



# Lake Macquarie Development Control Plan 2014

## Part 9 – Specific Land Use

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## 1 ATTACHED DWELLINGS

This section of the DCP only provides Council's specific requirements for Attached Dwelling development. Other requirements that must be addressed are contained in the relevant general development part (Parts 2 to 7) and/or Area Plans (Parts 10 to 12) of this DCP. Where a conflict exists between this section and the general development part of LM DCP 2014, this section prevails.

Groups of structurally independent dwellings built to both boundaries (abutting dwellings) are similar to attached dwellings as defined under the LMLEP 2014, but are not attached by a common wall. Abutting dwellings are considered to be a dwelling house under the LMLEP 2014 definitions, but the controls provided in this part of the LMDCP 2014 are applicable because of the similar built form.

### 1.1 SITE REQUIREMENTS

#### *Objectives*

- a. To ensure that Attached Dwelling developments are located on sites with sufficient size and street frontage to accommodate the required building envelope, car parking, landscaping, and private open space.

#### *Controls*

1. The development site must have a minimum area of 700m<sup>2</sup>.
2. The development site must have direct frontage to a public road.

### 1.2 SITE COVERAGE

#### *Objectives*

- a. To ensure development maximises permeable surfaces and maintains a balance between built, and unbuilt areas.
- b. To facilitate on-site stormwater infiltration and harvesting for re-use.
- c. To incorporate suitable measures to minimise run-off directly accessing the Lake or its waterways.

#### *Controls*

1. The maximum site coverage for Attached Dwellings, including ancillary development, must not exceed 75%.

**Note:** Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- any basement,
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- any eaves,
- any unenclosed balconies, decks, pergolas and the like.

**Note:** Balconies, decks, pergolas and the like located under the main roof of the building are not considered to be unenclosed and will be included in the site coverage calculation.

**Note:** Site coverage controls operate in tandem with the Stormwater Management, Principal Private Open Space, and Landscaped Area and Design controls in this DCP to ensure that adequate unbuilt area is available for outdoor recreation and for reducing stormwater discharge from the site. Stormwater permeability and integration with the landscape design will be considered when determining whether structures are included in the site coverage calculations.

### 1.3 LANDSCAPED AREA

#### *Objectives*

- a. To enable landscape planting in front setback areas that enhances the streetscape.
- b. To enable landscape planting in side and rear setback areas that enhances residential amenity.
- c. To conserve significant vegetation, topographical features, and fauna habitat.
- d. To promote on-site stormwater infiltration by encouraging pervious surfaces and landscaped areas.

#### *Controls*

1. For Attached Dwelling developments, the minimum landscaped area must be 10% of the total lot area. The landscaped area must have a minimum width of 1.5 metres to be included in the landscaped area calculations.
2. Landscaping should be used to define the entrances to individual dwellings.

**Note:** The landscaped area may be within the front, side or rear setbacks. The landscaped area is in addition to the principal private open space requirement.

### 1.4 PRINCIPAL PRIVATE OPEN SPACE

#### *Objectives*

- a. To ensure that Attached Dwelling developments provide sufficient outdoor areas for residents' needs.

#### *Controls*

1. A Principal Private Open Space with a minimum area of 16m<sup>2</sup> and a minimum width of four metres must be provided for each dwelling.

**Note:** A waste storage area is in addition to the principal private open space requirement.

### 1.5 SERVICES

#### *Objectives*

- a. To ensure that Attached Dwelling developments provide adequate services to cater for residents' needs, which are unobtrusive and integrated into a development.

#### *Controls*

1. Where any part of the Attached Dwelling development is located 120 metres or more from an existing street fire hydrant, a fire hydrant should be provided.
2. Air-conditioning plants should be located towards the centre of the site and be acoustically insulated.

### 1.6 DRIVEWAY DESIGN

#### *Objectives*

- a. To ensure vehicular access has minimal impacts on neighbouring dwellings.
- b. To ensure that vehicular access points and parking is safe and convenient for residents, visitors, and service providers.

#### *Controls*

1. All dwellings within an Attached Dwelling development must have direct access to a road frontage.

## 1.7 ACCESSIBILITY OF DWELLINGS

### Objectives

- a. To ensure that developments incorporate housing that is accessible to all members of the community.

### Controls

1. For proposals for more than 10 dwellings, one dwelling in every 10 should be provided as an adaptable dwelling.
2. Adaptable dwellings must have a car park linked to the dwelling by an unobstructed path of travel, at a suitable gradient for wheelchair access.
3. Adaptable dwellings must have entries, doors and passageways that are of suitable dimensions to facilitate wheelchair access.
4. Each dwelling should have an individual entrance at ground level, which is direct to a public road.

## 1.8 SIDE SETBACKS

### Objectives

- a. To ensure that attached housing is provided in a coordinated manner.
- b. To ensure a reasonable level of privacy, solar access and natural ventilation.

### Controls

1. The composition of groups of attached and abutting dwelling lots must be designed to accommodate side setbacks to the end dwellings in each group, as shown in Figure 1 below.

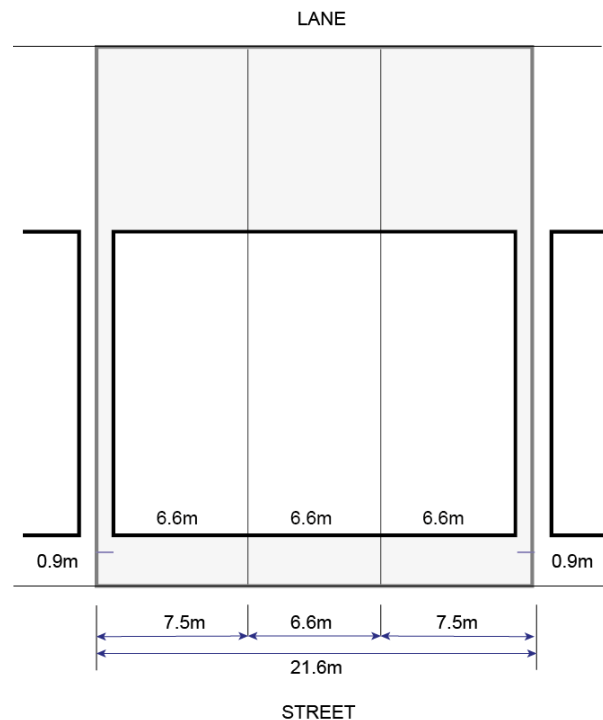


Figure 1 - Side setbacks for 'sets' of attached or abutting terraces

## 1.9 SOLAR ACCESS

### *Objectives*

- a. To ensure that reasonable access to sunlight is maintained for occupants of new and existing dwellings.
- b. To optimise solar access to habitable living areas.

### *Controls*

1. Attached and abutting dwellings must be located with the rear of the allotment to the north or to the east in order to meet solar access requirements set out elsewhere in this DCP.

## 1.10 CONSTRUCTION REQUIREMENTS

### *Objectives*

- a. To ensure that attached housing is provided in a coordinated manner.

### *Controls*

1. Consideration must be given to the construction sequencing of groups of abutting dwellings.

## 1.11 OPERATIONAL WASTE MANAGEMENT

### *Objectives*

- a. To ensure that waste bins can be safely and conveniently moved between storage location(s) and collection point(s).
- b. To ensure that occupants have reasonable access to the waste storage area.
- c. To ensure that the location of bin storage and collection points do not obstruct access.
- d. To ensure that bulk waste such as furniture and whitegoods can be effectively managed.
- e. To ensure any bin storage area enclosures are an integral part of the built form and landscape character.

### *Controls*

1. Waste management for Attached Dwellings must comply with "Guidance to Meet Operational Controls - All Zones" in the Lake Macquarie Waste Management Guidelines, with the following modifications:
  - i. Waste Storage area(s)
    - a) The development must ensure there is a common property shared waste storage area that is accessible to both dwellings to share a set of 240 litre bins, or another accessible common property shared waste storage area shared with other nearby dwellings or a minimum space for waste bin storage of three 240 litre bins (and access space) allocated per dwelling.
    - b) Bin enclosures must be in character with the land use zone characteristics. The enclosure must be set back behind the front building line or suitably integrated visually to form part of the building line. The enclosure must visually integrate with the building or landscaping in terms of appearance, materials, bulk and scale, and location and orientation.
  - ii. Waste carting route(s) from premises to external waste storage area(s):
    - a) Distance of routes from dwelling door to waste storage location for that dwelling must be no further than 75 metres, or for adaptable dwellings must be no further than 50 metres at a maximum 1:14 gradient with wheelchair accessibility.
  - iii. Bin carting route(s) from waste storage area(s) to waste collection point(s):
    - a) Bin routes between storage and collection locations must be no further than 75 metres, or 50 metres for adaptable dwellings.

- b) The route from storage to collection location must not pass through the interior of dwellings, but bins can be taken through garages and courtyards. Bin routes must not traverse up or down kerbs or steps, stairs or gradients steeper than 1:14 or over stepping-stones, loose gravel, or soft materials. For adaptable dwellings, the route through a garage must not require the removal of the vehicle to wheel the bin through.
- iv. Waste collection point(s):
  - a) All dwellings must have access to space to place one to two (1-2) cubic metres of bulk waste such as furniture and whitegoods on kerbside for collection, or a suitable alternative bulk waste collection management option must be provided and described in the waste management plan.
  - b) A waste system information guide must be provided with the Waste Management Plan that will be given to owners, occupants and property managers. The guide must outline the waste service system and how to use it, the locations for bin storage and waste collection points, options within the planning for alternative waste service solutions, and wording to be included in the tenancy agreements about waste management.

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