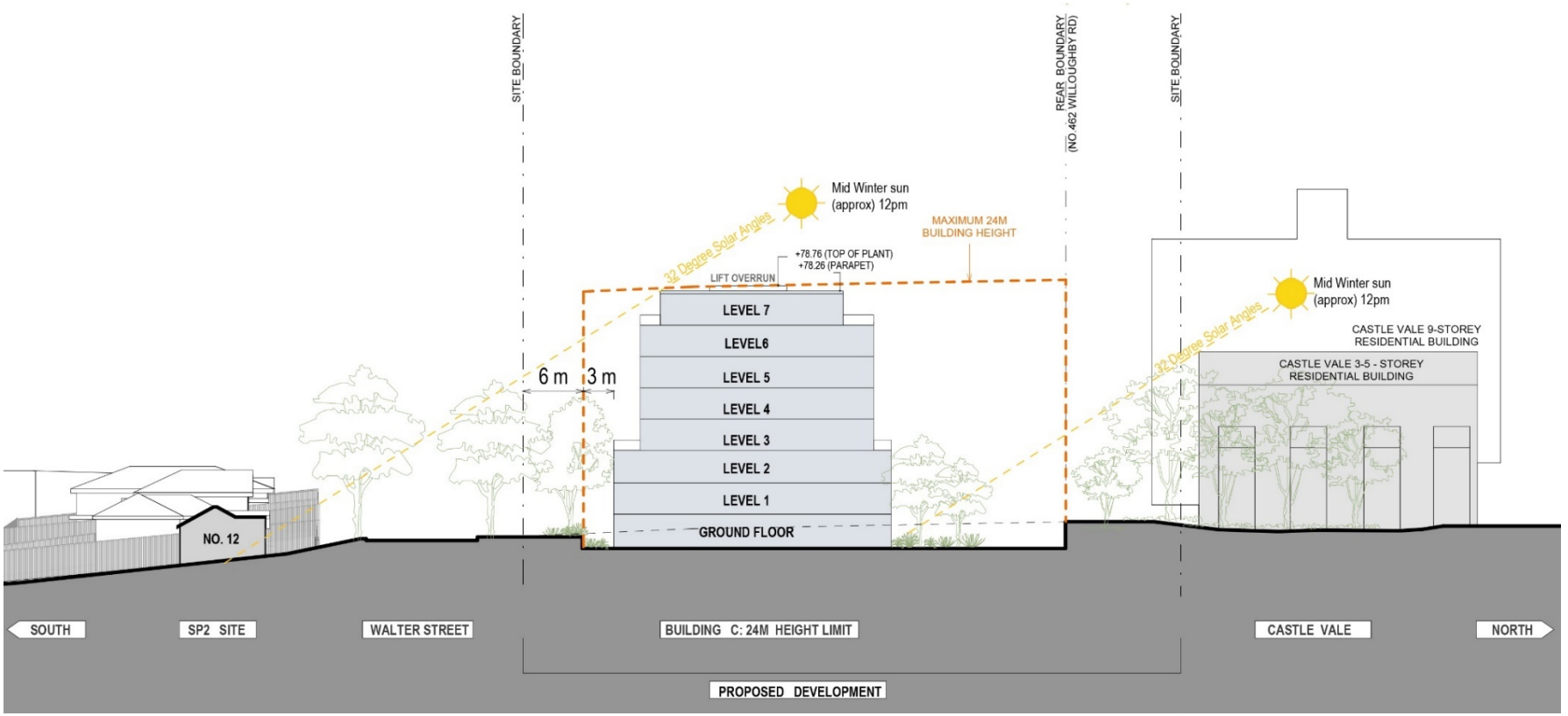


Figure 4 Indicative building envelope section B

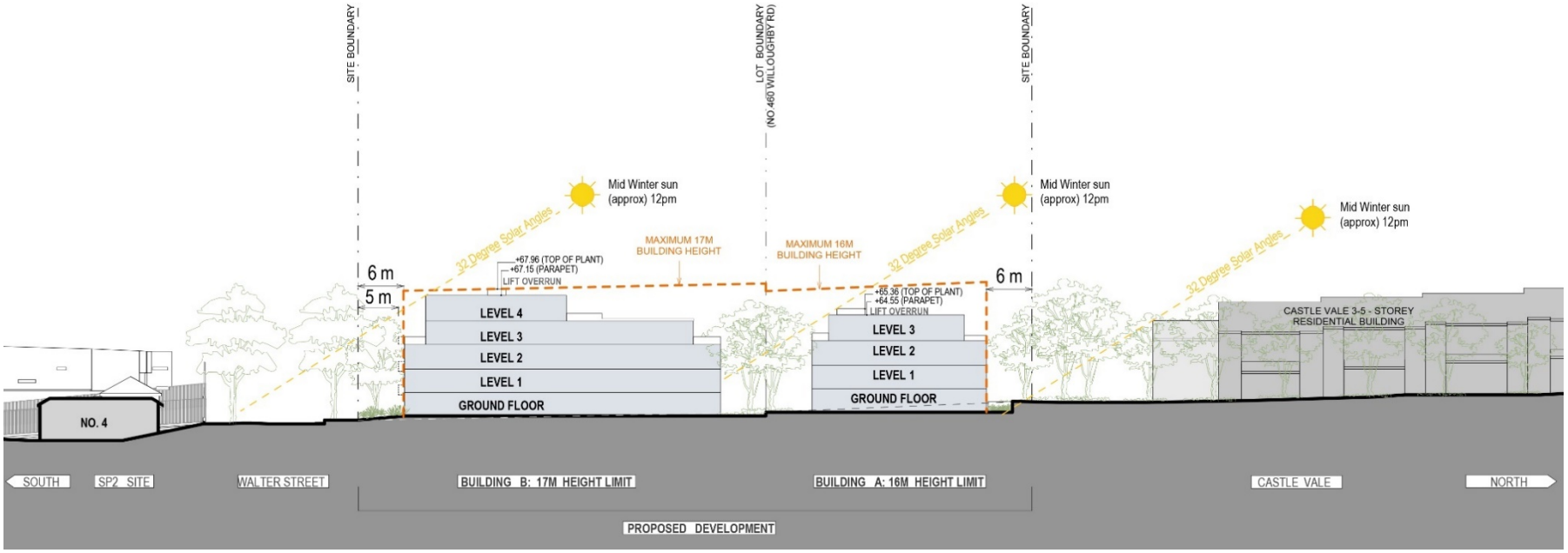
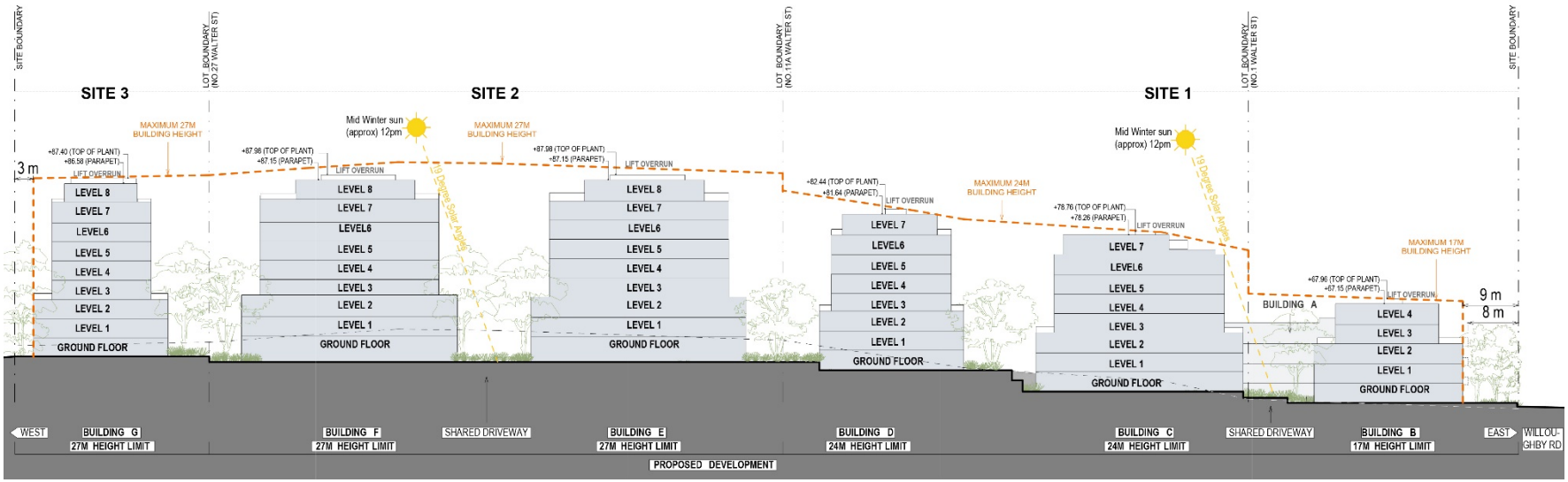


Figure 5 Indicative building envelope section C



a. **Height**

Objectives

The height objectives are to:

- achieve an appropriate height transition across the site responding to the existing and future desired context
- provide various height controls that maintain reasonable solar access to the private open space of nearby residential development and enhance solar access through the site

Controls

1. The height of buildings in storey are to be in line with the building envelope plan in this section.
2. The development is to provide a 3-storey podium to Walter Street with a 3m setback above to reduce impacts on the public domain and surrounding residential buildings and provide a transition in scale.

b. **Design excellence**

Objectives

The design excellence objectives are to:

- encourage innovative, high quality architectural design
- achieve long term durability of design and finish

Controls

1. Before granting development consent for the erection of a new building development, the Willoughby City Council must consider the quality of the architectural design and the achievement of design excellence.
2. In considering the quality of the architectural design, we consider feedback received from a design review panel for developments of up to 35m high.
3. Design excellence includes achieving higher building sustainability standards.
4. Any amelioration measures for environmental impacts such as architectural elements and landscaping should be integrated into the design to achieve an overall high standard of design quality.

Figure 6 Site amalgamation plan



c. **Allotment size and consolidation**

Objectives

The allotment size and consolidation objectives are to ensure:

- the allotments are amalgamated to ensure the site area can achieve the stated development potential, provide adequate space for landscaping, and avoid isolating any allotments subject to this section of Willoughby DCP from future development
- the site is amalgamated to enable the substantial redevelopment of the site for high density residential development
- the development is complementary to the scale and character of development in the area
- high quality, built form outcomes and design excellence is encouraged

Controls

1. New development on the site must consolidate all affected allotments.
2. The sites should be amalgamated in line with Figure 6 Site amalgamation plan.
3. A development application for the substantial redevelopment of fewer than all of the allotments subject to this section must include evidence that consolidation of all allotments has been reasonably attempted in line with NSW Land and Environment Court's planning principles.
4. Any basement car parking proposed on the site is to make provision for shared access where appropriate, with necessary easements on title in line with Section 88B of *NSW Conveyancing Act 1919*, appropriate circulation paths, and siting of breakthrough walls to allow shared/integrated basements with access from Walter Street only.

d. **Setbacks and streetscape**

Objectives

The setback and streetscape objectives are to ensure:

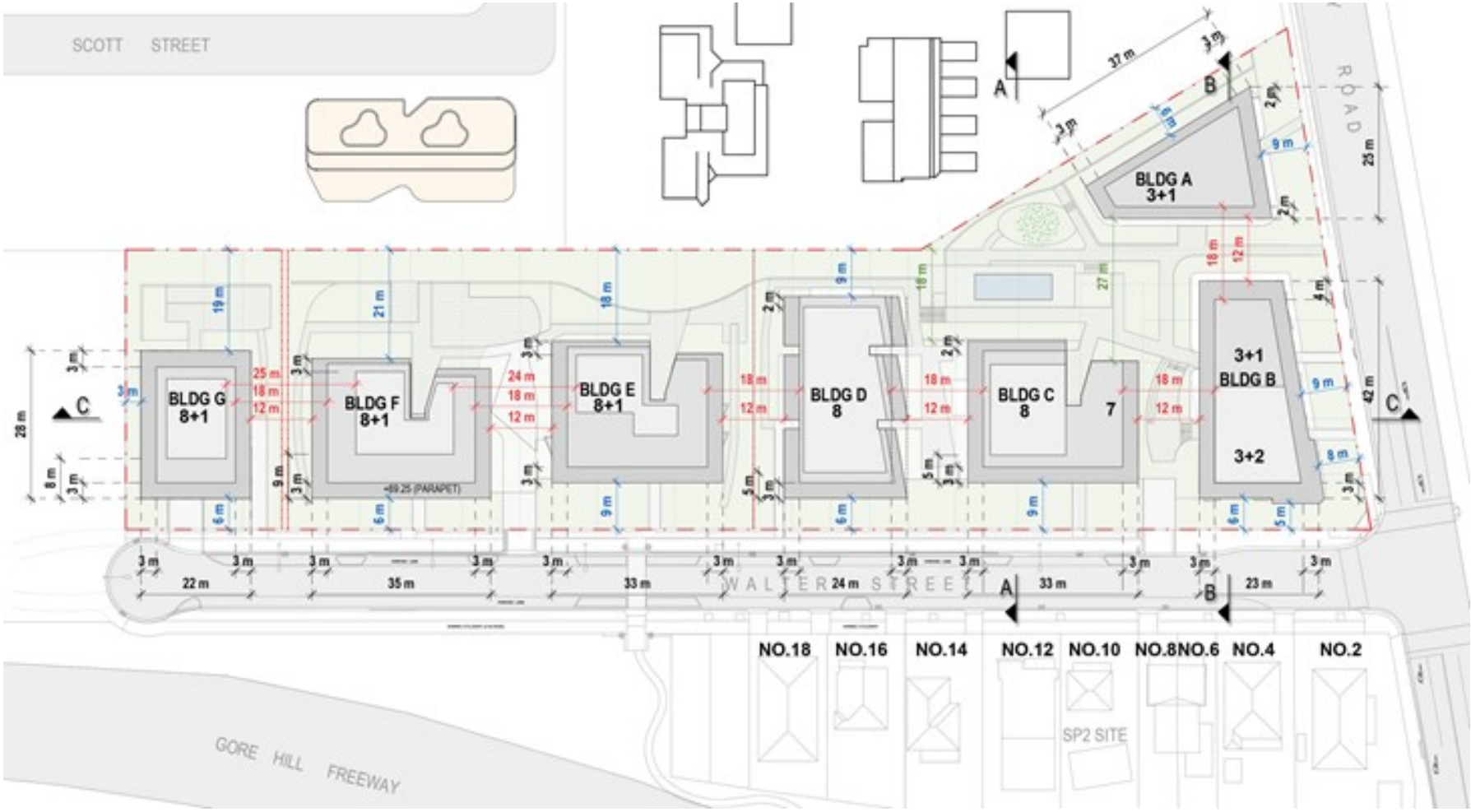
- future development appropriately recognises the streetscape and contributes to the public domain
- residential development proposed on the site is consistent with the design criteria in the Apartment Design Guide

Controls

1. There is to be a minimum 9m building setback to Willoughby Road but allowing an articulation zone of up to 2m within 10m from the corner of Walter Street and Willoughby Road.
2. There is to be a varied building setback alternating from 6m to 9m to Walter Street.
3. The below ground basement parking to Willoughby Road is to be setback a minimum of 7.5m.
4. The below ground basement parking to the northern boundary of 462 Willoughby Road is to be setback a minimum of 6m.
5. The below ground, basement parking to Walter Street setback must follow that of the building above.

6. The upper level of the Willoughby Road buildings should be setback a minimum of 3m from the level below on all sides.
7. A further 3m setback to both street frontages is required above residential level 3 to create a podium.
8. The design of the development is not to be read as a single mass from Willoughby Road or Walter Street but should be broken into a rhythm of buildings of varying width.
9. The design of the development facades is to create a visually interesting form incorporating recessed and projecting elements.
10. Separation between building forms is to be consistent with Apartment Design Guide criteria.
11. The rear setback is to be consistent with Apartment Design Guide criteria at a minimum but must on average provide for greater rear setbacks to maximise northern exposure for ground level communal open space.

Figure 7 Building envelope plan and setbacks



e. **Open space and landscaping**

Objectives

The open space and landscaping objectives are to ensure:

- landscaping softens and complements the development
- landscaping retains and complements the existing mature tree plantings along the northern boundary of the site
- landscaping at street level improves the amenity and appearance of the pedestrian environment and public domain

Controls

1. The trees nominated in Figure 7 Significant tree diagram and Table 1 Significant tree inventory in this part are to be retained.
2. The planting to the setback areas is to maintain clear sight lines between the entrances and the street and within planted areas.
3. Open spaces within the front setback area are to present useable and accessible open space that improves the public domain.
4. New development is to include further street tree planting. Willoughby City Council will nominate the location and species of the new planting as part of any development consent.
5. Landscaped areas are to be adequately irrigated and drained.
6. The redevelopment of the site is to include soft landscaping.
7. The maximum site coverage for each of the amalgamated sites is 30%.
8. The minimum communal open space is 25% of the site area and a minimum deep soil of 15% of the site area is to be maintained across each of the amalgamated sites.
9. Private open space is to be consistent with Apartment Design Guide criteria.
10. The minimum recreational open space is 55% of the site area across each of the amalgamated sites.
11. The minimum soft landscaping is 35% of the site area across each of the amalgamated sites.

Figure 8 Significant tree diagram

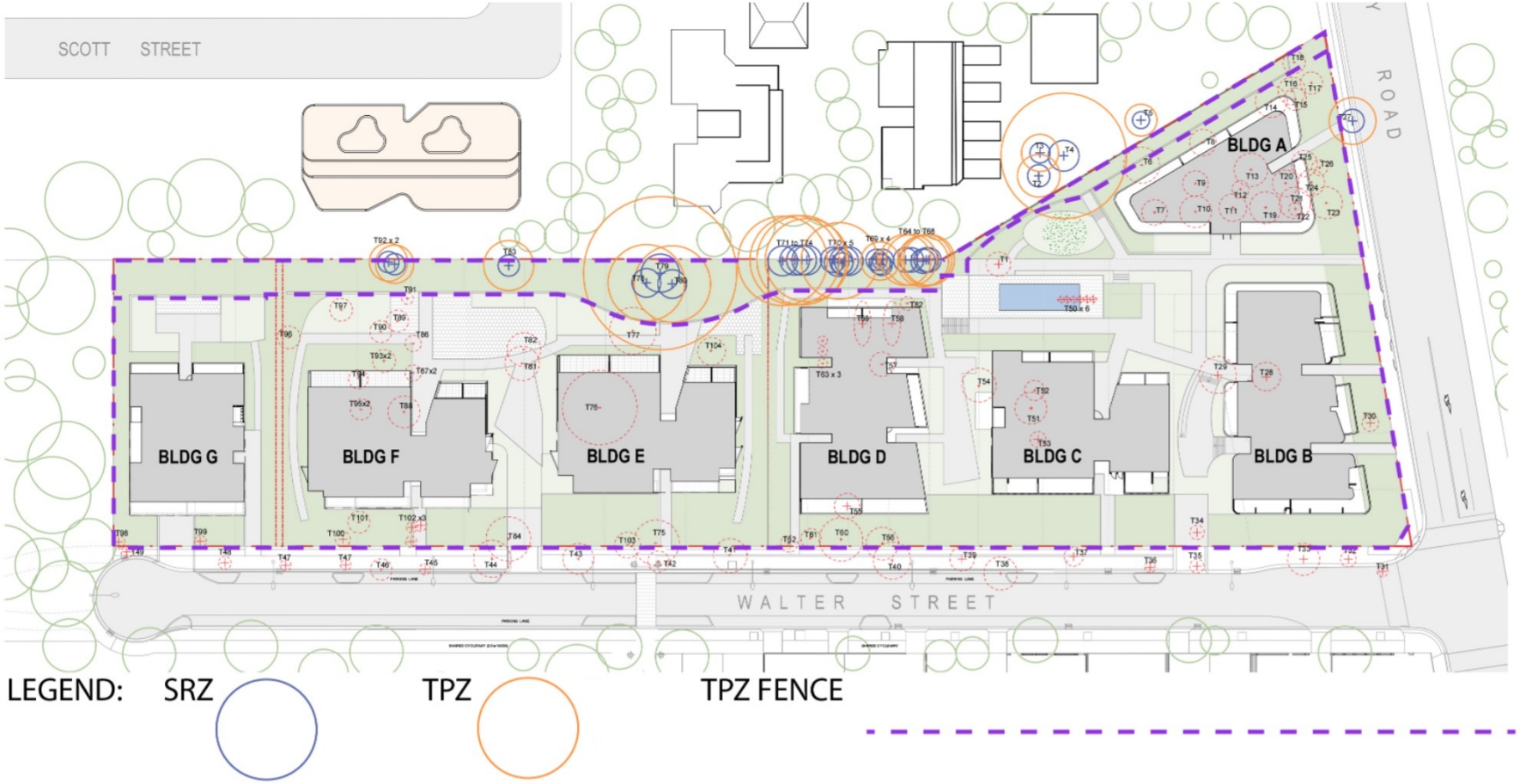


Table 1 Significant tree inventory[1,2]

Redgum tree / stand number	Structural root zone SRZ (m)	Trunk diameter DBH (mm)	Tree protection zone TPZ (m)	Proposed distance of tree protection fence/works
2	2.1	330 est	4.0	4.0
3	1.9	290	3.5	>8.0
4	2.9 (720)	980	11.8	>7.5 (basement) 6.0 (Children's play area)
5	1.6	190	3.0x2.5E/W	3.0
27	2.2	370	4.4	4.4
64	2.3	400 average	4.8	4.8
65	2.3	400 average	4.8	4.8
66	2.3	400 average	4.8	4.8
67	2.3	400 average	4.8	4.8
68	2.3	400 average	4.8	4.8
69/6	2.0	300 average	3.6	3.6
70/7	2.7	600 average	7.2	5.0 (9.7% retaining wall)
71	2.8	650	7.8	5.0 (12.2% retaining wall)
72	2.8	700	8.4	5.0 (14.5% retaining wall)
73	2.8	700	8.4	5.0 (14.5% retaining wall)
74	2.8	700	8.4	5.0 (14.5% retaining wall)
78	2.7	600	7.2	7.0
79	3.6	1200	14.4	7.0 (18.8% retaining wall)
80	2.7	600	7.2	7.0
83	2.2	390	4.7	4.5
92/9	2.0	300 average	3.6	3.6

Definition of terms from AS 4970:2009 Protection of trees on development sites:

- Structural root zone SRZ defines the area required for tree stability and is required when encroachment into the TPZ is proposed. It is nominally circular with the tree trunk at its centre, expressed by the radius measured from the centre of the trunk. See AS 4970: 2009 section 3.3.5.
- Trunk diameter at breast height DBH is the nominal trunk diameter at 1.4m above ground level
- Tree protection zone TPZ is the area above and below ground to protect the tree crown and roots. The tree protection zone radius is calculated by TPZ = 12 × DBH, minimum 2m.

[1] AS 4970:2009 Protection of trees on development sites

[2] TREE INVENTORY (Table 2.0, P 57, Report: Arboriculture Impact Assessment; 1-31 Walter Street & 452-462 Willoughby Road, Willoughby NSW, Redgum Horticultural 2019)

f. **Access, parking and transport**

Objectives

The objectives for access, parking and transport are to:

- ensure the development meets Willoughby City Council's car parking requirements for sites on major public transport corridors
- minimise the number of vehicle access points
- mitigate traffic generated from the proposed development
- ensure the design of vehicle access points minimises the impact on pedestrians and the flow of traffic
- ensure vehicle access points are unobtrusive in the streetscape but visible for motorists and approaching pedestrians

Controls

1. Proposed vehicular access is to be limited to the Walter Street frontage. No vehicle access is permitted from Willoughby Road.
2. The number of vehicle access points is to be no more than one for each amalgamated site.
3. Future development of the site must ensure measures are in place so that development will have no significant impact on the efficiency and operation of the existing surrounding road network.
4. Active transport facilities including resident and visitor bicycle parking are to be provided.
5. Electric car charge points are to be provided in any basement car park.

g. **Environmental considerations**

Objectives

The objectives for environmental considerations are to ensure:

- the design of the new development minimises the overshadowing impact on adjoining development
- the shape, location and height of buildings are designed to satisfy wind criteria for public safety and comfort at ground level

Controls

1. New development is to minimise further overshadowing of main private open space or living rooms of residential properties during the mid-winter period where the shadows would reduce sunlight access to less than 3 hours a day from 9am to 3pm on 21 June.
2. Any wind amelioration measures are to be integrated into the overall architectural landscape design of the site.

h. **Geotechnical requirements**

Objectives

The objectives for geotechnical requirements are to:

- ensure the suitability of the site for high density housing
- retain the existing topography where possible.

Controls

1. Future development is to have provisions that examine all aspects of the geotechnical environment and suitability of the site for high density housing. These provisions must be in line with the recommendations of the geotechnical assessment report prepared by JK Geotechnics dated 23 August 2019. Contact Willoughby City Council for a copy of this report.

i. Drainage easement

Objectives

The objective for draining easement is to:

- ensure appropriate drainage between adjoining properties

Controls

1. An easement is to be provided on the site in favour of the former Channel 9 site at 14 Artarmon Road to ensure satisfactory disposal of stormwater. The exact location is to be determined in consultation with and approved by Willoughby Council's development control engineer.

Attachment 1: Controls for development in the R2 zone (excluding heritage conservation areas)

This component of Willoughby DCP largely aligns with Codes SEPP Part 3 (Housing Code), 3B (Low Rise Housing Diversity Code) as it applies to dual occupancies, and Part 4 (Housing Alterations Code).

If a proposed development has an estimated cost of $50,000 or more, a suitably qualified person must certify it complies with all relevant provisions in Willoughby LEP and the numerical controls in this part of Willoughby DCP.

The table comprises:

a. Development standards under Willoughby LEP.

b. General controls for dwellings, dual occupancies and attached development.

c. Amenity development standards.

d. Further development controls for detached development.

e. Further development controls for detached studios.

f. Development controls for swimming pools.

g. Development controls for fences.

h. Development controls for associated works (earthworks, retaining walls, drainage, protection of walls, and protection of trees).

i. Further controls for dual occupancies.

j. Further controls for attached dual occupancies where part of one dwelling is located above part of another dwelling.

Note*:*

- The definition of a ‘suitably qualified person’ includes a practising registered architect, a practising qualified and accredited building designer, a registered building surveyor and a certified practicing planner (CPP).

a. Development standards under Willoughby LEP

Description	Proposed	Control	Yes	No	N/A
1. Height of building (Clause 4.3)	-	8.5m	-	-	-
2. Maximum gross floor area (GFA) of all buildings (Clause 4.x)	-	-	-	-	-
Lot area:	-	-	-	-	-
Up to 200m^2	-	65% of lot area	-	-	-
>200m^2 – 250m^2	-	78% of lot area	-	-	-
>250m^2 – 300m^2	-	75% of lot area	-	-	-
>300m^2 – 350m^2	-	235m^2	-	-	-
>350m^2 – 450m^2	-	25% of lot area + 150m^2	-	-	-

Description	Proposed	Control	Yes	No	N/A
>450m^2 – 560m^2	-	290m^2	-	-	-
>560m^2 – 600m^2	-	25% of lot area + 150m^2	-	-	-
>600m^2 – 740m^2	-	335m^2	-	-	-
>740m^2 – 900m^2	-	25% of lot area + 150m^2	-	-	-
>900m^2 – 920m^2	-	380m^2	-	-	-
>920m^2 – 1000m^2	-	25% of lot area + 150m^2	-	-	-
>1000m^2	-	400m^2	-	-	-
Note: the GFA includes all attached and detached buildings but excludes the area of one car space (18m^2) within a garage	-	-	-	-	-
3. Landscaped area (Clause 6.x.)	-	-	-	-	-
Lot area:	-	-	-	-	-
Up to 200m^2	-	0.25 × site area	-	-	-
200m^2 – 400m^2	-	(0.35 × site area) - 20m^2	-	-	-
401m^2 – 600m^2	-	(0.6 × site area) - 120m^2	-	-	-
601m^2 – 1000m^2	-	(0.525 × site area) - 75m^2	-	-	-
1001m^2 – 1500m^2	-	(0.6 × site area) - 150m^2	-	-	-
>1500m^2	-	0.5 × site area	-	-	-
Note: the landscaped area should include a minimum 20% deep soil zone. The remainder of the landscaped area may be 'soft' landscaping which must be a minimum depth of 600mm.	-	-	-	-	-
4. Minimum lot size (Clause 6.10)	-	-	-	-	-
Attached dual occupancy	-	700m^2	-	-	-
Detached dual occupancy	-	900m^2	-	-	-

b. General development controls for dwellings, dual occupancies and attached development

Notes:

- An application for dual occupancy development must include a concept subdivision layout.
- The site area in the compliance checklist refers to the individual lot (excluding the access handle of a battle–axe allotment) that may be created by subdivision for each dual occupancy dwelling.

Description	Proposed	Control	Yes	No	N/A
1. Storeys	-	Not more than 2 storeys	-	-	-
2. Construction of basement	-	-	-	-	-
Lot width:	-	-	-	-	-
6m – 10m	-	Not exceed 25m^2	-	-	-
>10m	-	Not exceed 45m^2	-	-	-
3. Primary road setback is to be the average of 2 adjoining dwellings, otherwise	-	-	-	-	-
Lot area:	-	-	-	-	-
Up to 300m^2	-	3m	-	-	-

>300m^2 – 900m^2		-	4.5m	-	-	-
>900m^2 – 1500m^2		-	6.5m	-	-	-
>1500m^2		-	10m	-	-	-
4. Side setbacks		-	-	-	-	-
Lot width:	Building Height:	-	-	-	-	-
Up to 10m	Up to 5.5m	-	900mm	-	-	-
Up to 10m	>5.5m – 8.5m	-	(height - 5.5m) / 4 + 0.9m	-	-	-
>10m – 18m	Up to 4.5m	-	900mm	-	-	-
>10m – 18m	>4.5m – 8.5m	-	(height - 4.5m) / 4 + 0.9m	-	-	-
>18m – 24m	Up to 4.5m	-	1.5m	-	-	-
>18m – 24m	>4.5m – 8.5m	-	(height - 4.5m) / 4 + 1.5m	-	-	-
>24m	Up to 8.5m	-	2.5m	-	-	-
Note: excludes common side boundary walls with a nil setback or within 900mm if the adjoining building is within 900mm		-	-	-	-	-
5. Maximum height of walls abutting or within 900mm of side boundary		-	3.3m or height of adjoining building abutting or within 900mm (maximum height for detached development is 4.5m)	-	-	-
6. Maximum length of wall abutting or within 900mm of side boundary (including any detached development)		-	-	-	-	-
Lot width at the building line:		-	-	-	-	-
6m – 10m		-	20m or 50% of lot depth (whichever is lesser)	-	-	-
>10m – 12.5m		-	10m	-	-	-
Note: the length of the wall may be same as the adjoining dwelling if the length of the wall on the adjoining property is greater than these controls		-	-	-	-	-
7. Rear setbacks		-	-	-	-	-
Lot area:	Building Height:	-	-	-	-	-
Up to 300m^2	Up to 4.5m	-	3m	-	-	-
Up to 300m^2	>4.5m –8.5m	-	10m or average of 2 adjoining houses, (whichever is lesser)	-	-	-
>300m^2 – 900m^2	Up to 4.5m	-	3m	-	-	-
>300m^2 – 900m^2	>4.5m – 8.5m	-	8m	-	-	-
>900m^2 – 1500m^2	Up to 4.5m	-	5m	-	-	-
>900m^2 – 1500m^2	>4.5m – 8.5m	-	12m	-	-	-
>1500m^2	Up to 4.5m	-	10m	-	-	-
>1500m^2	>4.5m – 8.5m	-	15m	-	-	-
8. Secondary road setbacks for corner lots		-	-	-	-	-
Lot size:		-	-	-	-	-
Up to 600m^2		-	2m	-	-	-

>600m^2 – 1500m^2	-	3m	-	-	-
>1500m^2	-	8m	-	-	-
9. Minimum front setback to a classified road (including any detached development)	-	9m	-	-	-
10. Minimum setback to a public reserve (including any detached development)	-	3m	-	-	-
11. Front setback for battle axe lot	-	3m	-	-	-
12. Minimum side and rear setbacks for aerials, awnings, air conditioners, and the like (minimum setbacks do not apply to downpipes, driveways, electricity or gas meters, gutters, and the like)	-	450mm	-	-	-
13. Setback of structures abutting or within 900mm of a rear lane	-	50% of the boundary	-	-	-
14. Maximum height of balconies, decks, patios, terraces and verandahs attached to the side and rear of dwelling	-	Floor level above existing ground level	-	-	-
Setback:	-	-	-	-	-
Up to 3m	-	2m	-	-	-
>3m – 6m	-	3m	-	-	-
>6m	-	4m	-	-	-
Note: the lot must have a minimum width of 10m and area of 300m^2	-	-	-	-	-
15. Total floor area of all attached side and rear balconies, decks, patios, terraces, and verandahs within 6m of the boundary and more than 2m above the existing ground level	-	12m^2	-	-	-
16. Minimum length and width of landscaped area Note: this applies to deep soil zones and soft landscaping (any area with less than the minimum dimension is excluded from the landscaped area calculation)	-	1.5m	-	-	-
17. Minimum landscaped area behind the building line	-	50% of the total landscaped area	-	-	-
18. Minimum deep soil zone forward of the building line on a lot at least 18m wide	-	70% of the area forward of the building line	-	-	-
19. Minimum deep soil zone forward of the building line on a lot less than 18m wide	-	50% of the area forward of the building line	-	-	-
20. Minimum principal private open space	-	-	-	-	-
Lot width:	-	-	-	-	-
Up to 10m	-	16m^2	-	-	-
>10m	-	24m^2	-	-	-
21. Minimum length and width of principal private open space	-	3m	-	-	-

22. Maximum grade of principal private open space	-	1:50	-	-	-

c. Amenity development standards

Note:

- Building elements include: an entry feature or portico; a balcony, deck, pergola, terrace or verandah; a window box treatment; a bay window or similar feature; an awning or other feature over a window; a sun shading feature; and an eave.

Description	Yes	No	N/A
c.1 Building design (does not apply to a dwelling on a battle-axe lot)	-	-	-
1. A dwelling must contain at least 1 door and 1 window to a habitable room at ground floor level facing the primary road.	-	-	-
2. A dwelling with a setback from a primary road of at least 3m may have an articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road.	-	-	-
3. Building elements may be located within the articulation zone providing the maximum total area of all building elements in the articulation zone, (other than an awning or other feature over a window, a sun shading feature or an eave) must not comprise more than 25% of the area of the articulation zone.	-	-	-
4. A building element on a dwelling (other than an entry feature or portico that has the same pitch as the roof on the dwelling) must not extend more than 1m above the gutter line of the eaves of a single storey dwelling house, or above the gutter line of the eaves of a 2 storey dwelling house.	-	-	-
5. A dwelling on a corner lot must have a window to a habitable room with an area of at least 1m^2 that faces and is visible from the secondary road.	-	-	-
6. A dwelling with a setback from a secondary road of not more than 4.5m must have at least one of the following building elements for a minimum length of 20% of the elevation of the walls that face the secondary road and that are within 4.5m of the secondary road:	-	-	-
▪ an entry feature or portico	-	-	-
▪ a balcony, deck, pergola, terrace or verandah	-	-	-
▪ a bay window	-	-	-
▪ a step of at least 600mm in depth	-	-	-
7. Building elements listed above may be located in a secondary road articulation zone if the zone extends no more than 1m into the minimum required setback area and spans the length of the walls that face the secondary road, and if the building element comprises no more than 20% of the zone area.	-	-	-
8. Any part of a gable or hipped roof that overhangs walls that are within 4.5m of the secondary road boundary must include eaves that extend for the length of those walls and project at least 450mm, but not more than 1m from those walls.	-	-	-
c.2 Privacy screens	-	-	-
1. A privacy screen must be provided for any part of a window to a habitable room that is less than 1.5m above the finished floor level of that room if:	-	-	-

▪ the window faces and is less than 3m from a side or rear boundary and the room has a finished floor level of more than 1m above existing ground level	-	-	-
▪ the window faces and is at least 3m, but not more than 6m, from a side or rear boundary and the room has a finished floor level of more than 3m above existing ground level	-	-	-
This does not apply to a bedroom window that has an area of not more than $2m^2$.	-	-	-
2. A privacy screen of at least 1.7m, but not more than 2.2m, above the finished floor level of a balcony, deck, patio, terrace or verandah must be installed at the edge of that part of the balcony, deck, patio, terrace or verandah that is parallel to or faces towards the relevant side or rear boundary if the area of the balcony, deck, patio, terrace or verandah is at least $3m^2$ and:	-	-	-
▪ that edge is less than 3m from a side or rear boundary and the balcony, deck, patio, terrace or verandah has a finished floor level of more than 1m above existing ground level	-	-	-
▪ that edge is at least 3m, but not more than 6m from a side or rear boundary and the balcony, deck, patio, terrace or verandah has a finished floor level of more than 2m above existing ground level	-	-	-
3. A privacy screen must be provided for any part of a window in a detached studio that is less than 1.5m above the finished floor level of that room if the window faces and is less than 3m from a side or rear boundary and:	-	-	-
▪ the room has a finished floor level more than 1m above existing ground level	-	-	-
▪ the window faces and is at least 3m, but not more than 6m from a side or rear boundary and the room has a finished floor level more than 3m above existing ground level	-	-	-
c.3 Solar access	-	-	-
1. A minimum of 3 hours of solar access must be provided for residents of the development between 9am and 3pm on 21 June to living areas, such as family rooms, rumpus, lounge/dining, kitchen, and the principal open space and recreational areas.	-	-	-
2. A minimum of 3 hours of solar access must be maintained to adjoining properties between 9am and 3pm on 21 June to living areas, such as family rooms, rumpus, lounge/dining, kitchen, and the principal open space and recreational areas.	-	-	-
c.4 Car parking and access All car parking and vehicular access must comply with the relevant provisions of Part F (Transport and Parking Management) of Willoughby DCP. The specific controls below apply to dwelling houses.	-	-	-
1. Off-street car parking space, being an open hard stand space or a carport or garage, must be provided on a lot unless:	-	-	-
▪ the lot has a width of less than 8m measured at the building line	-	-	-
▪ the alteration of, or an addition to, a dwelling and the lot does not contain an off-street car parking space	-	-	-
▪ the development is the erection or alteration of, or an addition to, attached development and the lot does not contain an off-street car parking space	-	-	-
2. The off-street car parking space for a battle-axe lot must be constructed so that vehicles can leave the lot in a forward direction.	-	-	-

3. An attached garage may only be erected on a lot that has a width of less than 8m measured at the building line if the garage is accessed only from a secondary road or lane.		-	-	-
4. An attached garage, carport or car parking space accessed from a primary road must have a minimum setback 5.5m if the dwelling is setback less than 4.5m or 1m behind the building line if the dwelling is setback 4.5m or more.		-	-	-
5. The maximum width of all garage door openings facing a primary or secondary road is 3.2m for a lot between 8m – 12m and 6m for a lot greater than 12m.		-	-	-
6. Secondary road setback for garage or carport		-	-	-
Up to 600m^2	2m	-	-	-
600m^2 – 1500m^2	3m	-	-	-
>1500m^2	5m	-	-	-
7. Rear setback for garage or carport		-	-	-
Up to 900m^2	900mm	-	-	-
>900m^2 – 1500m^2	1.5m	-	-	-
>1500m^2	2.5m	-	-	-
A detached garage or carport of masonry construction may be built to the rear boundary if the lot area is at least 200m^2, but not more than 300m^2, and the wall of a building on the adjoining lot within 900mm of that boundary (if any) is of masonry construction and does not have a window facing that boundary.		-	-	-

d. Further development controls for detached development

Note:

- Detached development includes: a deck, patio, pergola, terrace or verandah; a cabana, cubby house, fernery, garden shed, gazebo or greenhouse; a carport or garage, and a shed.
- The setback of detached development from a primary or secondary road (other than a detached garage or carport) must be located behind the building line of the dwelling.

Description	Proposed	Control	Yes	No	N/A
1. Maximum height above existing ground level	-	4.5m	-	-	-
2. Maximum GFA for all detached development	-	-	-	-	-
Lot size:	-	-	-	-	-
Up to 300m^2	-	36m^2	-	-	-
>300m^2 – 600m^2	-	45m^2	-	-	-
>600m^2 – 900m^2	-	60m^2	-	-	-
>900m^2	-	100m^2	-	-	-
Note: the maximum overall GFA includes the dwelling, attached and detached buildings	-	-	-	-	-

3. Side setbacks for all detached development, including above ground rainwater tanks and shade structures (additional side setbacks apply to detached studios)	-	-	-	-	-
Lot width:	-	-	-	-	-
Up to 18m	-	900mm	-	-	-
>18m – 24m	-	1.5m	-	-	-
>24m	-	2.5m	-	-	-
Note: excludes common side boundary walls with a nil setback or within 900mm if adjoining building is within 900mm	-	-	-	-	-
4. Rear setbacks for a cabana, cubby house, fernery, garden shed, gazebo, greenhouse, above ground rainwater tank, a shade structure or shed	-	-	-	-	-
Lot size:	-	-	-	-	-
Up to 900m^2	-	0.9m	-	-	-
>900 m^2 – 1500m^2	-	1.5m	-	-	-
>1500m^2	-	2.5m	-	-	-
5. Height above existing ground level and rear setbacks for detached decks, patios, pergolas, terraces and verandahs	-	-	-	-	-
6. Maximum finished floor level	-	600mm	-	-	-
7. Rear setbacks	-	-	-	-	-
Lot size:	-	-	-	-	-
Up to 900m^2	-	900mm	-	-	-
>900m^2 – 1500m^2	-	1.5m	-	-	-
>1500m^2	-	2.5m	-	-	-

e. Further development controls for detached studios

Description	Proposed	Control	Yes	No	N/A
1. Height (within 900mm of a lane and above a garage)	-	6m	-	-	-
2. Rear setbacks	-	-	-	-	-
Lot size:	-	-	-	-	-
Up to 900m^2	-	900mm	-	-	-
>900m^2 – 1500m^2	-	1.5m	-	-	-
>1500m^2	-	2.5m	-	-	-
3. Maximum GFA	-	-	-	-	-
Lot size:	-	-	-	-	-
Up to 350m^2	-	20m^2	-	-	-
>350m^2	-	36m^2	-	-	-

(the maximum overall GFA includes detached studios)	-	-	-	-	-
4. Side and rear setbacks	-	-	-	-	-
Lot width:	-	-	-	-	-
Up to 18m	-	900mm	-	-	-
>18m	-	1.5m	-	-	-
(excludes common side boundary walls with a nil setback or within 900mm if adjoining building is within 900mm)	-	-	-	-	-
5. Maximum height of walls abutting or within 900mm of side boundary	-	3.3m or height of adjoining building but not more than 4.5m	-	-	-
6. Maximum height of walls abutting or within 900mm of side boundary if above a garage	-	height of adjoining building but not more than 6m	-	-	-

f. Development controls for swimming pools

Description	Yes	No	N/A
1. Coping around a swimming pool must not be more than 1.4m above existing ground level, and 300mm wide if the coping is more than 600mm above existing ground level.	-	-	-
2. Decking around a swimming pool must not be more than 600mm above existing ground level.	-	-	-
3. A swimming pool must be located behind the building line of the dwelling.	-	-	-
4. The swimming pool water line must have a setback of at least 1m from a side or rear boundary.	-	-	-

g. Development controls for fences

Description	Yes	No	N/A
1. A fence erected behind the building line (except on a secondary street frontage) must:	-	-	-
▪ not be higher than 1.8m above existing ground level	-	-	-
▪ if it includes an entrance gate, not have a gate that opens outward	-	-	-
▪ if it is constructed of metal components, be of low reflective, factory pre-coloured materials	-	-	-
▪ if it is on a sloping site and stepped to accommodate the fall in the land, be no higher than 2.2m above existing ground level at each step.	-	-	-
2. A fence erected forward of the building line or on the boundary of the primary and secondary street frontage must:	-	-	-
▪ not be higher than 1.2m above existing ground level	-	-	-
▪ if it includes an entrance gate, not have a gate that opens outward.	-	-	-
▪ if it is constructed of metal components, be of low reflective, factory pre-coloured materials	-	-	-
▪ be open for at least 20% of the area of the fence that is more than 400mm above existing ground level, with any individual solid element of the fence	-	-	-

above that height being no more than 350mm wide with a minimum aperture of 25mm			
▪ if it is on a sloping site and stepped to accommodate the fall in the land, be no higher than 1.6m above existing ground level at each step.	-	-	-
3. Any fence must be designed so as not to restrict the flow of any floodwater.	-	-	-
4. A fence erected on bush fire prone land must be constructed of non-combustible materials.	-	-	-
5. A solid fence located at the street alignment may be constructed up to a maximum height of 1.8m, where:	-	-	-
▪ the dwelling is affected by excessive traffic volumes and noise from the street (6000 vehicles/day or 60dBA)	-	-	-
▪ the fence encloses the main private open space of the dwelling with length limited to 75% of the frontage	-	-	-
▪ fencing incorporates openings or consists of vegetation with minimum 50% transparency.	-	-	-
6. Fences along the primary and secondary road frontages that are between 1.2m and 1.8m must be setback a minimum 1m from the street alignment for the entire frontage with provision of low maintenance planting in the setback area.	-	-	-

h. Development controls for associated works

Note:

- Associated works include earthworks, retaining walls, drainage, protection of walls, and protection of trees.

Description	**Yes**	**No**	**N/A**
1. Excavation for the purposes of development must not exceed a maximum depth, measured from existing ground level, of:	-	-	-
▪ 1m if located not more than 1m from any boundary	-	-	-
▪ 2m if located more than 1m but not more than 1.5m from any boundary	-	-	-
▪ 3m if located more than 1.5m from any boundary.	-	-	-
2. Fill must not exceed a maximum height, measured from existing ground level, of:	-	-	-
▪ 1m if the fill is for the purposes of the erection or alteration of, or an addition to, a dwelling house	-	-	-
▪ 600mm if the fill is for any other purpose.	-	-	-
The height of fill contained wholly within the footprint of a dwelling house or any attached development or detached development is not limited.	-	-	-
3. Fill that is higher than 150mm above existing ground level and is not contained wholly within the footprint of a dwelling house or any attached development or detached development is limited to 50% of the landscaped area of the lot.	-	-	-
4. The finished ground level of the fill must not be used to measure the height of any dwelling house or any attached development or detached development.	-	-	-
5. Support for earthworks more than 600mm above or below existing ground level must take the form of a retaining wall or other structural support that:	-	-	-

▪ a professional engineer has certified as structurally sound, including in relation to (but not limited to) the ability to withstand the forces of lateral soil load, and	-	-	-
▪ it has been designed so as not to redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property, and	-	-	-
▪ it has adequate drainage lines connected to the stormwater drainage system for the site, and	-	-	-
▪ it does not have a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion that is more than the height of the associated excavation or fill, and	-	-	-
▪ it is separated from any other retaining wall or structural support on the site by at least 2m, measured horizontally, and	-	-	-
▪ if it is an embankment or batter, has a toe or top that is more than 1m from any side or rear boundary.	-	-	-
6. Development must be at least 3m from all trees identified for retention on the site (measured from the base of the trunk of the tree).	-	-	-
7. Development for the following structures may be located within 3m of a tree if works do not involve excavation or fill of more than 150mm below or above existing ground level:	-	-	-
▪ an access ramp	-	-	-
▪ a driveway, pathway or paving	-	-	-
▪ an awning, blind or canopy	-	-	-
▪ a fence, screen, or child-resistant barrier associated with a swimming pool or spa pool.	-	-	-

i. Further controls for dual occupancies

Description		Proposed	Control	Yes	No	N/A
1. Primary road setback to be the average of 2 adjoining dwellings or dual occupancies, otherwise:		-	-	-	-	-
Lot area:		-	-	-	-	-
700m^2 – 900m^2		-	4.5m	-	-	-
>900m^2 – 1500m^2		-	6.5m	-	-	-
>1500m^2		-	10m	-	-	-
2. Side setbacks*		-	-	-	-	-
Lot width:	Building height:	-	-	-	-	
Up to 24m	Up to 4.5m	-	900mm	-	-	-
Up to 24m	>4.5 – 8.5m	-	(height - 4.5m) / 4 + 0.9m	-	-	-
>24m – 36m	Up to 4.5m	-	1.5m	-	-	-
>24m – 36m	>4.5 – 8.5m	-	(height - 4.5m) / 4 + 1.5m	-	-	-
>36m	Up to 8.5m	-	2.5m	-	-	-

Note: excludes common side boundary walls for attached dual occupancies. *see item j.1 for side setbacks relating to dual occupancies where part of a dwelling is located above part of another dwelling		-	-	-	-	-
3. Rear setbacks*		-	-	-	-	-
Lot area:	Building height:	-	-	-	-	-
700m^2 – 900m^2	Up to 4.5m	-	3m	-	-	-
700m^2 – 900m^2	>4.5m – 8.5m	-	8m	-	-	-
>900m^2 – 1500m^2	Up to 4.5m	-	5m	-	-	-
>900m^2 – 1500m^2	>4.5 – 8.5m	-	12m	-	-	-
>1500m^2	Up to 4.5m	-	10m	-	-	-
>1500m^2	>4.5 – 8.5m	-	15m	-	-	-
*see item j.2 for rear setback controls relating to dual occupancies where part of a dwelling is located above part of another dwelling		-	-		-	-
4. Secondary road setbacks for corner lots		-	-		-	-
Lot size:		-	-		-	-
700m^2 – 900m^2		-	2m		-	-
>900m^2 – 1500m^2		-	3m		-	-
>1500m^2		-	5m		-	-
*see item j.3 for secondary road setbacks for corner lots relating to dual occupancies where part of a dwelling is located above part of another dwelling		-	-		-	-
5. Dwelling configuration				-	-	-
▪ Each dwelling must face a public road				-	-	-
▪ Detached dual occupancies on a corner lot must be 3m from each other				-	-	-
▪ Each dwelling must have a minimum width (measured at the building line) of:				-	-	-
a. 6.5m where a car space is accessed from the primary road, or				-	-	-
b. 5m in any other case				-	-	-
6. Attached balconies, decks, patios terraces and verandahs to the side or rear of the dual occupancy				-	-	-
▪ The maximum height of the floor level is 4m				-	-	-
▪ If more than 2m above existing ground level, must be setback a minimum 3m from the boundary				-	-	-
▪ If above 2m above the existing ground level, must not have a total area of more than 12m^2				-	-	-
7. The maximum width of all garage door openings facing a primary is 6m for a lot between 15m – 20m, 9.2m for a lot greater than 20m – 25m and 12m for a lot greater than 25m.				-	-	-

8. The maximum width of all garage door openings facing a secondary road is 3.2m for a lot between 12m – 15m, 6m for a lot greater than 15m – 20m, 9m for a lot greater than 20m – 25m and 12m for a lot greater than 25m.	-	-	-

j. Further controls for attached dual occupancies where part of a dwelling is located above part of another dwelling

Description		Proposed	Control	Yes	No	N/A
1. Side setbacks The minimum side boundary setback is 1.5m. However, if the development is more than 10m behind the building line and is more than 4.5m above the existing ground level the minimum side boundary setback is: **s = h-3m** where (s) is the minimum setback and (h) is the height of any part of the building.		-	1.5m	-	-	-
2. Rear setbacks		-	-	-	-	-
Lot area:	Building height	-	-	-	-	-
700m^2 – 1500m^2	Up to 4.5m	-	6m	-	-	-
700m^2 – 1500m^2	>4.5m – 8.5m	-	10m	-	-	-
>1500m^2	Up to 4.5m	-	10m	-	-	-
>1500m^2	>4.5m – 8.5m	-	15m	-	-	-
3. Secondary road setbacks for corner lots		-	-	-	-	-
Lot size:		-	-	-	-	-
700m^2 – 1500m^2		-	3m	-	-	-
>1500m^2		-	5m	-	-	-

Attachment 2: Controls for manor houses, attached dwellings and multi dwelling housing in the R3 zone

The manor house controls for this component of Willoughby DCP generally aligns to Part 3B (Low Rise Housing Diversity Code) of Codes SEPP.

Many of the other controls under the Low Rise Housing Diversity Code are adopted for attached dwellings and multi dwelling housing. Notable exceptions are the landscaped area and setback controls.

A suitably qualified person must certify the proposed development complies with all relevant provisions of Willoughby LEP and the numerical controls under this part of Willoughby DCP. The table comprises:

a. Development standards under Willoughby LEP.

b. Amenity development standards.

c. Controls for manor houses.

d. Controls for attached dwellings and multi dwelling housing.

e. Controls for detached development.

f. Controls for detached studios.

Notes:

- A suitably qualified person includes a practicing registered architect, a practicing qualified and accredited building designer, a registered building surveyor and a certified practicing planner (CPP).
- If the proposed development includes construction of a swimming pools, fence, or associated works (earthworks, retaining walls, drainage, protection of walls, and protection of trees), please complete the relevant Sections f, g and h in Attachment 1.
- A concept subdivision layout must be submitted with the application.
- Unless otherwise stated the site area refers to the ‘parent lot’ which is the entire site area prior to subdivision.
- Further controls apply to individual lots that may be created by subdivision for each dwelling.
- A manor house, attached dwellings or multi dwelling housing must be consistent with the relevant design criteria in the Low Rise Housing Diversity Design Guide, Department of Planning Industry and Environment, July 2020. The requirements of Part B and any other parts of Willoughby DCP and this compliance checklist prevail to the extent of any inconsistency with the design guide.

a. Development standards under Willoughby LEP

Description	Proposed	Control	Yes	No	N/A
1. Height of building (Clause 4.3) (see 4.3A of Willoughby LEP for any exclusions)	-	As per the Height of Buildings Map	-	-	-

2. Maximum floor space ratio (Clause 4.4 of Willoughby LEP) (see Clause 4.4A of Willoughby LEP for any exclusions)	-	As per the Floor Space Ratio Map	-	-	-
3. Minimum lot size (Clause 6.10 of Willoughby LEP)	-	1100m^2	-	-	-

b. Amenity development standards for manor houses, attached dwellings and multi dwelling housing

b.1 Building design	**Yes**	**No**	**N/A**
1. Articulation zone	-	-	-
▪ A manor house may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road	-	-	-
▪ Attached dwellings and multi dwelling housing may have a primary road and secondary road articulation zone that each extend up to 1.5m forward of the minimum required setback from the primary road or secondary road	-	-	-
▪ The maximum total area of all building elements in the articulation zone (other than an awning or other feature over a window, a sun shading feature or an eave) must not comprise more than 25% of the area of the articulation zone.	-	-	-
Note: Building elements include: an entry feature or portico; a balcony, deck, pergola, terrace or verandah; a window box treatment; a bay window or similar feature; an awning or other feature over a window; a sun shading feature; and an eave.	-	-	-
2. Privacy screen A privacy screen must be provided for any part of a window to a habitable room that is less than 1.5m above the finished floor level of that room if:	-	-	-
▪ the floor level of the habitable room is 1m or more, but not more than 3m, above existing ground level and the window faces a side or rear boundary and is less than 3m from that boundary	-	-	-
▪ the floor level of the habitable room is more than 3m above existing ground level and the window faces a side or rear boundary and is less than 6m from that boundary	-	-	-
▪ the floor level of the habitable room is 1m or more, but not more than 3m, above existing ground level and the window faces a dwelling on the same lot is less than 6m from that dwelling	-	-	-
▪ the floor level of the habitable room is more than 3m above existing ground level and the window faces a dwelling on the same lot is less than 12m from that dwelling.	-	-	-
These controls do not apply to a habitable room with a floor level not more than 1m above existing ground level or a window that faces a road or public space or a bedroom window that has an area of not more than 2m^2.	-	-	-
3. Balconies, decks, patios, terraces or verandahs The edge of a balcony, deck, patio, terrace or verandah must have a privacy screen with a height of a least 1.5 above its floor level if:	-	-	-
▪ the floor level of the balcony, deck, patio, terrace or verandah is 1m or more, but not more than 3m, above existing ground level and the edge faces a side or rear boundary and is less than 3m from that dwelling	-	-	-

▪ the floor level of the balcony, deck, patio, terrace or verandah is more than 3m, above existing ground level and the edge faces a side or rear boundary and is less than 6m from that dwelling	-	-	-
▪ the floor level of the balcony, deck, patio, terrace or verandah is 1m or more, but not more than 2m, above existing ground level and the edge faces a dwelling on the same lot and is less than 6m from that dwelling	-	-	-
▪ the floor level of the balcony, deck, patio, terrace or verandah is more than 2m,above existing ground level and the edge faces a dwelling on the same lot and is less than 12m from that dwelling.	-	-	-
These controls do not apply to a balcony, deck, patio, terrace or verandah with a floor level not more than 1m above existing ground level or that faces a road or public space or that has an area of not more than $2m^2$.	-	-	-
4. Solar access	-	-	-
▪ a minimum of 3 hours of solar access must be provided for residents of the development between 9am and 3pm on 21 June to living areas, such as family rooms, rumpus, lounge/dining, kitchen, and the principal open space and recreational areas	-	-	-
▪ a minimum of 3 hours of solar access should be maintained to adjoining properties between 9am and 3pm on 21 June to living areas, such as family rooms, rumpus, lounge/dining, kitchen, and the principal open space and recreational areas.	-	-	-
Note: if the adjoining property already has less than 3 hours of solar access between 9am and 3pm on 21 June to living areas and the principal open space, every reasonable attempt should be made to provide a minimum of 3 hours of solar access)	-	-	-
5. Car parking All car parking and vehicular access must comply with relevant provisions of Part F (Transport and Parking Management) of Willoughby DCP. The following setbacks apply to manor houses, attached dwellings and multi dwelling housing:	-	-	-
▪ if the setback of the building from the road is less than 4.5m, a minimum 5.5m setback is required for the off-street parking space	-	-	-
▪ if the setback of the building from the road is 4.5m or more, the off-street parking space is required to be 1m behind the building line	-	-	-
▪ an off-street parking space may be an open hard stand space or carport or garage, whether attached to or detached from the dwelling	-	-	-
▪ the maximum width of all garage door openings facing a primary or secondary road is 3.2m for a lot between 6m – 12m and 6m for a lot greater than 12m.	-	-	-

c. Controls for manor houses

Note: A manor house must face a public road

Description	Proposed	Control	Yes	No	N/A
1. Lot width of the parent lot	-	27m	-	-	-
2. Landscaped area (includes the deep soil zone and soft landscaped area but excludes planter boxes)	-	Minimum 50% – $100m^2$ of the site area	-	-	-
3. Deep soil zone	-	Minimum 20% of the site area	-	-	-

4. Soft landscaped area (soft landscaped area is landscaping that has a minimum depth of 600mm)		-	Minimum 20% of the site area	-	-	-
5. Dimension of all landscaped areas (areas with less than the minimum dimension are excluded from the minimum landscape area requirements)		-	Minimum width and depth is 1.5m	-	-	-
6. Minimum landscaped area behind the building line		-	50% of the total landscaped area	-	-	-
7. Minimum deep soil zone forward of the building line		-	70% of the area forward of the building line	-	-	-
8. Primary road setback to be the average of 2 adjoining dwellings, otherwise:		-	-	-	-	-
Lot area:		-	-	-	-	-
1100m^2 – 1500m^2		-	6.5m	-	-	-
>1500m^2		-	10m	-	-	-
9. Side setbacks The minimum side boundary setback is 1.5m. However, if the development is more than 10m behind the building line and is more than 4.5m above the existing ground level the minimum side boundary setback is: **s = h-3m** where (s) is the minimum setback and (h) is the height of any part of the building.		-	1.5m	-	-	-
10. Rear setbacks		-	-	-	-	-
Lot area:	Building height:	-	-	-	-	
1100m^2 – 1500m^2	Up to 4.5m	-	6m	-	-	-
1100m^2 – 1500m^2	>4.5m – 8.5m	-	10m	-	-	-
>1500m^2	Up to 4.5m	-	10m	-	-	-
>1500m^2	>4.5m – 8.5m	-	15m	-	-	-
11. Secondary road setback for corner lots:		-	-	-	-	-
Lot area:		-	-	-	-	-
1100m^2 – 1500m^2		-	3m	-	-	-
>1500m^2		-	5m	-	-	-
12. Classified road setback		-	9m	-	-	-
13. Public reserve setback		-	3m	-	-	-
14. Minimum side and rear setbacks for aerials, awnings, air conditioners, and the like (minimum setbacks do not apply to downpipes, driveways, electricity or gas meters, gutters, and the like)		-	450mm	-	-	-
15. Setback of structures abutting or within 900mm of a rear lane		-	50% of the boundary	-	-	-
16. Minimum principal private open space		-	-	-	-	-

1 bedroom or studio	-	$8m^2$	-	-	-
2 bedrooms	-	$12m^2$	-	-	-
3 or more bedrooms	-	$16m^2$	-	-	-
17. Minimum length and width of principal private open space	-	2m	-	-	-
18. Width of garage doors from a primary or secondary road	-	Maximum 6m	-	-	-

d. Controls for attached dwellings and multi dwelling housing

Description	Proposed	Control	Yes	No	N/A
1. Lot width of the parent lot	-	27m	-	-	-
2. Minimum width of each dwelling Note: The width of an attached dwelling is measured from the centre of a side wall adjoining another dwelling.	-	6m	-	-	-
3. Landscaped area (includes the deep soil zone and soft landscaped area) Note: Soft landscaped area is landscaping that has a minimum depth of 600mm)	-	Minimum 40% of the total site area	-	-	-
4. Deep soil zone	-	Minimum 20% of the total site area	-	-	-
5. Soft landscaped area	-	Minimum 20% of the total site area	-	-	-
6. Dimension of all landscaped areas (areas with less than the minimum dimension are excluded from the calculation of minimum area requirements)	-	Minimum width and depth is 1.5m	-	-	-
7. Landscaped area for individual lots	-	Minimum 30% of each potential lot	-	-	-
8. Minimum landscaped area behind the building line of individual lots	-	50% of the landscaped area	-	-	-
9. Minimum deep soil zone forward of the building line on individual lots	-	50% of the area forward of the building line	-	-	-
10. Primary road setback	-	6m	-	-	-
11. Minimum setback fronting internal communal road	-	3m	-	-	-
12. Side setbacks (if the dwelling is not attached) Note: The total setback applies to each level above the second storey.	-	1.5m for 1 and 2 storey dwellings + 1.2m for each level above 2 storeys	-	-	-
13. Rear setbacks:	-	-	-	-	-
▪ one storey	-	6m	-	-	-
▪ two storeys	-	8m	-	-	-
▪ three storeys	-	10m	-	-	-
14. Secondary road setback for corner lots	-	3m	-	-	-

15. Classified road setback	-	9m	-	-	-
16. Public reserve setback	-	3m	-	-	-
17. Setback of structures from a rear lane	-	1m	-	-	-
18. Minimum principal private open space for each dwelling	-	16m^2	-	-	-
19. Minimum length and width of principal private open space	-	3m	-	-	-
20. Adaptable housing: (% of the total number of dwellings)	-	-	-	-	-
▪ single storey	-	10%	-	-	-
▪ two storey	-	25%	-	-	-
▪ three storey	-	33%	-	-	-
▪ four storey	-	50%	-	-	-
21. Floor to ceiling height of rooms:	-	-	-	-	-
▪ habitable rooms	-	Minimum 2.7m	-	-	-
▪ non-habitable rooms	-	Minimum 2.4m	-	-	-
22. Window for habitable rooms	-	Minimum glass area not less than 10% of the floor area of the room	-	-	-
23. Depth of habitable room	-	Maximum 2.5 x ceiling height	-	-	-
24. Solar access:	-	-	-	-	-
▪ to solar collectors on adjoining building	-	Minimum 4 hours	-	-	-
▪ to living rooms and private open space (from 9am to 3pm on 21 June)	-	Minimum 3 hours	-	-	-
25. Natural ventilation:	-	-	-	-	-
▪ unobstructed window openings	-	Minimum 5% of the floor area	-	-	-

e. Controls for detached development

- Detached development includes: a deck, patio, pergola, terrace or verandah; a cabana, cubby house, fernery, garden shed, gazebo or greenhouse; a carport or garage, and a shed.
- The setback of detached development from a primary or secondary road (other than a detached garage or carport) must be located behind the building line of the dwelling.

Description	Proposed	Control	Yes	No	N/A
1. Maximum height above existing ground level	-	4.5m	-	-	-
2. Maximum. GFA for all detached development: (the maximum overall GFA includes the dwelling, attached and detached buildings)	-	100m^2 of the site area	-	-	-

3. Side setbacks for all detached development, including above ground rainwater tanks and shade structures (additional side setbacks apply to detached studios): (excludes common side boundary walls with a nil setback or within 900mm if adjoining building is within 900mm)	-	900mm	-	-	-
4. Rear setbacks for a cabana, cubby house, fernery, garden shed, gazebo, greenhouse, above ground rainwater tank, a shade structure or shed:	-	-	-	-	-
Lot size:	-	-	-	-	-
1100m^2 – 1500m^2	-	1.5m	-	-	-
>1500m^2	-	2.5m	-	-	-
5. Height above existing ground level and rear setbacks for detached decks, patios, pergolas, terraces and verandahs	-	-	-	-	-
6. Maximum finished floor level	-	600mm	-	-	-
7. Rear setbacks	-	-	-	-	-
Lot size:	-	-	-	-	-
200m^2 – 900m^2	-	900mm	-	-	-
>900m^2 – 1500m^2	-	1.5m	-	-	-
>1500m^2	-	2.5m	-	-	-

f. Controls for detached studios

Description	Proposed	Control	Yes	No	N/A
1. Height (within 900mm of a lane and above a garage)	-	6m	-	-	-
2. Maximum GFA (the maximum overall GFA includes detached studios)	-	36m^2	-	-	-
3. Rear setbacks	-	3m	-	-	-
4. Side and rear setbacks	-	-	-	-	-
Lot width:	-	-	-	-	-
12m – 18m	-	900mm	-	-	-
>18m	-	1.5m	-	-	-
(excludes common side boundary walls with a nil setback or within 900mm if adjoining building is within 900mm)	-	-	-	-	-
5. Maximum height of walls abutting or within 900mm of side boundary	-	3.3m or height of adjoining building but not more than 4.5m	-	-	-
6. Maximum height of walls abutting or within 900mm of side boundary if above a garage	-	height of adjoining building but not more than 6m	-	-	-

7. Separation from residential accommodation	-	3m	-	-	-
8. Solar access to solar collectors on adjoining building	-	Minimum 4 hours	-	-	-
9. Solar access:	-	-	-	-	-
▪ to solar collectors on adjoining buildings	-	Minimum 4 hours	-	-	-
▪ to living room and private open space (between 9am – 3pm on 21 June)	-	Minimum 3 hours	-	-	-
10. Natural ventilation:	-	-	-	-	-
▪ unobstructed window openings	-	Minimum 5% of the floor area	-	-	-

Attachment 3: Controls for residential development comprising three or more storeys and four or more dwellings in the R3 and R4 zones

This component of Willoughby DCP aligns to the Apartment Design Guide, NSW Department of Planning and Environment, July 2015. It applies to residential flat buildings and the residential components of shop top housing and mixed use developments

A practicing registered architect must certify the proposed development complies with all relevant provisions of the Apartment Design Guide, Willoughby LEP and the numerical controls under this part.

The table comprises:

a. Development standards under Willoughby LEP.

b. Numerical controls, including the minimum requirements under the Apartment Design Guide.

Notes:

- The 'Site analysis checklist' in Appendix 1 of the Apartment Design Guide must be completed and included with the development application.
- The 'Development application – recommended documentation checklist' in Appendix 3 of the Apartment Design Guide must be completed and included with the development application.

a. Development standards under Willoughby LEP

Description	Proposed	Control	Yes	No	N/A
1. Height of building (Clause 4.3) (see 4.3A of Willoughby LEP for any exclusions)	-	As per the Height of Buildings Map	-	-	-
2. Maximum floor space ratio (Clause 4.4 of Willoughby LEP) (see Clause 4.4A of Willoughby LEP for any exclusions)	-	As per the Floor Space Ratio Map	-	-	-
3. Minimum lot size (Clause 6.10 of Willoughby LEP)	-	1100m^2	-	-	-

b. Numerical controls for residential development comprising three or more storeys and four or more dwellings

Description	Proposed	Control	Yes	No	N/A
1. Street frontage	-	Minimum 27m	-	-	-
2. Site coverage of the site area	-	-	-	-	-
▪ single storey	-	50%	-	-	-
▪ two storeys	-	35%	-	-	-
▪ three storeys	-	30%	-	-	-
▪ four storeys	-	28%	-	-	-

▪ five storeys	-	26%	-	-	-
▪ six storeys	-	24%	-	-	-
▪ seven storeys	-	22%	-	-	-
▪ eight or more storeys	-	20%	-	-	-
3. Height of building	-	-	-	-	-
The overall height should include:	-	-	-	-	-
▪ rooftop articulation	-	Minimum 1m	-	-	-
▪ allowance for topographic changes	-	2m	-	-	-
▪ allowance for services between floors	-	400mm	-	-	-
(the uppermost floor should be set back so it is not visible from the ground level at a 45º plane and occupy not more than 60% of the floor area below)	-	-	-	-	-
4. Building depth (depending on floor to ceiling height and/or orientation)	-	12 – 18m	-	-	-
5. Building separation	-	-	-	-	-
Up to 4 storeys:	-	-	-	-	-
▪ between non-habitable rooms	-	6m	-	-	-
▪ between habitable rooms and non-habitable rooms	-	9m	-	-	-
▪ between habitable rooms/balconies	-	12m	-	-	-
5 – 8 storeys:	-	-	-	-	-
▪ between non-habitable rooms	-	9m	-	-	-
▪ between habitable rooms and non-habitable rooms	-	12m	-	-	-
▪ between habitable rooms/balconies	-	18m	-	-	-
9 storeys and above:	-	-	-	-	-
▪ between non-habitable rooms	-	12m	-	-	-
▪ between habitable rooms and non-habitable rooms	-	18m	-	-	-
▪ between habitable rooms/balconies	-	24m Increase distance by 3m if adjacent to a lower density zone	-	-	-
(these are minimum requirements that may need to increase to achieve adequate sunlight and/or other amenity for residents)	-	-	-	-	-
6. Street setbacks	-	-	-	-	-

▪ R3 Zone	-	7.5m	-	-	-
▪ R4 Zone	-	9m	-	-	-
▪ Internal communal road	-	3m	-	-	-
7. Side and rear setbacks	-	-	-	-	-
▪ single storey <5m	-	1.5m	-	-	-
▪ 2 storey <8m	-	3m	-	-	-
▪ storeys above the ground floor	-	3m plus 1.2m per storey	-	-	-
8. Setbacks for corner lots	-	-	-	-	-
▪ R3 Zone	-	3.5m	-	-	-
▪ R4 Zone (ground floor)	-	3m	-	-	-
▪ R4 Zone (above the ground level)	-	3m plus 1.2m per storey	-	-	-
9. Deep soil zone	-	-	-	-	-
▪ Up to 1100m^2	-	Minimum 7%	-	-	-
▪ 1100m^2 – 1500m^2	-	Minimum 10%	-	-	-
▪ >1500m^2	-	Minimum 15%	-	-	-
(the deep soil zone may be included in the soft landscaped area requirement) Note: developments such as shop top housing in commercial zones which have significant site coverage at the ground level may not achieve the required amount deep soil zones.	-	6m	-	-	-
10. Soft landscaped area (soft landscaped area is landscaping that has a minimum depth of 600mm)	-	Minimum 35% of the site area	-	-	-
▪ Minimum dimension	-	6m for deep soil zone and 1.5m for soft landscaped areas	-	-	-
(areas with less than the minimum dimensions for the deep soil zone and/or the soft landscaped area are excluded from the total minimum landscaped area requirement)	-	-	-	-	-
11. Communal open space (for development with 15 or more apartments)	-	-	-	-	-
▪ minimum area	-	25m^2	-	-	-
▪ minimum dimension	-	5m	-	-	-
▪ solar access	-	Minimum 50% over the usable space for a minimum 2 hours between 9am – 3pm on 21 June	-	-	-

12. Children's play area (for developments with 10 or more apartments in addition to any communal open space)	-	-	-	-	-
▪ minimum area	-	30m^2	-	-	-
▪ minimum dimension	-	5m	-	-	-
▪ maximum grade	-	1 in 20	-	-	-
13. Adaptable housing (% of the total number of apartments)	-	-	-	-	-
▪ 3 storeys	-	33%	-	-	-
▪ 4 or more storeys	-	50%	-	-	-
(includes apartments with a shop top or mixed use development)	-	-	-	-	-
14. Solar access to solar collectors on adjoining building	-	Minimum 4 hours	-	-	-
15. Solar access:	-	-	-	-	-
▪ to solar collectors on adjoining buildings	-	Minimum 4 hours	-	-	-
▪ to living room and private open space	-	Minimum 70% of apartments to receive a minimum 2 hours between 9am – 3pm on 21 June	-	-	-
▪ no solar access to apartments	-	Maximum 15% of apartments between 9am – 3pm on 21 June	-	-	-
16. Natural ventilation	-	-	-	-	-
▪ cross ventilation (up to the first 9 storeys)	-	Minimum of 60% of apartments	-	-	-
▪ unobstructed window openings	-	Minimum 5% of the floor area	-	-	-
17. Apartment size and layout	-	-	-	-	-
Floor to ceiling heights:	-	-	-	-	-
▪ habitable rooms	-	Minimum 2.7m	-	-	-
▪ non-habitable rooms	-	Minimum 2.4m	-	-	-
▪ second floor level	-	2.4m for 50% of apartment area	-	-	-
Internal area of apartment:	-	-	-	-	-
▪ Studio	-	Minimum 35m^2	-	-	-
▪ 1 bedroom	-	Minimum 50m^2	-	-	-
▪ 2 bedroom	-	Minimum 70m^2	-	-	-
▪ 3 bedroom	-	Minimum 90m^2	-	-	-
▪ 4 or more bedrooms	-	Minimum 102m^2	-	-	-
(add 5m^2 for each additional bathrooms)	-	Minimum 102m^2 plus 12m^2 per additional bedroom	-	-	-

Window for habitable rooms	-	Minimum glass area not less than 10% of the floor area of the room	-	-	-
Depth of habitable room	-	Maximum 2.5 x ceiling height	-	-	-
18. Size of rooms:	-	-	-	-	-
▪ master bedrooms	-	10m^2 (excluding wardrobe space)	-	-	-
▪ other bedrooms	-	3m^2 (excluding wardrobe space)	-	-	-
▪ living/dining rooms (studio and 1 bedroom apartments)	-	3.6m	-	-	-
▪ living/dining rooms (2 and 3 bedroom apartments)	-	4m	-	-	-
▪ width of cross-over or cross-through apartments	-	4m	-	-	-
19. Balconies	-	-	-	-	-
Size:	-	-	-	-	-
▪ studio	-	4m^2	-	-	-
▪ 1 bedroom apartment	-	8m^2	-	-	-
▪ 2 bedroom apartment	-	10m^2	-	-	-
▪ 3 bedroom apartment	-	12m^2	-	-	-
Minimum depth:	-	-	-	-	-
▪ studio	-	-	-	-	-
▪ 1 bedroom apartment	-	2m	-	-	-
▪ 2 bedroom apartment	-	2m	-	-	-
▪ 3 bedroom apartment	-	2.4m	-	-	-
▪ Private open space at ground level or adjoining a podium	-	15m^2 with a minimum depth of 3m	-	-	-
20. Storage	-	-	-	-	-
Size:	-	-	-	-	-
▪ studio	-	4m^2	-	-	-
▪ 1 bedroom apartment	-	6m^2	-	-	-
▪ 2 bedroom apartment	-	8m^2	-	-	-
▪ 3 or more bedroom apartments	-	10m^2	-	-	-
(50% to be located within the apartment)	-	-	-	-	-
21. Universal design (must satisfy Liveable Housing Australia's 'Liveable Housing Guidelines' silver level universal design features)	-	20% of the total apartments	-	-	-
22. Bicycle and car parking	-	In line with Part F of Willoughby DCP	-	-	-