

# Single Dwellings on Lots at Breakfast Point Development Control Plan

Date of Adoption: 4 September 2007

Effective Date: 7 March 2008

## Development Control Plan



City of Canada Bay Council

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## 1 General Information

### 1.1 Name of this Plan

This plan is called "Single dwellings on Lots at Breakfast Point Development Control Plan".

### 1.2 Date from which this Plan and Amendments Apply

The following table shows the dates on which this plan and amendments to this plan were adopted and the date from which they took effect:

Plan/Amendments	Adopted on	In Effect
DCP No. 37	16 May 2000	24 May 2000
Amendment No. 1	4 December 2000	13 December 2000

### 1.3 Development to Which this Plan Applies

This plan applies to all new Dwellings shown grey on the DCP Map (Fig 1) attached to this plan.

### 1.4 Aim of This Plan

The aims of this plan are to:

- a) Preserve and enhance the established character of existing streets to the perimeter of the Breakfast Point (AGL) site.
- b) Ensure the bulk, scale, pattern and character of the new dwellings are consistent with existing development.
- c) Avoid abrupt changes in visual character between the existing development and the Breakfast Point development.
- d) Provide high standards of residential amenity to the new development.
- e) Encourage best practice in Environmentally Sustainable Development.

### 1.5 Objectives of This Plan

The specific objectives of this plan are defined in Table 1.

### 1.6 Relationship of This Plan to Other Plans

This DCP should be read in conjunction with:

- a) The City of Canada Bay Local Environmental Plan (CBLEP)
- b) The City of Canada Bay Specification for the Management of Stormwater
- c) The City of Canada Bay Contaminated Land Policy
- d) City of Canada Bay Section 94 Contribution Plans
- e) City of Canada Bay Planning Agreements Policy

Reference should also be made to the Height and Floor Space Ratio Map which accompanies the City of Canada Bay LEP for applicable statutory controls.

### 1.7 Definitions

*Natural Ground Level:*

Is the ground level as at date of registration of the dwelling lot at the Land Titles Office?

*Wall Height*

Is measured vertically from the Natural Ground Level to the highest of the following: underside of the eaves, guttering, parapet, capping, and top of wall or wall plate supporting roof framing.

*Primary Frontage:*

The primary street frontage is the lot frontage edged heavy black on the DCP Map (fig 1)

*Secondary Frontage:*

A corner lot boundary fronting a street other than a primary street frontage.

*BCA:*

The Building Code of Australia.

## 1.8 Additional Requirements for Development Applications

In addition to standard requirements the following information must accompany Development Applications:

*Landscape Plan:*

Indicating location and detail of proposed boundary fences, garden & retaining walls, pathways, driveways, nature strip cross-overs and mature size & species of major trees and shrubs.

*Shadow Diagrams:*

Indicating the shadow cast by proposed development and showing that a minimum three hours of sunshine is reasonably achievable to adjacent main living and private or open space areas between 9am and 3pm on 22<sup>nd</sup> June.

*Storm water Management Plan:*

Indicating both permanent proposals and temporary measures for storm water management during construction.

## 1.9 Additional Provisions

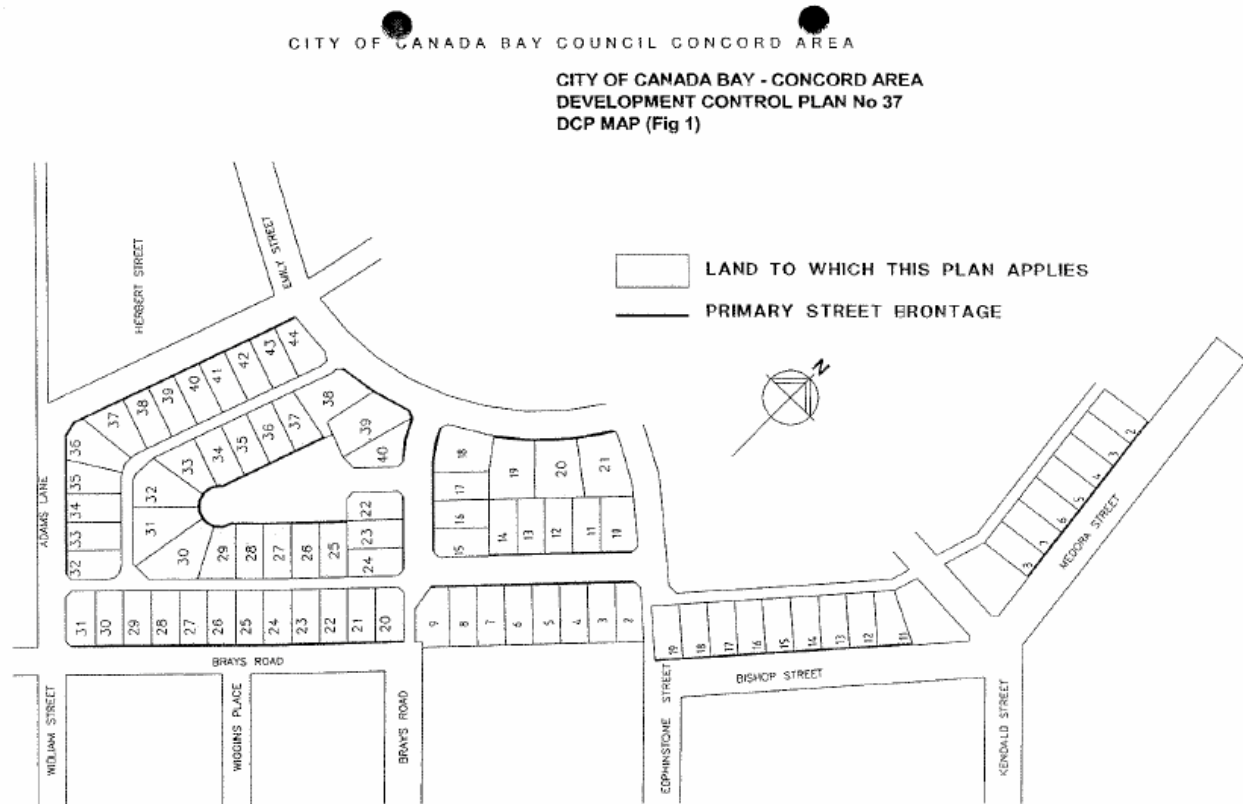
a) This Development Control Plan adopts the following provisions of the City of Canada Bay Development Control Plan:

- Part 2 Notification and Advertising
- Part 3 General Information
- Part 4 Heritage
- Part 5.4.4 (Waste)
- Part 9 Signs and Advertising
- Part 10 Child Care Centres

b) A provision of this Plan will have no effect to the extent that:

- It is the same or substantially the same as a provision in the CBLEP or another environmental planning instrument (EPI) applying to the same land; or
- It is inconsistent with a provision of the CBLEP or another EPI applying to the same land, or its application prevents compliance with a provision of the CBLEP or another EPI applying to the same land,

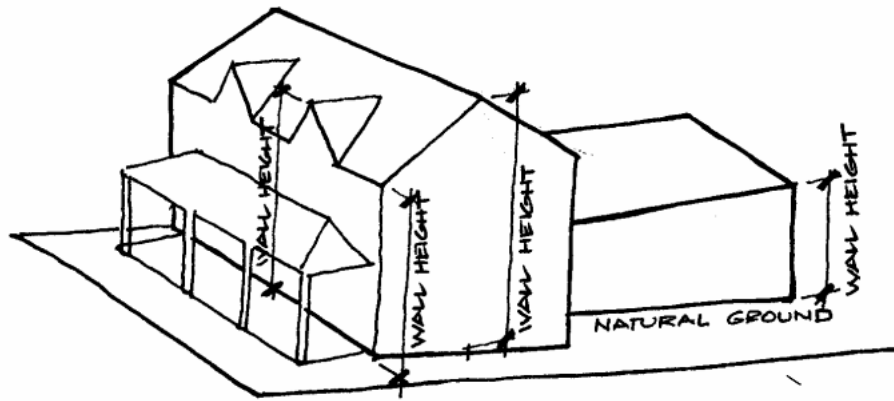
And the provision in the CBLEP or other EPI will apply.



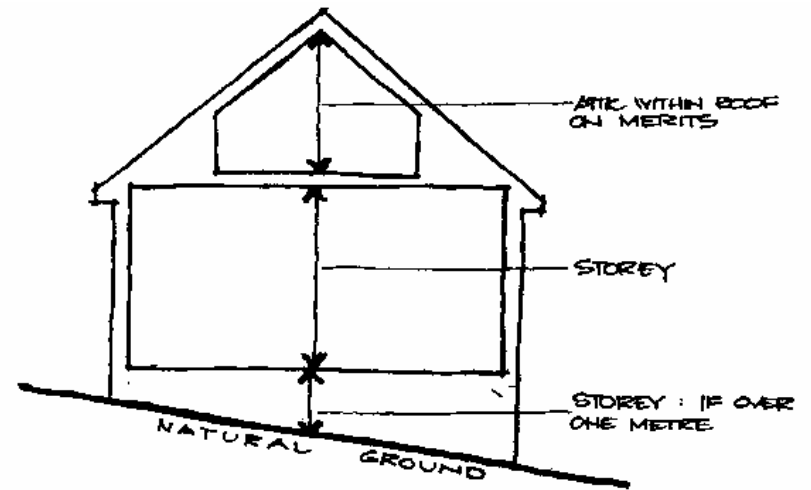
(Development Control Plan Map)

Figure 1

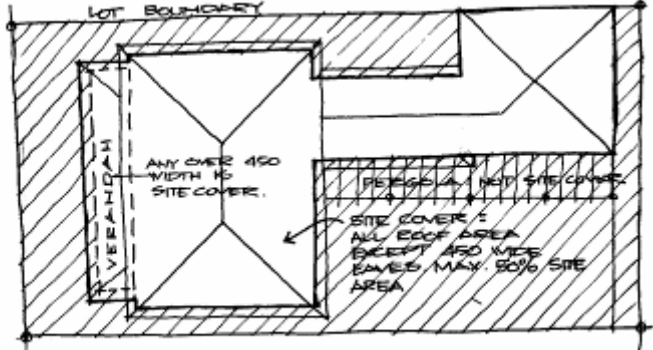
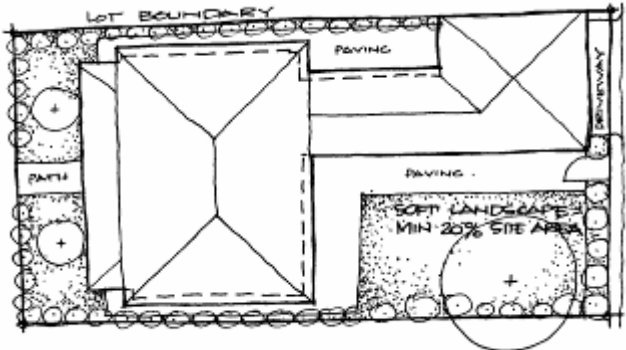
### Wall Height



### Storey



**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2 SITE PLANNING			
2.1 Subdivision	To maintain the streetscape character and the planned residential density of the Masterplan.	One single Dwelling only is permitted per lot. Subdivision is prohibited.	
2.2 Building Site Cover	To maintain sufficient land available for private open space, light and sun penetration, landscape, storm-water absorption and flow in accordance with sustainable development principles	No more than 50% of a lot area is covered by built development. Built development includes <u>all</u> roofed areas except eaves extending up to 450mm from external walls.	
2.3 Landscaped Area	To ensure the residential precinct has an atmosphere of a 'garden suburb'. To provide adequate site absorption of storm water and to provide for reasonable photosynthesis in line with sustainable environmental principles.	A minimum of 20% of the site area is to be soft landscape, grass, ground-cover, shrubs, and trees.	
2.4 Dwelling Setbacks			

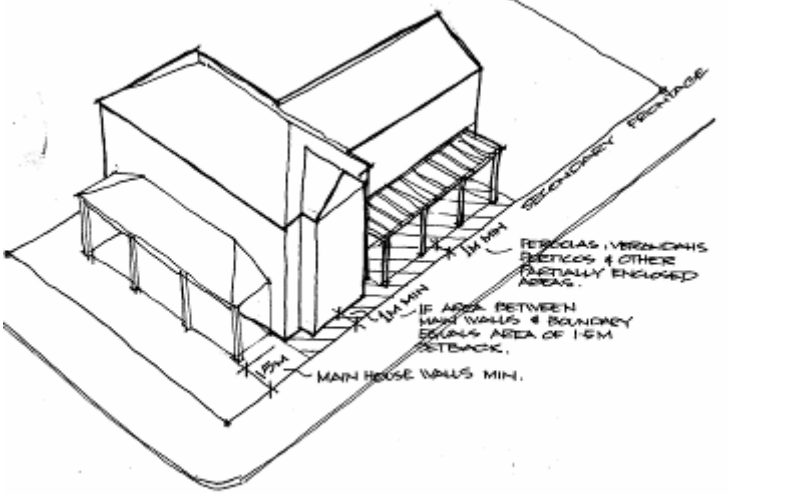
**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>2.4.1 Setback from Primary Frontage</p>	<p>To complement the character of existing neighbouring street-scape.                      To maintain generally consistent landscape area between kerb and dwellings on both sides of the street.                      To encourage elements that break down the visual bulk and scale of buildings in the street-scape.</p>	<p><u>Main House Walls:</u>                      5 metres minimum.  <u>Single storey Pergolas, Verandas, Terraces, Porticos, bay windows and partially enclosed elements:</u>                      3 metres minimum.                      Main house set-backs may be averaged to provide an area between the house and the front boundary equal to that area provided by a 5 metre set-back. A minimum set-back for any part of 3 metres must be maintained.</p>	<p>The diagrams illustrate setback requirements for a house with a veranda. The top diagram shows a house with a single-storey veranda. The main house wall is set back 5m from the primary frontage. The veranda is set back 3m from the primary frontage. The bottom diagram shows a house with a veranda. The main house wall is set back 5m from the primary frontage. The veranda is set back 3m from the primary frontage. A note indicates that the area between the main house walls and the boundary must equal the area of the 5m setback.</p>

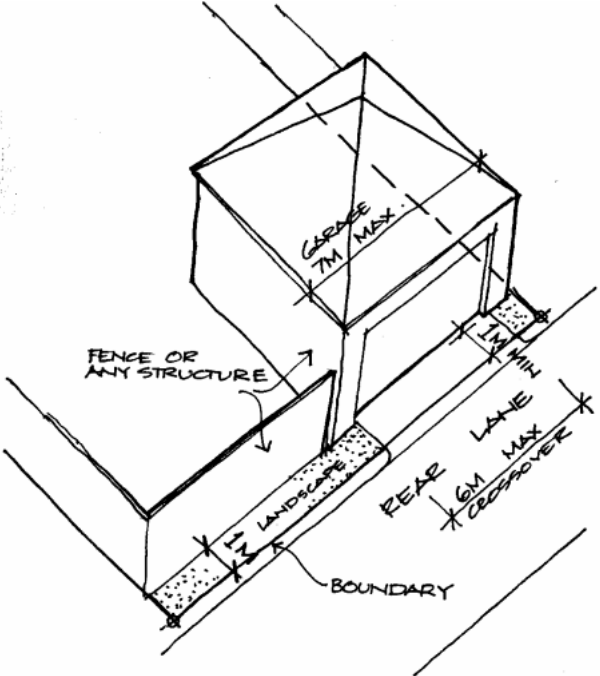
**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>2.4.2 Setback from Secondary Street Frontage (corner Lots)</p>	<p>To maintain streetscape character whilst retaining reasonable privacy and security to private open spaces. To encourage variation and relief in facade treatment facing public space.</p>	<p><u>Main House Walls:</u> 1.5 metres. <u>Pergolas, Verandas, Terraces, porticos and other partially enclosed elements:</u> 1.0 metre minimum. Main house set-backs may be averaged to provide an area between the house and the front boundary equal to that area provided by a 1.5 metre set-back. A minimum set-back for any part of 1.0 metre must be maintained.</p>	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>2.4.3 Setback from Adjoining Lots (Side Boundary)</p>	<p>To provide separation between houses fronting streets.                      To provide opportunity for landscape between dwellings.                      To permit reasonable solar and light access between dwellings.</p>	<p><u>Wall height up to 7.2m above natural ground level:</u>                      1.5 metres minimum  <u>Wall height up to 3.6m above natural ground level:</u>                      1.0 metres minimum  <u>Garden or retaining walls</u>                      When over 500mm high, to be setback a distance equal to the height of the wall above natural ground.  <u>Single Storey Garages wall height up to 3.0 metres:</u>                      Nil, provided all maintenance and services can be satisfactorily achieved wholly within the allotment, and solar access criteria can be met.</p>	
<p>2.4.4 Encroachments</p>		<p>Eaves, gutters and downpipes may encroach into setbacks in accordance with BCA and to 0.45 metres maximum.</p>	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2.4.5 Setbacks from Access Lanes	To provide a consistent access lane character softened by landscape.	All structures, garages and fences are to be setback 1.0 metre from any boundary adjoining a lane.	<p>This setback area is to be an easement in favour of the Community Association who will be responsible for its treatment and maintenance.</p> 

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2.5 Access and Parking			
2.5.1 Access and Entry	<p>To maintain existing streets as the address of new dwellings</p> <p>To ensure the design of dwellings presents a frontage to existing streets consistent with the existing street character.</p>	<p>Street numbers and mailboxes will be located on the streets to which the dwellings permitted by this DCP are required to have the primary frontage. Public and visitor access will be from these streets. On-street visitor parking will be provided on these streets. On-street parking will not be available in lanes. Dwellings will address and be designed to 'front' these streets.</p>	
2.5.2 Vehicle Access	<p>To minimise impact of traffic generated by new development of Breakfast Point on existing residential streets.</p> <p>To contain vehicle access to the rear of properties where possible.</p> <p>To minimise the visual impact of garage structures on the street.</p>	<p>All vehicle access to lots is to be from the rear lanes provided. No Vehicle Access is permitted from Brays Road, Bishop Street, Medora Street, Adams Street and Adams Lane.</p>	

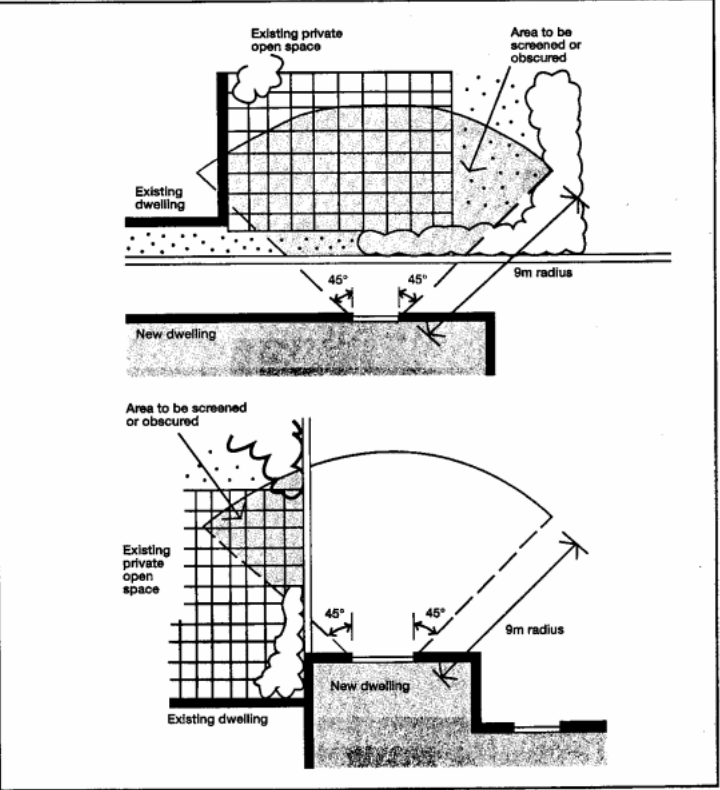
**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2.5.3 Garages	<p>To ensure residents parked cars do not dominate the street-scape.</p> <p>To ensure motor vehicle home repair maintenance and hobby activities can occur without impacting on neighbourhood amenity.</p> <p>To ensure car parking facilities and access are fully integrated into the house design and street-scape visual character.</p> <p>To ensure garaging of vehicles does not become a dominant or detrimental element in the visual street-scape.</p>	<p>Kerb cross-overs and driveways to open access ways are not to exceed 3.6 metres wide.</p> <p>Each dwelling is to have an attached or approved freestanding garage capable of accommodating 2 cars, designed to fully integrate with the dwelling.</p> <p>Garage structures shall not exceed 7 metres in width.</p> <p>Open carports are not permitted.</p>	
2.5.4 Driveways & Kerb Cross-overs	<p>To ensure a consistent visual standard in the street-scape.</p> <p>To ensure landscaped nature strip is predominant in the visual environment of the street.</p> <p>To ensure comfortable, safe and convenient access to allotments.</p>	<p>Kerb cross-overs and driveways in rear access laneways shall not exceed 6 metres in width.</p> <p>Within an allotment, driveway gradients are not to exceed 1 in 5 and are to have a transition gradient of no greater than 1 in 15 for a distance of 2.5 metres at each end.</p> <p>Cross over construction is to be to Council standards.</p>	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2.6 Tree Preservation	<p>To preserve and maintain the master-planned prominence of landscape in the character of the residential street.</p> <p>To assist in meeting environmentally sustainable development objectives.</p>	<p>All trees are subject to Council's Tree Preservation Order. Street trees must not be interfered with without the prior consent of Council.</p> <p>Existing trees within the site and on public land must be protected throughout construction.</p>	

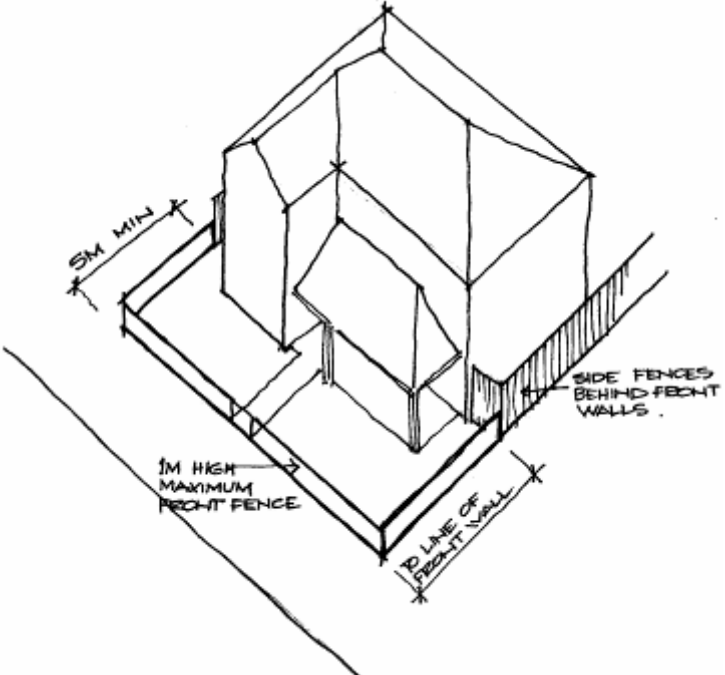
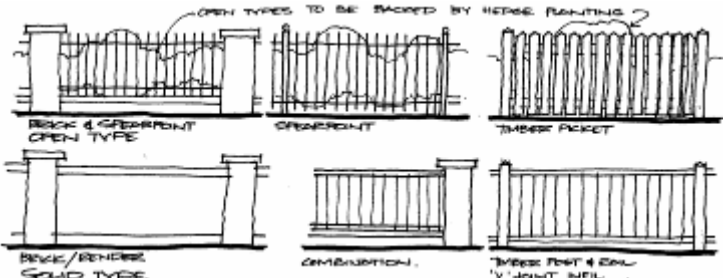
**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>2.7 Privacy</p>	<p>To ensure the siting, design and landscaping of buildings:</p> <ul style="list-style-type: none"> <li>• Minimises direct overlooking into habitable rooms and private open space.</li> <li>• provides acoustic privacy to habitable rooms and open space</li> </ul>	<p>Habitable room windows are to be located outside a 45° angle of view from any habitable room window of any adjacent dwellings within 6 metres. Alternate screening, obscure glazing and other solutions will be considered on merits. Habitable room windows are to be predominantly oriented to the street and rear of lots. A minimum separation between habitable room windows and balconies of 12m is to be provided unless provided with approved screening. Landscaped plans are to include planting designed to minimise overlooking adjacent private open spaces.</p>	<p><b>FIGURE 4. SCREEN VIEWS TO ADJACENT PRIVATE OPEN SPACES</b></p>  <p>The figure consists of two diagrams illustrating screening requirements. The top diagram shows an 'Existing dwelling' on the left and a 'New dwelling' below it. A '45°' angle is shown from the window of the new dwelling towards the 'Existing private open space' of the existing dwelling. A '9m radius' zone is indicated around the window. The bottom diagram shows an 'Existing dwelling' on the left and a 'New dwelling' to its right. A '45°' angle is shown from the window of the new dwelling towards the 'Existing private open space' of the existing dwelling. A '9m radius' zone is also indicated. Both diagrams label the area between the dwellings as 'Area to be screened or obscured'.</p> <p>Source: AMCORD p.168</p>

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2.8 Swimming pools and Surroundings	To ensure the construction and use of swimming pools does not unduly impact on neighbourhood amenity.	Prohibited: Pools between dwellings and the primary street frontage and above-ground pools. Safety requirements are to be to Australian Standards, and Statutory requirements. Pools and surround paving are to be setback a minimum of 1 metre from any boundary. This setback is to be soft landscape treated.	
2.9 Landscaping	To ensure landscape and planting is considered and integrated with house planning and design. To ensure sustainable development principles are acknowledged and that impacts on neighbouring amenity are considered at the planning stage.	A Landscape Principles Plan is to be submitted for approval with building plans. Plan to include detail of: Tree location, mature size, evergreen or deciduous, Screening, Hedges, Shrubs, Turf Areas, Paths and Paved areas, Fences. Landscaping shall be in accordance with Council's Landscaping Code.	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>2.10 Fencing</p> <p>2.10.1 Primary Street Frontage Fencing (Front Fence)</p>	<p>To provide a consistent street-scape character.</p> <p>To maintain a landscaped dominated street-scape visual environment.</p> <p>To minimise 'built elements' in front of dwellings.</p>	<p>Fences are to be no greater than 1.0 metre in height.</p> <p>Front fence treatment is to extend along side boundaries to the line of the adjacent front wall of the dwelling.</p>	 <p>5M MIN</p> <p>1M HIGH MAXIMUM FRONT FENCE</p> <p>TO LINE OF FRONT WALL</p> <p>SIDE FENCES BEHIND FRONT WALLS</p>
		<p>Fences are to be of semi-open design with low shrubs planted behind. Materials can include masonry, timber picket, metal spearpoint and combinations</p>	 <p>OPEN TYPES TO BE BACKED BY HERB PLANTING</p> <p>BRICK &amp; SPEARPOINT OPEN TYPE</p> <p>OPEN POINT</p> <p>TIMBER PICKET</p> <p>BRICK/RENDER SOLID TYPE</p> <p>COMBINATION</p> <p>TIMBER POST &amp; RAIL V-JOINT INFILL</p>

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>2.10.2 Rear Lane, Side street and public area fencing</p>	<p>To provide a consistent fencing character throughout the estate. To permit reasonable privacy and security without streets and public access ways being dominated by paling fences.</p>	<p>1.8 metre high lapped and capped timber paling fence to estate detail, painted Dulux Timbercolour Birch Grey or equal Paling fences to boundaries fronting side streets or public access ways are not to extend more than 2/3 the length of boundary. The paling face of fencing is to address streets and public areas.</p>	
<p>2.10.3 Adjoining Allotment Fencing (Side &amp; Rear Fence)</p>	<p>To provide privacy and security to private outdoor spaces. To allow for containment of domestic pets permitted under the management plan.</p>	<p>1.8 metre high lapped and capped timber paling fence to estate detail. Painted Dulux Timbercolour Birch Grey or equal. No side fence is to be closer to the street than the main house wall facing the street.</p>	

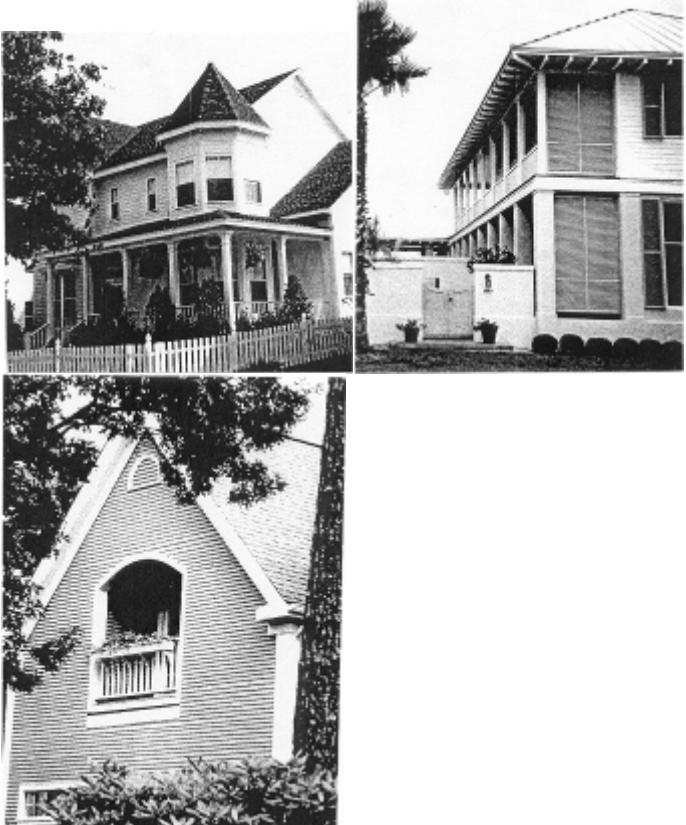
**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
2.10.4 Adjoining Community open spaces	To provide a natural landscaped edge to the community open space whilst providing for individual privacy and security.	1.8 metre high black galvanised pipe and chain wire fences and gates backed by screening landscape.	
2.11 Mail Box & Street Number	To facilitate location of individual dwellings and to maintain consistency in visual elements contributing to street-scape character	Each dwelling is to have a mailbox, and a clearly visible street number unit to the primary street frontage integrated in fencing treatment to Australian Post requirements.	

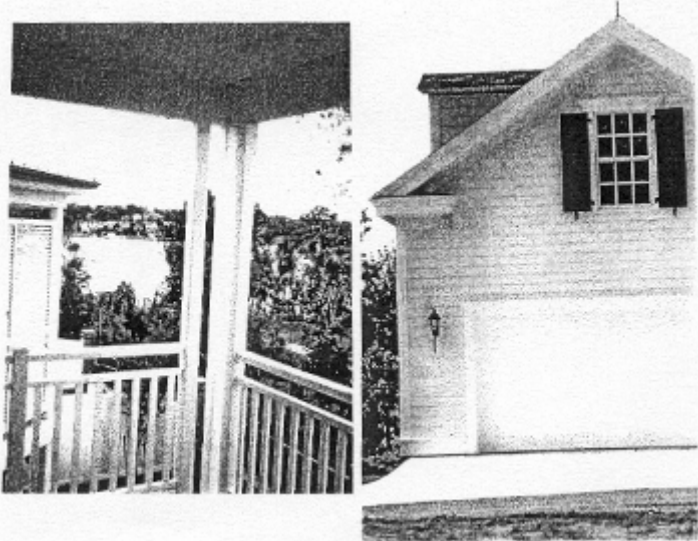
**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
3 DWELLING DESIGN & APPEARANCE			
3.1 Building Form, Height & Character			
3.1.1 Wall height and Storeys	<p>To preserve views and outlooks.</p> <p>To minimise shadow and privacy impacts.</p> <p>To ensure buildings reflect the natural slope of the land.</p> <p>To maintain a consistent two storey residential scale.</p> <p>To provide residents reasonable expectations for adjacent development</p>	<p>The external Wall Height is to be no greater than 7.2 metres above the natural ground level at any point. A higher gable treatment up to the maximum ridge height may be permitted, where it can be shown that there is no additional impact on neighbourhood amenity.</p> <p>No building shall exceed 2 storeys in height.</p> <p>Attic accommodation wholly within the roof space may be permitted subject to satisfactory design of dormer or skylight windows in terms of street-scape and neighbours amenity.</p>	
3.1.2 Roof Height & Shape	<p>To maintain a consistent visual roof-scape character and form, compatible with existing Concord residential precincts, when viewed from the public domain and higher buildings and vantage points.</p>	<p>A minimum roof pitch of 27.5° is required.</p> <p>The maximum ridge height is to be 9.5 metres above the natural ground.</p> <p>Flat, curved and other non-traditional roof forms will only be considered when Council can be satisfied they are appropriate under the circumstances</p>	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>3.1.3 Streetscape Characters</p>	<p>Building Design, Detailing and Finish is to:</p> <ul style="list-style-type: none"> <li>• Be in scale with the existing development in the street.</li> <li>• Add visual interest.</li> <li>• Enable differentiation between dwellings viewed from the street.</li> <li>• Provide entries readily apparent from the primary street.</li> <li>• Convey a sense of address.</li> </ul> <p>Garages and parking are to be sited and designed to minimise impact on the street</p>	<p>The front door and some main windows are to face the primary street frontage. Street facades are to be articulated by elements such as bay windows, dormer windows, verandas, pergolas, balconies, gables etc</p> <p>Note: 3.05.01 Vehicle access prohibited from Brays Road, Bishop Street, Medora Street and Adams Lane.</p>	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
<p>3.1.4 External Materials, Finishes &amp; Colours</p>	<p>Materials, Finishes and Colours are to:</p> <ul style="list-style-type: none"> <li>• Be compatible with those found in the existing surrounding residential precinct.</li> <li>• Reflect light between dwellings and heat away from dwellings without undue glare or rogue reflections.</li> <li>• Avoid harsh contrasts in tone, colour or texture.</li> <li>• Assist in creating the desired light, bright, warm and cheerful neighbourhood character.</li> </ul> <p>Provide a backdrop for the desired landscape dominated streetscape.</p>	<p><u>Wall Materials</u> are to be:                      Facebrick with appropriate joints, rendered or bag rendered. Masonry, painted, timber or FC weatherboard cladding, painted or approved combinations of the above. Wall colours are to be light reflective pastel shades. No walls are to be darker than the traditional 'liver brick' found in the precinct.                      Strongly mottled facebrick blends are inconsistent with the desired character and are not permitted.                      Brick joints are to blend, not contrast, with brickwork.  <u>Roof Materials</u> are to be:                      Tile, slate, shingle, or ribbed metal sheet.                      Roof Colours are to be low reflectance. Glazed finishes and materials causing nuisance glare are not permitted.                      Strong colours, mottled blends or flashed tiles are not permitted.  <u>Secondary Elements</u>, trim, eaves, gutters, windows, joinery etc can be used to provide contrast in texture and colour to the primary wall and roof surfaces.</p>	

**Table 1**

Clause	Objectives	Standards	Notes Examples/Precedents
3.2 Roof Mounted Fixtures	To avoid unattractive ad-hoc installations detracting from the roofscape and skyline outlook viewed from vantage points within and beyond the neighbourhood	No more than one miniature UHF type antenna mounted no higher than 1.5 metres above the highest point of the roof is permitted per dwelling. No satellite disc receivers or similar devices are to be installed. Solar collectors are to be mounted at the same pitch as the roof and are not to be visible from the street. Roof mounted water storage units are prohibited.	
3.2.1 Ancillary Buildings	To ensure that the visual character of the neighbourhood is not prejudiced by ad-hoc sheds, outbuildings and the like.	No ancillary buildings or structures, including prefabricated sheds, are to be erected on any lot without consent.	

**Table 1**

Clause	Objectives	Standard
4 ESD PRINCIPLES		
4.1.1 Energy Efficiency	To achieve energy efficient housing using passive solar design, that provides residents with year-round comfort and reduces energy consumption.	
4.1.2 Solar Access & Orientation	Orientation, layout and landscape are to make best use of natural ventilation, sunlight and solar energy.	<ul style="list-style-type: none"> <li>• Buildings are to be oriented to maximise solar access to living areas</li> <li>• Dwellings are to achieve a minimum rating of 3 ½ stars under the Housing Energy Rating Scheme (NatHERS).</li> <li>• Windows are to be located and shaded to reduce summer heat load and permit entry of winter sunlight.</li> <li>• Exterior shading devices are to be used, eg. Eaves, balconies, verandas, pergolas, window shutters, adjustable louvres, landscape devices.</li> <li>• Living areas are to be located to the north side of the dwelling.</li> <li>• Sun is to be available to a living area for at least three hours between 9am and 5pm on 21 June.</li> </ul>

Table 1

Clause	Objectives	Standard
4.1.3 Building materials & Landscape	Materials and insulation are to be selected to assist thermal performance and maintain internal comfort levels To encourage the use of building materials and finishes which maximise the use of renewable energy sources.	<ul style="list-style-type: none"> <li>• High thermal mass materials are to be used for living areas and are to be designed to receive maximum sun during cooler months.</li> <li>• Insulation is to achieve an 'R' value of :               <ul style="list-style-type: none"> <li>- R2.0 for roofs and ceilings</li> <li>- R2.0 for walls - except where the construction materials used embodies an equivalent total R value.</li> </ul>               (AS 2627.1993)             </li> <li>• Deciduous trees are to be planted to provide summer shading and allow winter sun entry.</li> <li>• Outdoor clothes drying areas are to be provided with sun and breeze access</li> <li>• Details of finishes, materials and colours are to be submitted to Council with the Development Application.</li> <li>• The applicant is to demonstrate that materials used in construction:               <ul style="list-style-type: none"> <li>- maximise renewable resources</li> <li>- are energy efficient (low embodied energy)</li> <li>- are generally non-polluting, durable, recyclable or re-useable</li> </ul> </li> <li>• No rainforest timbers or timbers cut from old growth forests are to be used. All timber used on site is to be stamped accordingly.</li> </ul> <p>Porous pavers or similar which increase infiltration and reduce stormwater runoffs are to be used on driveways, and pathways wherever possible. The total impervious pavement is not to exceed 25% of the site area.</p>
4.1.4 Ventilation	Building design is to assist internal air movement to provide acceptable thermal conditions.	<ul style="list-style-type: none"> <li>• Dwellings are to be oriented to catch cooling summer breezes</li> <li>Window and door openings are to be located to facilitate cross-ventilation</li> </ul>
4.1.5 Service & Appliances	To maximise energy efficiency and minimise energy consumption	<p>Development Applications are to demonstrate how energy conservation measures are incorporated in the design, including:</p> <ul style="list-style-type: none"> <li>• Hot water systems using renewable or low pollutant energy sources.</li> <li>• Energy efficient reticulation planning and insulation.</li> <li>• Energy efficient appliances.</li> </ul> <p>Energy efficient lighting.</p>

**Table 1**

Clause	Objectives	Standard
4.2 Water Management	To control freshwater consumption by reducing demand and integrating systems and appliances in dwelling design.	New dwellings are to incorporate: <ul style="list-style-type: none"> <li>• low flow shower roses</li> <li>• dual flush toilets</li> <li>• water efficient washing machines</li> <li>• irrigation systems, if used, that are micro or drip type soil moisture sensor controlled</li> </ul> A storm water management plan is to be submitted with the development application.
4.3 Waste Management	To provide adequate waste storage facilities and to facilitate recycling with a view to minimising waste entering landfills.	Development Applications are to indicate: <ul style="list-style-type: none"> <li>-adequate space for at-source separation of waste within each dwelling</li> <li>-facilities for storing recyclable and waste products in locations which are not directly visible or are screened from public areas and which do not pose a threat of noise, odour or safety and which are readily accessible to Council's waste contractors.</li> </ul>

For more information, please contact City of Canada Bay Council  
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