

Development Control Plan 2015

Volume 4 – Residential Development



Wollondilly
Shire Council

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PART 1 – PRELIMINARY

1.1 Introduction

This Volume provides controls for development for the purposes of residential accommodation and other related land uses and any development ancillary to those uses and forms part of the Wollondilly Development Control Plan 2011. A Development Control Plan is only a part of the Planning System in NSW. This volume is intended to provide guidance to the community, developers and Council in the design of residential developments. When Council considers a development application it must consider this plan AND the other plans and laws that apply. This means that in some cases Council may approve a development that does not follow all of the controls in this plan. It also means that in other cases Council may refuse a development that does follow all of the controls in this plan.

1.2 Objectives

The object of this volume is to ensure residential accommodation development achieves the aims of Wollondilly Local Environmental Plan, 2011 by promoting residential development while ensuring developments achieve excellent planning outcomes. The specific objectives referred to in this volume are detailed below:

1. Visual Character
 - 1.1. To ensure in-fill development is compatible with existing landscape characters.
 - 1.2. To establish an aesthetically pleasing landscape character for residential areas.
 - 1.3. To create attractive streetscapes.
 - 1.4. To ensure developments do not dominate the landscape by excess bulk or inappropriate scale.
2. Vehicular Access Car Parking and Traffic
 - 2.1. To ensure dwellings have access to car parking that is practical for occupants.
 - 2.2. To ensure vehicular access and car parking are designed in a way that minimises risk to occupants.
 - 2.3. To reduce the incidence of vehicles parking across road verges.
 - 2.4. To ensure development is provided with adequate car parking.
 - 2.5. To encourage the use of a variety of transport modes.
3. Encouraging Healthier Lifestyles
 - 3.1. To encourage the provision of yards to allow for private active recreation space.
 - 3.2. To encourage the provision of common open space for higher density residential development to contribute to the wellbeing of occupants.
 - 3.3. To encourage the provision of open space for accommodation developments to allow for recreation opportunities and higher amenity developments.
4. Crime Prevention Through Environmental Design
 - 4.1. To reduce the incidence of entrapment areas and other public areas that have poor passive surveillance.
 - 4.2. Maximise passive surveillance of public roads.
5. Privacy
 - 5.1. To ensure development does not result in private open space being “over looked” by other private open space and/or dwellings.
 - 5.2. To ensure separation between dwellings to provide high amenity living.
6. Water Sensitive Urban Design
 - 6.1. To encourage the retention of land as “deep soil” exposed for infiltration of rainwater.
 - 6.2. To retain, as far as practicable, natural stormwater flows.
 - 6.3. To ensure stormwater from buildings is collected and conveyed in a manner that does not cause environmental harm.
7. Services
 - 7.1. To ensure stormwater management systems are low maintenance and resilient.
 - 7.2. To ensure stormwater management systems can accommodate flows from storms with a low annual exceedence probability.
8. Waste Management
 - 8.1. To ensure waste storage and disposal from premises does not result in adverse amenity impacts on those premises or the surrounding environment.

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9. Ecologically Sustainable Development
 - 9.1. To reduce the need to export fill from a site.
 - 9.2. To ensure developments are constructed in a way that minimises the wastage of natural resources.
 10. Environmental Protection
 - 10.1. To ensure developments do not result in adverse impacts on the biophysical environment.
 - 10.2. To consider the impact of development on the natural environment in balance with the reasonable expectation that a dwelling can be constructed on rural allotments where Wollondilly Local Environmental Plan, 2011, permits the construction of a dwelling.
 11. Social Equity
 - 11.1. To ensure developments provide a variety of housing that includes a proportion of housing that can be readily adapted to be suitable for occupation by people with a disability to promote social equity.
 - 11.2. To ensure boarding house and hostel developments are provided in a manner that balances the positive social contribution of these developments with the needs and expectations of surrounding land uses.
 - 11.3. To ensure boarding house and hostel developments are only provided near appropriate public transport.
 - 11.4. To ensure boarding house and hostel developments provide a satisfactory level of amenity to occupants.
 - 11.5. To ensure developments are accessible for people with a disability.
 12. Housing Delivery
 - 12.1. To ensure developments provide a range of dwelling types and sizes to meet the needs of the whole community in a way that promotes social equity.
 - 12.2. To ensure residential land resources are not underdeveloped by inappropriate development staging that would lead to sterilisation.
 - 12.3. To ensure the delivery of appropriate affordable housing is not hindered by the inappropriate provision of parking to Secondary Dwellings that would permit the use of the building in a manner other than that intended by the Secondary Dwellings provisions of Wollondilly Local Environmental Plan, 2011.
 - 12.4. To ensure land within medium density zones is neither overdeveloped nor underdeveloped.
 - 12.5. To ensure land within low density residential zones is not overdeveloped.
 13. Economic Development
 - 13.1. To ensure residential developments are not antipathetic to the objectives of business zones.
 - 13.2. To ensure business development in residential areas is undertaken in a way that is sensitive to surrounding land uses.
 - 13.3. To provide guidance in the determination of whether a development is or is not farm stay accommodation.
 - 13.4. To ensure that developments for visitor accommodation are not inappropriately used for long term residential purposes.
 14. Appropriate Integration with State Environmental Planning Policies and Wollondilly Local Environmental Plan, 2011.
 - 14.1. To ensure this plan is consistent with the framework established by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
 - 14.2. To ensure that land that is large enough to be subdivided under Wollondilly Local Environmental Plan, 2011, is subject to the most appropriate controls and Section 94 developer contribution and not inappropriately developed as a dual occupancy.
 - 14.3. To ensure compliance with the provisions of Wollondilly Local Environmental Plan, 2011.
 - 14.4. To ensure that ancillary buildings constructed under this volume are not of an excessive scale that is beyond what can reasonably be expected to be used for domestic purposes.
 15. Swimming Pools
 - 15.1. To maximise the safety of swimming pools.
 16. Maintenance
 - 16.1. To ensure buildings can be maintained in the long term.
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1.3 Parts of this DCP

The requirements contained within Parts 2 and 3 apply to all development to which this plan applies.

Part 4 applies to the following specific types of residential accommodation development.

Part 5 applies to the following specific locations:

- Avon Dam Road and Hawthorne Road in Bargo
- The PTT New Urban Lands Precincts in Picton, Tahmoor and Thirlmere

PART 2 – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT

2.1 Alterations and Additions

Objectives

1. To provide clarity and consistency in the assessment of applications to alter and expand development subject to this volume.
2. To provide clarity and consistency in the assessment of applications for continued use of unauthorised works.

Controls

1. A proposal for alterations and/or additions to an existing development shall be assessed as though both the existing and proposed development were proposed as a single application.
2. The controls within this plan shall apply only to the alterations and/or additions and shall not be retrospectively applied to existing development that was lawfully undertaken.
3. This control applies to development sites that include existing unauthorised works where an application seeks consent for continued use of those works. Unauthorised works shall be assessed under this plan in the same way that the works would have been assessed if the application had been made prior to the work being undertaken.

2.2 Residential Development in the B4 Mixed Use Zone

Objectives

1. To provide clarity in the assessment of applications for Residential Development in the B4 Mixed Use Zone.
2. To ensure equity and consistency of character between residential development in the B4 Mixed Use Zone and nearby residential zones of similar density.

Controls

1. Development for detached dwelling houses (including ancillary developments) in the B4 Mixed Use Zone shall be assessed as though it were undertaken in the R2 Low Density Residential Zone.
2. Attached dual occupancies (including ancillary developments) in the B4 Mixed Use Zone shall be assessed as though it were undertaken in the R2 Low Density Residential Zone.
3. Medium density residential development (including ancillary developments) in the B4 Mixed Use Zone shall be assessed as though it were undertaken in the R3 Medium Density Residential Zone.
4. Development for residential flat buildings (including ancillary developments) in the B4 Mixed Use Zone shall be assessed as though it were undertaken in the R3 Medium Density Residential Zone.
5. Residential development within the B4 Mixed Use Zone shall not exceed the density of development permitted in the nearest residential zone unless the site is located in a particularly desirable location for higher density development because:
 - a. It has superior access to a commercial centre; and
 - b. It has superior access to public transport; and
 - c. The site has physical characteristics that make it highly suited to higher density development.

2.3 Effect of Building Envelopes

Objectives

1. To permit and encourage the master planning of built form in subdivisions at the subdivision stage.

Controls

1. These controls apply to any allotment that is burdened by a restriction on title benefitting Council that has been imposed as the result of a condition of development consent on the subdivision of the land.
2. Where there is an inconsistency between the restriction and any control in this volume the restriction shall prevail but only in so far as it relates to:
 - a. A building setback; and/or
 - b. A building height restriction.
3. Notwithstanding control 2, no garage may be located within 5.5m of any boundary of a property with a public road.

2.4 Conversion of Buildings

Objectives

1. To ensure that buildings to be adapted or converted to a use subject to this volume achieves the same standards that would be required if a new building were erected.
2. To ensure development is appropriate in its landscape.
3. To ensure development has a satisfactory level of amenity.

Controls

1. These controls apply to development for the purpose of converting an existing building into a development type subject to this volume.
2. The development shall be assessed as though the development were being proposed as a new building.

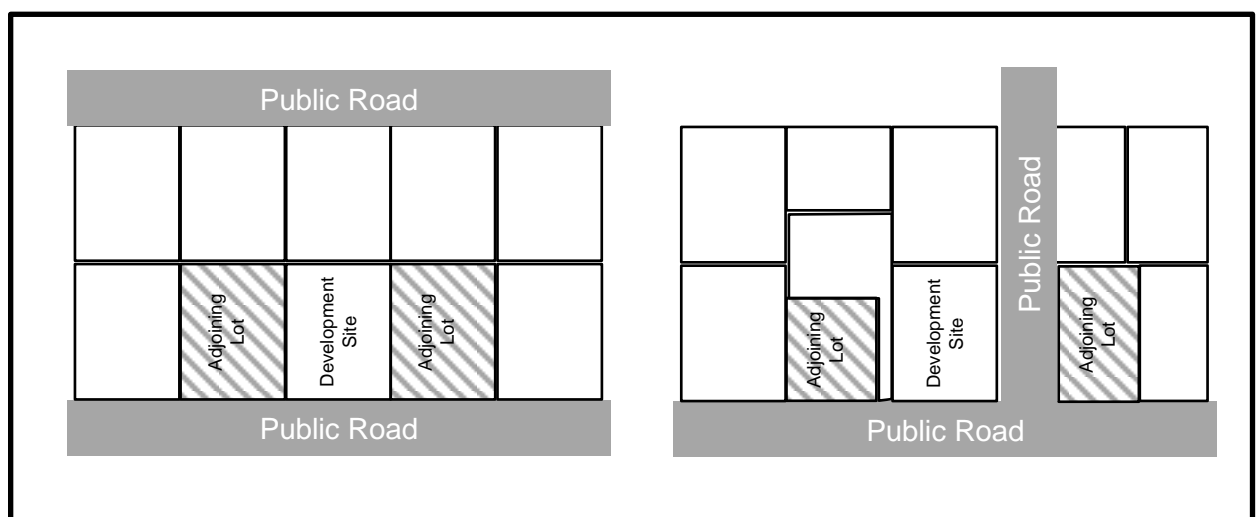
2.5 Determining what constitutes an adjoining lot under this plan

Objectives

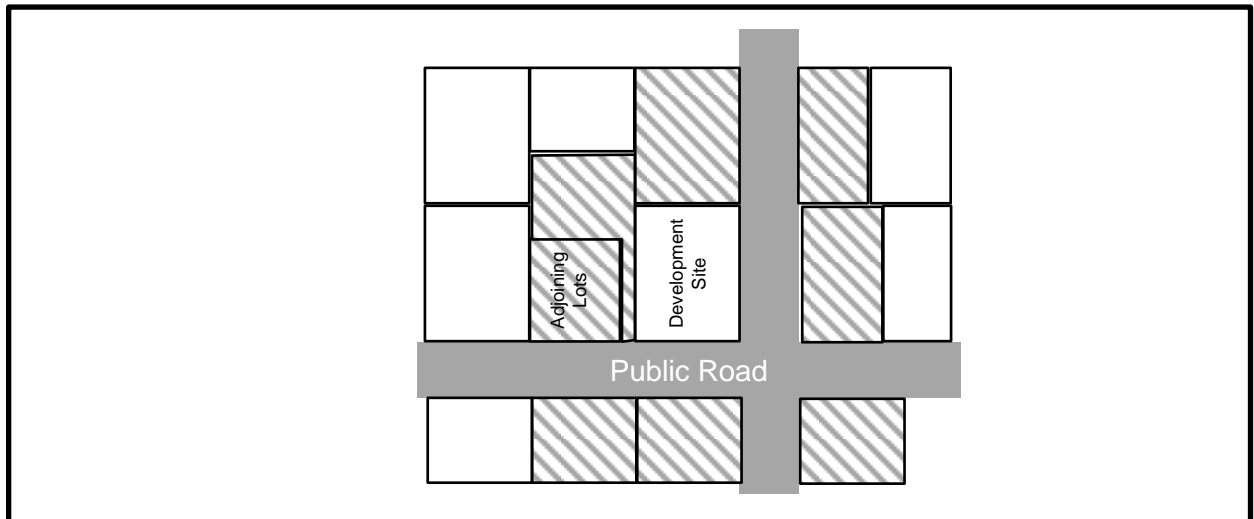
1. To provide clarity in the determination of what constitutes an adjoining lot under this plan.

Controls

1. In the case of a control relating to a setback from a road boundary of an allotment the adjoining lots are the lots on either side of the site that also have a boundary to that road ignoring any access handle or other road that may be present. This is represented diagrammatically below:



2. In the case of any other control the adjoining lots are the lots that share a boundary with the development site and the lots that would share such a boundary but for the presence of a public road or access handle. This includes lots that share a common corner of a boundary even if this is the only common boundary. This is represented diagrammatically below:



2.6 Assessment of Tree Removal

Objectives

1. To ensure the clearing of trees is appropriately considered in the assessment of development applications under this volume.

Controls

1. In assessing the impact of a proposal under this plan the consent authority shall assume that all trees will be cleared within:
 - a. 3 metres of every building, pool, driveway and other structure; and
 - b. Within any asset protection zone required.

2.7 Wet bars

Objectives

1. To ensure that proposed wet bars are not readily adaptable to provide additional kitchens that would lead to a different use under the relevant environmental planning instruments.

Controls

1. Wet bars shall have a counter area no greater than 1m².
2. Wet bars shall not be provided with ovens, cooktops or dishwashers.

2.8 Driveways

Objectives

1. To ensure that residential developments are provided with suitable vehicular access.

Controls

1. Driveways shall be sealed for all residential development in the R1, R2, R3 zones.
2. Driveways shall be sealed for dual occupancy development in the E4 zone.
3. Driveways shall be sealed for all residential development in the R5 zone.
4. Driveways shall be sealed or all weather gravel for all other development under this volume.

2.9 Setbacks

Objectives

1. To clarify that a building may exceed a setback in this volume.

Controls

1. Where there is a setback fixed for a building anywhere in this volume a building will be taken to comply if it is setback by an amount equal to or greater than the numerical standard provided.

2.10 Non-Residential Development

Objectives

2. To ensure that residential developments are undertaken with due regard to other forms of development in the vicinity.

Controls

2. Development subject to this volume must demonstrate that it will not result in unreasonable impacts on existing non-residential development in the vicinity including (without limitation):
 - a. Agriculture
 - b. Education Facilities
 - c. Recreation Facilities
 - d. Industries
 - e. Business Undertakings.

PART 3 – SPECIFIC LAND USE CONTROLS

3.1 Single Dwelling Houses (Town Centre Residential Lots)

These provisions apply to developments for dwelling houses on Town Centre Residential Lots (area less than 450m² on which a dwelling can be lawfully constructed).

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings shall not exceed 60% of the site area.	1.2, 1.3, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 1.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Each frontage of the lot to a public road must be addressed by the dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
5	Any front façade must feature a personal access door.	1.2, 1.3
6	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
7	Any front façade must have no stretch of straight wall greater than 10.0 metres in length.	1.2, 1.3, 1.4
8	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
9	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
10	The number of garage doors visible to the street shall be limited to 2. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
11	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
12	Dwellings must appear no greater than two (2) storeys in height.	1.1, 1.2, 1.3, 1.4
Setbacks		
13	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
14	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
15	Where there is no dwelling on an adjoining lot the front setback shall be 4.5m.	1.2, 1.3, 1.4
16	The minimum side setback shall be 0.9m. Except in cases where a zero lot line has been nominated at the subdivision stage and satisfactory easements have been provided over the adjoining allotment.	1.2, 1.3, 1.4, 5.2
17	The minimum rear setback shall be 3.0m for a two (2) storey dwelling and 900mm for a single storey dwelling or a single storey part of a two (2) storey dwelling.	1.2, 1.3, 1.4, 5.1, 5.2
18	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 2.0m.	1.2, 1.3, 1.4
19	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
20	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
21	Awnings and other building features that do not form a wall of a room may be located between the building setback to a primary and/or secondary road but shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4

22	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.3, 1.4
Private Open Space		
23	A minimum principal area of private open space must be provided with the following characteristics: <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 16 square-metres. e. Must not be located in the front building setback nor the setback from a secondary frontage. f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1
Parking, Access and Vehicular Safety		
24	A minimum of one parking space must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
25	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
26	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
27	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2
Stormwater		
28	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2
Waste Management		
29	Dwellings shall be provided with bin storage areas in a location clear of private open space and out of view from any public space including any public road.	1.2, 1.3, 3.1, 8.1

3.2 Single Dwelling Houses (Residential Small Lots)

These provisions apply to developments for dwelling houses on Residential Small Lots (area between 450 m² and 700m²(inclusive) on which a dwelling can be lawfully constructed). They do NOT apply to Residential Battle-Axe Allotments.

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings shall not exceed 60% of the site area.	1.2, 1.3, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Each frontage of the lot to a public road must be addressed by the dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
5	Any front façade must feature a personal access door.	1.2, 1.3
6	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
7	Any front façade must have no stretch of straight wall greater than 10.0 metres in length.	1.2, 1.3, 1.4
8	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
9	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
10	The number of garage doors visible to the street shall be limited to 2. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
11	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
12	Dwellings must appear no greater than two (2) storeys in height.	1.1, 1.2, 1.3, 1.4
Setbacks		
13	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
14	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
15	Where there is no dwelling on an adjoining lot the front setback shall be 4.5m.	1.2, 1.3, 1.4
16	The minimum side setback shall be 0.9m.	1.2, 1.3, 1.4, 5.2
17	The minimum rear setback shall be 8.0m for a two (2) storey dwelling and 3.0m for a single storey dwelling or a single storey part of a two (2) storey dwelling.	1.2, 1.3, 1.4, 5.1, 5.2
18	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 2m.	1.2, 1.3, 1.4
19	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
20	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
21	Awnings and other building features that do not form a wall of a room may be located between the building setback to a primary and/or secondary road but shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4

22	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.3, 1.4
Private Open Space		
23	A minimum principal area of private open space must be provided with the following characteristics: <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 24 square-metres. e. Must not be located in the front building setback nor the setback from a secondary frontage. f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1
Parking, Access and Vehicular Safety		
24	A minimum of one parking space must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
25	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
26	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
27	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2
Stormwater		
28	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2
Waste Management		
29	Dwellings shall be provided with bin storage areas in a location clear of private open space.	1.2, 1.3, 3.1, 8.1

3.3 Single Dwelling Houses (Standard Residential Lots)

These provisions apply to developments for dwelling houses on Residential Small Lots (area between 700 m² and 1500m² on which a dwelling can be lawfully constructed). They do NOT apply to Residential Battle-Axe Allotments.

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings shall not exceed 50% of the site area.	1.2, 1.3, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Each frontage of the lot to a public road must be addressed by the dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
5	Any front façade must feature a personal access door.	1.2, 1.3
6	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
7	Any front façade must have no stretch of straight wall greater than 10.0 metres in length.	1.2, 1.3, 1.4
8	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
9	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
10	The number of garage doors visible to the street shall be limited to 3. If 3 doors are proposed at least 1 door must be setback behind the other 2 by no less than 0.5m. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
11	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
12	Dwellings must appear no greater than two (2) storeys in height.	1.1, 1.2, 1.3, 1.4
Setbacks		
13	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
14	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
15	Where there is no dwelling on an adjoining lot the front setback shall be 4.5m for a lot with an area less than 900m ² and 6.5m for other residential lots.	1.2, 1.3, 1.4
16	The minimum side setback shall be 0.9m.	1.2, 1.3, 1.4, 5.2
17	The minimum rear setback shall be 8.0m for a two (2) storey dwelling and 3.0m for a single storey dwelling or a single storey part of a two (2) storey dwelling.	1.2, 1.3, 1.4, 5.1, 5.2
18	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 2.5m for a lot with an area less than 900m ² and 3m for other residential lots.	1.2, 1.3, 1.4
19	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
20	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
21	Awnings and other building features that do not form a wall of a room may be located between the building setback to a primary and/or secondary road but shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4

22	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.3, 1.4
Private Open Space		
23	A minimum principal area of private open space must be provided with the following characteristics: <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 24 square-metres. e. Must not be located in the front building setback nor the setback from a secondary frontage. f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1
Parking, Access and Vehicular Safety		
24	A minimum of one parking space must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
25	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
26	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
27	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2
Stormwater		
28	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2
Waste Management		
29	Dwellings shall be provided with bin storage areas in a location clear of private open space.	1.2, 1.3, 3.1, 8.1

3.4 Single Dwelling Houses (Residential Large Lots)

These provisions apply to developments for dwelling houses on Residential Large Lots (area between 1500m² and 4000m² on which a dwelling may be lawfully constructed). They do NOT apply to Residential Battle-Axe Allotments.

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings shall not exceed 40% of the site area.	1.2, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Each frontage of the lot to a public road must be addressed by the dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
5	Any front façade must feature a personal access door.	1.2, 1.3
6	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
7	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
8	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
9	The number of garage doors visible to the street shall be limited to 3. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
10	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
11	Dwellings must appear no greater than two (2) storeys in height.	1.2, 1.3, 1.4
Setbacks		
12	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 10m.	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3
13	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 10m.	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3
14	Where there is no dwelling on an adjoining lot the front setback shall be 10m.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
15	The minimum side setback shall be 1.5m.	1.2, 1.3, 1.4, 5.2
16	The minimum rear setback shall be 8.0m.	1.2, 1.3, 1.4, 5.1, 5.2
17	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 5m.	1.2, 1.3, 1.4
18	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
19	No part of any garage shall be located within 5.5 metres of a frontage of the site to a secondary public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
20	Awnings and other building features that do not form a wall of a room may be located within the building setback to a primary and/or secondary road but shall not extend more than 1.5m into that building setback.	1.2, 1.3, 1.4

Parking, Access and Vehicular Safety		
21	A minimum of one parking space must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
22	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
23	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
24	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2

3.5 Single Dwelling Houses (Rural Lifestyle Lots)

These provisions apply to developments for dwelling houses on Rural Lifestyle Lots (area between 4000m² and 2 hectares on which a dwelling may be lawfully constructed).

Control		Objectives (refer to Clause 1.2)
Building Design		
1	Dwellings must appear no greater than two (2) storeys in height.	1.2, 1.3, 1.4
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Each frontage of the lot to a public road must be addressed by the dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
5	Any front façade must feature a personal access door.	1.2, 1.3
6	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
7	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
8	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
9	The number of garage doors visible to the street shall be limited to 3. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
10	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
Setbacks		
11	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 10m.	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3
12	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 10m.	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3
13	Where there is no dwelling on an adjoining lot the front setback shall be 10m.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
14	The minimum side setback shall be 2.5m.	1.2, 1.3, 1.4, 5.2
15	The minimum rear setback shall be 8.0m.	1.2, 1.3, 1.4, 5.1, 5.2
16	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 5m.	1.2, 1.3, 1.4
17	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
18	No part of any garage shall be located within 5.5 metres of a frontage of the site to a secondary public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
19	Awnings and other building features that do not form a wall of a room may be located within the building setback to a primary and/or secondary road but shall not extend more than 1.5m into that building setback.	1.2, 1.3, 1.4
Parking, Access and Vehicular Safety		
20	A minimum of one parking space must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
21	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
22	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
23	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2

3.6 Single Dwelling Houses (Rural Lots)

These provisions apply to developments for dwelling houses on Rural Lots (area greater than 2 hectares on which a dwelling may be lawfully constructed).

Control		Objectives (refer to Clause 1.2)
Building Design		
1	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
2	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
3	Any front façade must feature a personal access door.	1.2, 1.3
4	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
5	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
6	The number of garage doors visible to the street shall be limited to 3. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
7	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
8	Dwellings must appear no greater than two (2) storeys in height.	1.2, 1.3, 1.4
Setbacks		
9	The front setback shall be 18m.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
10	The minimum side setback shall be 5m.	1.2, 1.3, 1.4, 5.2
11	The minimum rear setback shall be 10.0m.	1.2, 1.3, 1.4, 5.1, 5.2
12	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 10m.	1.2, 1.3, 1.4
13	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
Environmental Protection		
14	There is a general principal that it is acceptable to construct a dwelling on any allotment on which a dwelling can be lawfully erected. This means that such an allotment containing native vegetation, however significant it maybe, should be able to support a dwelling house. The location and bushfire construction level shall be selected to retain the most valuable vegetation and to minimise the total extent of clearing. This provision does not extend to land that is subject to other constraints such as flooding or landslip that would render the land unsuitable to support a dwelling.	10.1, 10.2

3.7 Ancillary Buildings (Town Centre Residential Lots, Residential Small Lots and Standard Residential Lots)

These provisions apply to developments for buildings ancillary to dwellings on town centre residential lots, residential small lots and Standard Residential Lots.

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings shall not exceed 50% of the site area for lots over 700m ² and 60% of the site area for lots less than 700m ² .	1.2, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 1.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Any façade visible from any public road must have no stretch of blank wall greater than 5.0 metres in length.	1.2, 1.3, 1.4
5	Any façade visible from any public road must have no stretch of straight wall greater than 10.0 metres in length.	1.2, 1.3, 1.4
6	Any façade (other than a façade visible from a public road) must have no stretch of blank wall greater than 10.0 metres.	1.2, 1.4
7	The height of any ancillary building shall not exceed 5.0m. In this control building height is measured from the highest point on the building to the natural ground level immediately below.	1.2, 1.3, 1.4
8	Shipping containers shall not be used as ancillary buildings.	1.2, 1.3
Setbacks		
9	Ancillary buildings shall be located no less than 1.0m behind the front of the dwelling on primary and secondary frontages.	1.2, 1.3, 1.4, 2.1, 2.3
10	Ancillary buildings shall be set back no less than 500mm from side and rear boundaries.	1.2, 1.4
Stormwater		
11	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2

3.8 Ancillary Buildings (Residential Large Lots)

These provisions apply to developments for buildings ancillary to dwellings on Residential Large Lots (area between 1500m² and 4000m² (inclusive) on which a dwelling may be lawfully constructed).

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings (including dwellings) shall not exceed 40% of the site area.	1.2, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	Any façade visible from any public road must have no stretch of blank wall greater than 5.0 metres in length.	1.2, 1.3, 1.4
5	Any façade visible from any public road must have no stretch of straight wall greater than 10.0 metres in length.	1.2, 1.3, 1.4
6	Any façade (other than a façade visible from a public road) must have no stretch of blank wall greater than 10.0 metres.	1.2, 1.4
7	The height of any ancillary building shall not exceed 5.0m. In this control building height is measured from the highest point on the building to the natural ground level immediately below.	1.2, 1.3, 1.4
8	Shipping containers shall not be used as ancillary buildings.	1.2, 1.3
9	The floor area of any ancillary building shall not exceed 100m ² .	14.4
Setbacks		
10	Ancillary buildings shall be located no less than 1.0m behind the front of the dwelling on primary and secondary frontages.	1.2, 1.3, 1.4, 2.1, 2.3
11	Ancillary buildings shall be set back no less than 900mm from side and rear boundaries.	1.2, 1.4

3.9 Ancillary Buildings (Rural Lifestyle Lots and Rural Lots)

These provisions apply to developments for buildings ancillary to dwellings on Rural Lifestyle Lots and Rural Lots. THESE CONTROLS DO NOT APPLY TO DEVELOPMENTS FOR BUILDING TO BE USED FOR RURAL PRODUCTION PURPOSES. Those structures are to be assessed under Volume 2 of this development control plan.

Control		Objectives (refer to Clause 1.2)
Building Design		
1	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
2	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
3	Any façade visible from any public road must have no stretch of blank wall greater than 10.0 metres in length.	1.2, 1.3, 1.4
4	The height of any ancillary building shall not exceed 5.0m in the case of a Rural Lifestyle Lot and 7.0m in the case of a Rural Lot. In this control building height is measured from the highest point on the building to the natural ground level immediately below.	1.2, 1.3, 1.4
5	Shipping containers shall not be used as ancillary buildings.	1.2, 1.3
6	The floor area of any ancillary building shall not exceed 100m ² .	14.4
Setbacks		
7	Ancillary buildings shall be located no less than 5.0m behind the front of the dwelling.	1.2, 1.3, 1.4
8	Ancillary buildings shall be set back no less than 900mm from side and rear boundaries.	1.2, 1.4
Environmental Protection		
9	Ancillary buildings and their relevant asset protection zones must be located to result in no clearing of significant stands of native vegetation.	10.1

3.10 Housing and Ancillary Development on Residential Battle-Axe Allotments

These provisions apply to developments for dwellings on Residential Battle-Axe Allotment

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The total portion of the site covered by buildings shall not exceed 50% of the site area exclusive of access handle.	1.2, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	No façade shall have a stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
5	Dwellings constructed on a Battle-Axe Allotment must be no more than one storey in height.	1.2, 1.3, 1.4, 5.1
Setbacks		
6	The minimum setback to the front and rear boundaries shall be 3.0m.	1.2, 1.3, 1.4, 5.1, 5.2
7	The minimum side setback shall be 1.5m.	1.2, 1.4
8	Eaves and other building features that do not form a wall of a room may be located within the building setbacks but shall not extend more than 1.5m into that building setback.	1.2, 1.3, 1.4
Private Open Space		
9	A minimum principal area of private open space must be provided with the following characteristics: <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 24 square-metres. e. Must not be located adjacent to the access handle f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1
Parking, Access and Vehicular Safety		
10	A minimum of one parking space must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
11	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
12	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
13	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2
Stormwater		
14	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2
Waste Management		
15	Dwellings shall be provided with bin storage areas in a location clear of private open space.	1.2, 1.3, 3.1, 7.1

3.11 Swimming Pools

These provisions apply to developments for swimming pools that are provided ancillary to residential development.

Setbacks		
1	Swimming pools shall not be constructed between a dwelling and a property boundary to a public road on Standard Residential Lots nor on Residential Large Lots.	1.2, 1.3, 1.4
2	Pool fencing shall be provided at least 1m from the water's edge of the pool.	15.1
3	Pools shall only be provided within 40 metres of a dwelling.	15.1
Site Coverage		
4	The total portion of the site covered by all pools and buildings (including dwellings) shall not exceed 40% of the site area for a Residential Large Lot and 50% of the area of a Standard Residential Lot.	1.2, 1.3, 1.4, 3.1, 6.1, 6.2
Environmental Protection		
5	Swimming pools shall not be located in locations that would have an adverse impact on significant stands of native vegetation by either the construction of the pool or by the provision of an asset protection zone or defensible space.	10.1

3.12 Car Ports

These provisions apply to developments for car ports.

Building Design		
1	The total portion of the site covered by buildings (including dwellings) shall not exceed 50% of the site area for a Standard Residential Lot and 40% of the site area for a residential large lot.	1.2, 1.4, 3.1, 6.1 & 6.2.
2	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
3	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
4	The height of any car port shall not exceed 5.0m. In this control building height is measured from the highest point on the building to the natural ground level immediately below.	1.2, 1.3, 1.4
Setbacks		
5	Car ports shall be located no less than 5.5 metres from the boundary of the site to any road or the relevant front setback for a dwelling whichever is greater.	1.2, 1.3, 1.4, 2.1, 2.3
6	Car ports shall be set back no less than 200mm from side and rear boundaries.	1.2, 1.4
Stormwater		
7	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2

3.13 Retaining Walls

These provisions apply to developments for car ports.

Retaining Wall Design		
1	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
2	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
3	Retaining walls in front of dwellings shall be designed to minimise their impact on the streetscape.	1.2, 1.3, 1.4
4	Retaining walls within 0.5 metres of a property boundary shall be no greater than 1.0 metres in height.	1.2, 1.3, 1.4, 5.1

3.14 Secondary Dwellings

These provisions apply to developments for secondary dwellings.

Control		Objectives (refer to Clause 1.2)
General Controls		
1	If the secondary dwelling is attached to an existing dwelling the building as a whole must comply with all controls in the relevant Section of this plan as though it were a single dwelling.	Refer to clauses in the relevant section of this plan
2	If the secondary dwelling is not attached to an existing dwelling then it must comply with all controls the relevant Section of this plan as though it were an ancillary building.	
Building Design		
3	A detached secondary dwelling must have a clear visual character of either a shed or a small dwelling. A building that appears to be a hybrid of a shed and dwelling shall not be permitted.	1.2, 1.3, 1.4
Parking, Access and Vehicular Safety		
4	A secondary dwelling shall be provided with no more than one (1) parking space.	12.3

3.15 Dual Occupancy in Zones other than R3 Medium Density Residential

These provisions apply to developments for dual occupancy on land upon which this development can be lawfully undertaken but not on land within Zone R3 Medium Density Residential under Wollondilly Local Environmental Plan, 2011.

Control		Objectives (refer to Clause 1.2)
Lot Size		
1	Dual Occupancy development shall not be undertaken on Town Centre Residential Lots, Residential Small Lots nor Residential Large Lots.	12.5, 14.2, 14.3
Building Design		
2	The maximum site coverage shall be 50%.	1.2, 1.3, 1.4, 3.1, 6.1, 6.2
3	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
4	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
5	Each frontage of the lot to a public road must be addressed by a dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
6	Any front façade must feature a personal access door.	1.2, 1.3
7	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
8	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
9	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
10	The number of garage doors visible to the street shall be limited to 3. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
11	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
12	Dual occupancy developments must not: <ul style="list-style-type: none"> ▪ Be mirror reversed; ▪ Have a repeated façade; ▪ Locate garages at the centre of the building's front façade; nor ▪ Present an excessively bulky front façade. 	1.2, 1.3, 1.4
Setbacks		
13	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
14	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
15	Where there is no dwelling on an adjoining lot the front setback shall be 4.5m.	1.2, 1.3, 1.4
16	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 2m for a lot with an area less than 900m ² and 3m for other residential lots.	1.2, 1.3, 1.4
17	The minimum side setback shall be 0.9m.	1.2, 1.3, 1.4, 5.2
18	The minimum rear setback shall be 8.0m for a two (2) storey dwelling and 3.0m for a single storey dwelling or a single storey part of a two (2) storey dwelling.	1.2, 1.3, 1.4, 5.1, 5.2
19	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
20	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
21	Awnings and other building features that do not form a wall of a room may be located between the building setback to a primary and/or secondary road but shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4

22	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.4
Private Open Space		
23	A minimum principal area of private open space must be provided for each dwelling with the following characteristics: <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 24 square-metres. e. Must not be located in the front building setback nor the setback from a secondary frontage f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1
Parking, Access and Vehicular Safety		
24	A minimum of one parking space must be provided wholly on the site for each dwelling. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.	2.1, 2.2, 2.3, 14.1
25	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1, 2.2, 14.1
Privacy		
26	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 5.2
27	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1, 5.2
28	The rear dwelling of a battle-axe style dual occupancy development shall be single storey.	1.2, 1.3, 1.4, 5.1
Stormwater		
29	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	7.1, 7.2
Waste Management		
30	Each dwelling shall be provided with a bin storage area in a location clear of private open space.	1.2, 1.3, 3.1, 8.1
Attached Dual Occupancy in Environmental Living (E4) zones		
31	Attached dual occupancy developments in the E4 Environmental Living Zone shall: <ul style="list-style-type: none"> a. Be attached by way of a common wall with a minimum length of 1.0m; and b. Shall incorporate complimentary roof lines and other architectural features to ensure that the development has the appearance of a single dwelling. 	1.2, 1.3

3.16 Dual Occupancy within the R3 Medium Density Residential Zone and Medium Density Development other than Residential Flat Buildings

These provisions apply to developments for dual occupancy and medium density housing on land within Zone R3 Medium Density Residential under Wollondilly Local Environmental Plan, 2011, but do not apply to residential flat buildings.

Control		Objectives (refer to Clause 1.2)
Density		
1	Residential development to which these provisions apply must achieve a minimum density of 25 lots per hectare rounded down to the nearest dwelling. Example A 1,345m ² allotment is 0.1345 Ha. <i>Minimum Yeild = 25 × lot area in hectares</i> <i>= 25 × 0.1345</i> <i>= 3.3625</i> <i>= 3 dwellings</i>	12.4
2	Residential development to which these provisions apply must not exceed a maximum density of 45 lots per hectare rounded down to the nearest dwelling. Example A 1,345m ² allotment is 0.1345 Ha. <i>Maximum Yeild = 45 × lot area in hectares</i> <i>= 45 × 0.1345</i> <i>= 6.0525</i> <i>= 6 dwellings</i>	12.4
3	In determining the density of development under these provisions land used for the following purposes is not taken into account: <ul style="list-style-type: none"> ▪ Environmental Conservation ▪ Public Roads ▪ Land reserved for future development ▪ Dedication to Council as public open space ▪ Basins, wetlands and similar stormwater management systems (water tanks are to be included in the calculation) 	12.4
Building Design		
4	The total portion of the site covered by all pools, buildings and paving shall not exceed 75% of the site area.	1.2, 1.3, 1.4, 3.1, 6.1 & 6.2.
5	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
6	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
7	Each frontage of the lot to a public road must be addressed by a dwelling. A dwelling is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
8	Any front façade must feature a personal access door.	1.2, 1.3
9	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
10	A side or rear façade must have no stretch of blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
11	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
12	The number of garage doors visible to the street shall be limited to 2. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4

13	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
14	Medium density developments must not: <ul style="list-style-type: none"> ▪ Be mirror reversed; ▪ Have a repeated façade; ▪ Locate garages at the centre of the building's front façade; nor ▪ Present an excessively bulky front façade. 	1.2, 1.3, 1.4
15	One dwelling per five provided in a medium density development (rounded down) shall be provided as an adaptable dwelling.	11.1
Setbacks		
16	Where there is a dwelling on each adjoining lot, the setback for the dwelling from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
17	Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
18	Where there is no dwelling on an adjoining lot the front setback shall be 4.5m for a lot with an area less than 900m ² and 6.5m for other residential lots.	1.2, 1.3, 1.4
19	The minimum side setback shall be 0.9m from land not included in the development.	1.2, 1.3, 1.4, 5.2
20	The minimum rear setback from land not included in the development shall be 8.0m for a two (2) storey dwelling and 3.0m for a single storey dwelling or a single storey part of a two (2) storey dwelling.	1.2, 1.3, 1.4, 5.1, 5.2
21	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
22	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
23	Awnings and other building features that do not form a wall of a room may be located between the building setback to a primary and/or secondary road and shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4
24	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.4
25	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 2m for a lot with an area less than 900m ² and 3m for other residential lots.	1.2, 1.3, 1.4
Private Open Space		
26	A minimum principal area of private open space must be provided for each dwelling with the following characteristics: <ol style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 24 square-metres. e. Must not be located in the front building setback f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1

Common Open Space		
27	<p>The size of the principal area of private open space for each dwelling may be reduced to 10 square-metres if an area of common open space is provided for the development with the following characteristics:</p> <ol style="list-style-type: none"> Gradient no steeper than 1:20 (Rise:Run) Width no less than 6 metres in any direction At least 3 hours of solar access to 50% of the area (ignoring shadowing caused by trees). Provided with suitable fixed embellishment comprising a minimum of: <ol style="list-style-type: none"> Seating and tables at the rate of 6 seats and one table per 3 dwellings rounded up to the nearest whole number. Barbeque facilities at the rate of 1 barbeque per 3 dwellings rounded up to the nearest whole number Children's play equipment Have a total area no less than 8 square-metres per dwelling Must not be located in the front building setback Not be used for effluent disposal or garbage storage Be secured from public access but available to all occupiers in the development. 	1.2, 3.2
Parking, Access and Vehicular Safety		
28	A minimum of one parking space must be provided wholly on the site for each dwelling. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling.	2.1
29	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1
30	A minimum of 1 visitor parking space per three (3) dwellings (rounded up) must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the building.	2.1
Landscaping		
31	At least 10% of the area of the site shall be formally landscaped with an automated water system to be provided.	1.2, 1.3, 1.4, 5.2, 6.1
Privacy		
32	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1
33	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1
Stormwater		
34	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2
Waste Management		
35	<p>The development shall be provided with onsite waste management facilities to allow for:</p> <ol style="list-style-type: none"> the collection of domestic waste from each dwelling the storage of the waste out of sight of any publically accessible place, dwelling window, area of private open space and area of common open space. The collection of domestic waste from the development by waste collection vehicles. 	1.2, 1.3, 8.1

Environmental Protection		
36	Development must be designed and located to result in no clearing of significant stands of native vegetation.	10.1

3.17 Residential Flat Buildings

These provisions apply to developments for residential flat buildings.

Control		Objectives (refer to Clause 1.2)
Density		
1	Residential development to which these provisions apply must achieve a minimum density of 25 lots per hectare rounded down to the nearest dwelling. Example A 1,345m ² allotment is 0.1345 Ha. <i>Minimum Yeild = 25 × lot area in hectares</i> <i>= 25 × 0.1345</i> <i>= 3.3625</i> <i>= 3 dwellings</i>	12.4
2	Residential development to which these provisions apply must not exceed a maximum density of 45 lots per hectare rounded down to the nearest dwelling. Example A 1,345m ² allotment is 0.1345 Ha. <i>Maximum Yeild = 45 × lot area in hectares</i> <i>= 45 × 0.1345</i> <i>= 6.0525</i> <i>= 6 dwellings</i>	12.4
3	In determining the density of development under these provisions land used for the following purposes is not taken into account: <ul style="list-style-type: none"> ▪ Environmental Conservation ▪ Public Roads ▪ Land reserved for future development ▪ Dedication to Council as public open space ▪ Basins, wetlands and similar stormwater management systems (water tanks are to be included in the calculation) 	12.4
Building Design		
4	The total portion of the site covered by all pools, buildings and paving shall not exceed 75% of the site area.	1.2, 1.3, 1.4, 3.1, 6.1 & 6.2.
5	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
6	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
7	Each frontage of the lot to a public road must be addressed by the Residential Flat Building. The building is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
8	Any front façade must feature a personal access door.	1.2, 1.3
9	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
10	Any front façade must have no stretch of straight wall greater than 10.0m in length.	1.2, 1.3, 1.4
11	A side or rear façade must have no stretch or blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
12	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
13	The number of garage doors visible to the street shall be limited to 2. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
14	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2

15	Residential Flat Building developments must not: <ul style="list-style-type: none"> ▪ Be mirror reversed; ▪ Have a repeated façade; ▪ Locate garages at the centre of the building's front façade; ▪ Be greater than 2 storeys in height; nor ▪ Present an excessively bulky front façade. 	1.2, 1.3, 1.4
16	No more than 50% (rounded up) of the dwellings in a residential flat building may have 4 or more bedrooms.	12.1
17	No more than 60% (rounded up) of the dwellings in a residential flat building may have 3 bedrooms.	12.1
18	At least 20% (rounded down) of the dwellings in a residential flat building with more than 10 dwellings must have one or two bedrooms.	12.1
19	At least 30% (rounded down) of the dwellings in a residential flat building with more than 5 dwellings must be adaptable dwellings.	11.1
Setbacks		
20	Where there is a dwelling on each adjoining lot, the setback for the building from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 6.5m.	1.1, 1.2, 1.3, 1.4
21	Where there is a dwelling on one adjoining lot the front setback for the building shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 6.5m.	1.1, 1.2, 1.3, 1.4
22	Where there is no dwelling on an adjoining lot the front setback shall be 6.5m.	1.2, 1.3, 1.4
23	The minimum side setback shall be 0.9m from land not included in the development.	1.2, 1.3, 1.4, 5.2
24	The minimum rear setback from land not included in the development shall be 8.0m for a two (2) storey building and 3.0m for a single storey building or a single storey part of a two (2) storey building.	1.2, 1.3, 1.4, 5.1, 5.2
25	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
26	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
27	Awnings and other building features that do not form a wall of a room or a balcony may be located between the building setback to a primary and/or secondary road shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4
28	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.4
29	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 6m.	1.2, 1.3, 1.4
Private Open Space		
30	A minimum principal area of private open space must be provided for each dwelling with the following characteristics: <ol style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom d. Have an area no less than 8 square-metres. e. Must not be located in the front building setback f. Not be used for clothes drying, effluent disposal or garbage storage 	3.1, 6.1

Common Open Space		
31	<p>An area of common open space shall be provided for the development with the following characteristics:</p> <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 6 metres in any direction c. At least 3 hours of solar access to 50% of the area (ignoring shadowing caused by trees). d. Provided with suitable fixed embellishment comprising a minimum of: <ul style="list-style-type: none"> a. Seating and tables at the rate of 6 seats and one table per 3 dwellings rounded up to the nearest whole number. b. Barbeque facilities at the rate of 1 barbeque per 3 dwellings rounded up to the nearest whole number c. Children's play equipment e. Have a total area no less than 20% of the area of the site f. Must not be located in the front building setback g. Not be used for effluent disposal or garbage storage h. Be secured from public access but available to all occupiers in the development. 	1.2, 3.2
Parking, Access and Vehicular Safety		
32	A minimum of 1.5 parking spaces per dwelling (rounded up) must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the building.	2.1
33	An open hard stand car parking space must measure at least 2.6m wide and 5.4m long.	2.1
34	A minimum of 1 visitor parking space per three (3) dwellings (rounded up) must be provided wholly on the site. Such a space or spaces may be an open hard stand space or a carport or garage, whether attached to or detached from the building.	2.1
Landscaping		
35	At least 10% of the area of the site shall be formally landscaped with an automated water system to be provided. Up to 5% of the site area may be counted for both common open space and formal landscaping.	1.2, 1.3, 1.4, 5.2, 6.1
Privacy		
36	Dwellings must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1
37	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1
Stormwater		
38	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	7.1, 7.2
Waste Management		
39	<p>The development shall be provided with onsite waste management facilities to allow for:</p> <ul style="list-style-type: none"> a) the collection of domestic waste from each dwelling b) the storage of the waste out of sight of any publically accessible place, dwelling window, area of private open space and area of common open space. c) The collection of domestic waste from the development by waste collection vehicles. 	1.2, 1.3, 8.1
Environmental Protection		
40	Development must be designed and located to result in no clearing of significant stands of native vegetation.	10.1

3.18 Hostels and Boarding Houses

These provisions apply to developments for Hostels and Boarding Houses in Wollondilly Shire. In these controls a reference to a boarding house is also a reference to a Hostel.

Control		Objectives (refer to Clause 1.2)
Density		
1	<p>Development to which these provisions apply must achieve a minimum density of 4 boarding rooms per 1,000m² of allotment area rounded down to the nearest whole boarding room.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Example A 1,345m² allotment.</p> $\begin{aligned} \text{Minimum Yeild} &= 4 \times \frac{\text{lot area in m}^2}{1000} \\ &= 4 \times \frac{1345}{1000} \\ &= 5.38 \\ &= 5 \text{ boarding rooms} \end{aligned}$ </div>	11.2
2	<p>Residential development to which these provisions apply must not exceed a maximum density of 8 boarding rooms per 1,000m² of allotment area rounded down to the nearest whole boarding room.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Example A 1,345m² allotment.</p> $\begin{aligned} \text{Maximum Yeild} &= 8 \times \frac{\text{lot area in m}^2}{1000} \\ &= 8 \times \frac{1345}{1000} \\ &= 10.76 \\ &= 10 \text{ boarding rooms} \end{aligned}$ </div>	11.2
3	<p>In determining the density of development under these provisions land used for the following purposes is not taken into account:</p> <ul style="list-style-type: none"> ▪ Environmental Conservation ▪ Public Roads ▪ Land reserved for future development ▪ Dedication to Council as public open space ▪ Basins, wetlands and similar stormwater management systems (water tanks are to be included in the calculation) 	11.2
Site Selection and Transport		
4	<p>Boarding house and hostel developments must only be provided with 400m of the following train stations:</p> <ul style="list-style-type: none"> • Douglas Park • Picton • Tahmoor • Bargo 	11.2

Building Design		
5	The total portion of the site covered by all pools, buildings and paving shall not exceed 75% of the site area.	1.2, 1.3, 1.4, 3.1, 6.1 & 6.2.
6	Filling of land shall not increase the natural ground level by more than 1.0m.	1.2, 1.3, 5.1 & 6.2
7	Cut shall be limited to 2.0 metres below natural ground level.	1.2, 1.3, 4.1, 6.2 & 9.1
8	Each frontage of the lot to a public road must be addressed by the building. The building is taken to address a frontage if the façade of the dwelling visible from that frontage meets the front façade requirements of this volume and has the appearance of dwelling front facade.	1.2, 1.3 & 4.2
9	Any front façade must feature a single personal access door.	1.2, 1.3
10	Any front façade must have no stretch of blank wall greater than 5.0m in length.	1.2, 1.3, 1.4, 4.2
11	Any front façade must have no stretch of straight wall greater than 10.0m in length.	1.2, 1.3, 1.4
12	A side or rear façade must have no stretch or blank wall greater than 12.0 metres.	1.2, 1.3, 1.4
13	No more than 50% of the front façade shall be garage doors.	1.2, 1.3, 1.4
14	The number of garage doors visible to the street shall be limited to 2. In this control a double garage door shall be counted as 2 doors.	1.2, 1.3, 1.4
15	The front façade shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
16	Hostels and Boarding Houses developments must not: <ul style="list-style-type: none"> ▪ Be mirror reversed; ▪ Have a repeated façade; ▪ Locate garages at the centre of the building's front façade; ▪ Be greater than 2 storeys in height; nor ▪ Present an excessively bulky front façade. 	1.2, 1.3, 1.4
17	Each boarding room must have an area of between 16 and 25m ² (excluding any area used for the purposes of private kitchen or bathroom facilities).	11.4
18	Communal living area must be provided at the rate of 12m ² per 5 boarding rooms or part thereof.	11.4
19	No boarding rooms may be occupied more than two adult lodgers (except for a Hostel which may provide dormitory rooms).	14.3
20	Adequate kitchen, laundry and bathroom facilities must be provided for lodgers.	11.4
21	If the boarding house has capacity to accommodate 20 or more lodgers then it must be provided with an onsite boarding room or dwelling for a boarding house manager.	11.4, 14.1
22	If the boarding house is proposed in a business zone then no part of the ground floor may be used for residential purposes.	13.1
23	At least one boarding room per five boarding rooms (rounded down) provided in a boarding house (excluding a hostel) shall be an accessible room complying with relevant Commonwealth Standards for disabilities access.	11.5
24	At least one hostel room per five hostel rooms provided in a hostel (rounded down) shall be an accessible room complying with relevant Commonwealth Standards for disabilities access.	11.5
Setbacks		
25	Where there is a dwelling on each adjoining lot, the setback for the building from any primary road shall be the average setback of the existing adjoining dwellings plus or minus 10%. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
26	Where there is a dwelling on one adjoining lot the front setback for the building shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 4.5m.	1.1, 1.2, 1.3, 1.4
27	Where there is no dwelling on an adjoining lot the front setback shall be 6.5m.	1.2, 1.3, 1.4
28	The minimum side setback shall be 0.9m from land not included in the development.	1.2, 1.3, 1.4, 5.2
29	The minimum rear setback from land not included in the development shall be 8.0m for a two (2) storey building and 3.0m for a single storey building or a single storey part of a two (2) storey building.	1.2, 1.3, 1.4, 5.1, 5.2

30	The methods for determining primary and secondary roads and setbacks prescribed by State Environmental Planning Policy (Exempt and Complying Development Codes), 2008, are adopted by this volume.	14.1
31	No part of any garage shall be located within 5.5 metres of a frontage of the site to a public road.	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
32	Awnings and other building features that do not form a wall of a room or a balcony may be located between the building setback to a primary and/or secondary road shall not extend more than 1.5m in front of that building setback.	1.2, 1.3, 1.4
33	Eaves and other building features that do not form a wall of a room may be located within the side and rear building setbacks but shall not extend more than 450mm into that building setback.	1.2, 1.3, 1.4
34	For corner or irregular allotments with multiple road frontages the setback from any secondary road shall be 6m.	1.2, 1.3
Common Open Space		
35	An area of common open space shall be provided for the development with the following characteristics: <ul style="list-style-type: none"> a. Gradient no steeper than 1:20 (Rise:Run) b. Width no less than 3 metres in any direction c. At least 3 hours of solar access to 50% of the area (ignoring shadowing caused by trees). d. Provided with suitable fixed embellishment comprising a minimum of: <ul style="list-style-type: none"> a. Seating and tables at the rate of 6 seats and one table per 3 dwellings rounded up to the nearest whole number. b. Barbeque facilities at the rate of 1 barbeque per 3 dwellings rounded up to the nearest whole number c. Children's play equipment e. Have a total area no less than 20m² f. Must not be located in the front building setback g. Not be used for effluent disposal or garbage storage h. Be secured from public access but available to all occupiers in the development. 	3.2
Parking, Access and Vehicular Safety		
36	For each 5 boarding rooms (or part thereof) parking shall be provided at the rate of: <ul style="list-style-type: none"> ▪ One (1) bicycle space; and ▪ One (1) motorcycle space. 	2.4
37	Parking shall be provided at the rate of: <ul style="list-style-type: none"> ▪ One (1) parking space per boarding room that is not a dormitory room; and ▪ 0.5 parking spaces per bed in a dormitory room (rounded up). 	2.4
38	All driveways and car parking are to be sealed and line marked.	2.4
39	Development to which this clause applies shall not be undertaken on a residential battle-axe allotment.	1.2, 1.3, 1.4, 11.2
40	One (1) visitor car parking space shall be provided.	2.1
Landscaping		
41	At least 10% of the area of the site shall be formally landscaped with an automated water system to be provided.	1.2, 1.3, 1.4, 5.2, 6.1
Privacy		
42	The development must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 11.2
43	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1

Stormwater		
44	Stormwater from new buildings must be gravity fed to a constructed or natural stormwater system. The use of charged lines is not permitted for stormwater connections except for connections conveying roof water to tanks within the property.	6.2, 7.1, 7.2
Waste Management		
45	The development shall be provided with onsite waste management facilities to allow for: <ul style="list-style-type: none"> a) the storage of the waste out of sight of any publically accessible place, dwelling window, area of private open space and area of common open space; and b) The collection of domestic waste from the development by waste collection vehicles. 	1.2, 1.3, 8.1
Environmental Protection		
46	Development must be designed and located to result in no clearing of significant stands of native vegetation.	10.1

3.19 Shop top housing

These provisions apply to developments for Shop top housing in Wollondilly Shire.

Control		Objectives (refer to Clause 1.2)
Building Design		
1	The first floor of the development shall be constructed as a commercial development in accordance with the relevant provisions of Volume 5 of this plan.	1.1, 1.3, 13.1
2	The front façade of each floor of shop top housing shall be provided with at least one habitable room with a window looking out onto the public road.	1.2, 1.3, 1.4, 4.2
3	Shop top housing developments must not: <ul style="list-style-type: none"> ▪ Be mirror reversed; ▪ Have a repeated façade; nor ▪ Present an excessively bulky front façade. 	1.2, 1.3, 1.4
4	If more than 10 shop top housing units are proposed then at least one dwelling per five dwellings (rounded down) provided shall be an accessible dwellings complying with relevant Commonwealth Standards for disabilities access.	11.5
5	Shop top housing must not exceed the building footprint of the ground floor commercial part of the building.	
Site Selection and Amenity		
6	Shop top housing must only be provided with 400m of an area of eligible public open space. In this clause <i>eligible public open spaces</i> means an area of public park with an area no less than 3,000m ² and with children's play equipment and restrooms. Nothing in this control prevents an applicant from proposing works to enhance a public park to make it an eligible public open space.	11.2
Private Open Space		
7	A minimum principal area of private open space must be provided for each dwelling with the following characteristics: <ol style="list-style-type: none"> a. Width no less than 2.5 metres in any direction b. Must be directly accessible from, and adjacent to, a habitable room, other than a bedroom c. Have an area no less than 8 square-metres. d. Must not be located in the front building setback of the ground floor e. Not be used for garbage storage 	3.1, 6.1
Parking, Access and Vehicular Safety		
8	One car parking space shall be provided for each dwelling and one visitor parking space shall be provided for every 5 dwellings (rounded down). Where this parking is located within a parking lot used by commercial development suitable measures shall be provided to ensure they are reserved for residential use to the satisfaction of the consent authority.	2.4
Privacy		
9	The development must not result in unreasonable overlooking into the private open space or windows of habitable rooms in the vicinity.	5.1, 11.2
10	A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking.	5.1

Waste Management		
11	The development shall be provided with onsite waste management facilities to allow for: <ul style="list-style-type: none">c) the storage of the waste out of sight of any publically accessible place, dwelling window, area of private open space and area of common open space; andd) The collection of domestic waste from the development by waste collection vehicles.	1.2, 1.3, 8.1

3.20 Exhibition Homes and Villages

These provisions apply to developments for Exhibition Homes and Villages within Wollondilly Shire.

Objectives

1. To ensure developments for display homes are suitable for their commercial and final residential use.
2. To ensure exhibition villages are provided with suitable infrastructure to support their commercial use.

Controls

1. Development for an exhibition home shall be assessed under this volume as though it were being constructed as a dwelling.
2. If a variation is required to any control in this volume the applicant must, in addition to any other need to justify the variation, justify the departure in the light of the public interest matter that arises from a display home being contrary to the provisions of this volume as display homes are seen by the community as a model for new dwelling construction.
3. Exhibition homes must be provided with off-street car parking for patrons at the rate tabulated below. This parking may be provided at the individual exhibition homes or at a centralised car park.

Number of Exhibition Homes	Number of Car Parking Spaces
1 - 5	3 per exhibition home
5 - 10	15 + 2 per exhibition home over 5
10 or more	25 + 1 per exhibition home over 10

4. Where a central parking area is provided it must:
 - a. Comply with Council's design specification for a public car park
 - b. Be located within 200m of all of the exhibition homes by a continuous pedestrian pathway
 - c. Have an intended use after the exhibition village is closed.
5. Where parking is provided at an individual exhibition home it must be constructed and finished in a way that will give the appearance of a private driveway or parking spot when the exhibition village is closed.

PART 4 – CONTROLS FOR SPECIFIC LOCATIONS

4.1 Avon Dam and Hawthorne Roads, Bargo

Application

1. This section applies to the following allotments:
 - a. 67 Avon Dam Road (Lot 9 DP 877774)
 - b. 77 Avon Dam Road (Lot 132 DP 851807)
 - c. 214 Hawthorne Road (Lot 8 DP 877774)
 - d. 218 Hawthorne Road (Lot 7 DP 877774)
 - e. 235 Hawthorne Road (Lot 1 DP 877774)
 - f. 245 Hawthorne Road (Lot 2 DP 877774)

Objectives

1. To ensure that contaminated land is suitably assessed and remediated prior to residential development.
2. To ensure potential noise and vibration impacts from road and railway sources are minimised for new sensitive receivers.

Controls

1. For the purposes of Clause 7.1(4) of State Environmental Planning Policy No. 55 – Remediation of Land, Lot 8 DP 877774 is taken to be potentially contaminated land.
2. Development applications for noise impacted dwellings should detail design and architectural treatments which may be required to reduce noise to acceptable levels and these may include all or some of the following:
 - a. upgrading of glazing;
 - b. the sealing of gaps around windows and doors;
 - c. sealing of wall vents;
 - d. the upgrading of doors to solid door;
 - e. reconfiguration of internal spaces to provide non sensitive rooms adjacent to the Avon Dam Road frontage.

4.2 Bingara

Application

1. This section applies to the Wilton Park Urban Release Area under Wollondilly Local Environmental Plan, 2011.

Objectives

1. To provide a different front setback for some lots to retain consistency throughout the Bingara estate.

Controls

1. For land within the Wilton Park Urban Release Area Control 13 in Clause 4.4 shall be taken to read:

Where there is a dwelling on one adjoining lot the front setback for the dwelling shall be plus or minus 10% of the setback of the adjoining dwelling. Such a setback shall be no less than 7m.