|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Local Environmental Plan 2010 - All Buildings** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| 4.3  Height of Buildings |  |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Development Control Plan 2019 - Dwelling Houses** | | | |
| \*Asterisks denote 121 Raby Road specific controls (refer to Schedule 12) | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 4.2.1  Site Analysis | A site analysis plan must be provided |  | Select |
| 4.2.2  Cut and Fill | ≤1m cut and fill |  | Select |
| Fill >300mm within 1m of a boundary contained by a drop edge beam |  | Select |
| Drop edge beam ≤1m above existing ground level |  | Select |
| Retaining walls and associated infrastructure must be contained within property boundaries |  | Select |
| Height of voids ≤3m (refer to Figure 4-1) |  | Select |
| 4.2.3  Streetscape and Architectural Design | Primary street facade must incorporate ≥2 design features |  | Select |
| Front facade to feature ≥1 ground floor habitable room with a window facing the street |  | Select |
| Secondary street facade must incorporate ≥2 design features |  | Select |
| ≥450mm eaves overhang measured from the fascia board (except for walls built to the boundary) |  | Select |
| Pitch of hipped and gable roof forms on main dwelling between 18º and 30º |  | Select |
| Materials and colours must be darker and recessive tones such as browns, dark greens, dark greys and charcoal\* |  | Select |
| Wall and roof cladding must be non-reflective\* |  | Select |
| 4.2.4 and 4.7  Setbacks (Regular Lots) | ≥20m front setback or the average of the setbacks of the two nearest dwellings having a frontage with the same road |  | Select |
| 5m secondary street setback |  | Select |
| Garage and carports ≥1m behind the building line and ≥5.5m from the road boundary for both primary and secondary street frontages |  | Select |
| Design features may encroach into the primary street setback ≤1.5m |  | Select |
| ≥5m side setback |  | Select |
| Walls along side boundaries must be articulated |  | Select |
| ≥5m rear setback |  | Select |
| 1m rear lane setback (but may be reduced to 0.5m if satisfactory waste collection can be demonstrated) |  | Select |
| 4.2.4  Setbacks (Battle-Axe Lots) | ≥4.5m front setback |  | Select |
| ≥3.5m front setback if the lot fronts an access denied street or open space (refer to Figure 4-3) |  | Select |
| Side and rear setbacks are to be measured in accordance with Figure 4-3 |  | Select |
| 4.2.4  Zero Lot Line Development | Easement for support and maintenance required unless a 450mm side boundary setback is provided (refer to Figure 4-4) |  | Select |
| Single storey wall length ≤50% of the zero lot line boundary |  | Select |
| Two storey wall length ≤50% of the zero lot line boundary |  | Select |
| ≤10m length for all zero lot line wall sections |  | Select |
| Filling adjacent to an easement for support and maintenance contained by a drop edge beam |  | Select |
| Rear access provided by ≥0.9m side setback on the non-zero lot line boundary or a rear garage door |  | Select |
| 4.2.5  Height, Site Coverage and Siting | Compliance with the Camden LEP height of buildings development standard |  | Select |
| ≤2 storeys where height of buildings development standard ≤9.5m |  | Select |
| Attic rooms permitted in roof void where roof pitch ≤45º (not considered a storey) |  | Select |
| Ground floor level ≤1m above finished ground level unless no adverse impacts |  | Select |
| For lots <450m², ≤60% site coverage for single storey development |  | Select |
| For lots <450m², ≤50% ground floor and ≤35% upper floor site coverage for two storey development |  | Select |
| For lots ≥450m², ≤50% site coverage for single storey development |  | Select |
| For lots ≥450m², ≤50% ground floor and ≤30% upper floor site coverage for two storey development |  | Select |
| 4.2.6  Landscaped Area | ≥30% landscaped area (refer to Figure 4-5) |  | Select |
| ≥40% of front setback must be landscaped area |  | Select |
| A landscaping plan must be provided |  | Select |
| 4.2.7  Principal Private Open Space (PPOS) | PPOS must be located behind the building line and directly accessible from a habitable room (other than a bedroom) |  | Select |
| PPOS ≥4m wide, ≥4m deep and ≤1:10 gradient |  | Select |
| For lots ≤10m wide, ≥16m² PPOS |  | Select |
| For lots >10m wide, ≥24m² PPOS |  | Select |
| 4.2.8  Solar Access | ≥1 living area must receive ≥3 hours direct sunlight between 9am and 3pm on 21 June |  | Select |
| Direct sunlight must reach ≥50% of the PPOS of the subject dwelling and any adjoining dwelling for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| ≥1 window to a living area of neighbouring dwellings must receive ≥3 hours sunlight between 9am and 3pm on 21 June |  | Select |
| 4.2.9  Visual and Acoustic Privacy | Privacy screen or fixed obscure glass provided for any part of a first floor habitable room window that is less than 1.5m above the finished floor level of that room (if the room overlooks an adjacent dwelling window or the private open space of an adjacent dwelling) |  | Select |
| First floor balconies or decks facing side or rear boundaries only permitted where there are no adverse privacy impacts. |  | Select |
| ≤2m depth for first floor balconies or decks |  | Select |
| 4.2.10  Parking, Garages and Site Access (General) | ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |
| ≥1 car parking space must be behind the building line where the space is accessed from the street on the front property boundary |  | Select |
| For lots ≤7m wide, garages must be accessed from a rear lane |  | Select |
| For lots >7m and <15m wide, garage doors must be ≤60% of the dwelling’s front elevation width |  | Select |
| For lots >15m wide, garage doors must be ≤50% of the dwelling’s front elevation width |  | Select |
| 4.2.10  Parking, Garages and Site Access (Double Garages) | Double garages are only permitted on lots >10m and <12.5m wide where:   * it is in conjunction with a two storey dwelling and recessed from it, * there is no loss of on-street parking, * the dwelling includes a habitable room overlooking the street, * the dwelling includes a balcony of ≥50% of the dwelling width on the front facade with a different finish from the dwelling, and * the dwelling’s front entrance is visible from the street |  | Select |
| 4.2.10  Parking, Garages and Site Access (Triple Garages) | Triple garages are not permitted on lots <12.5m wide, garage doors must be ≤50% of the dwelling’s front elevation width and 1 garage must be set back ≥1m behind the other garages |  | Select |
| 4.2.10  Parking, Garages and Site Access (Secondary Driveways) | 1 driveway is permitted per residential property. Secondary driveways will be considered on merit in accordance with the Camden DCP |  | Select |
| 4.2.12  Waste Storage Areas and Waste Collection Areas | Waste storage and collections are to be shown on DA plans. Waste storage areas are to be provided behind the building line |  | Select |
| 4.7  Unsewered Sites | On unsewered sites, effluent and household waste water are to be disposed of in accordance with Council’s Sewage Management Strategy |  | Select |
| 4.7  Fencing | Front fencing ≤1.5m and must be of traditional picket, open post and wire, post and rail or masonry utilising only brick or stone construction |  | Select |
| Dividing fencing ≤1.5m and must be open post and wire or post and rail construction |  | Select |
| Fences on corner lots must be designed to maintain adequate sight distances for motorists |  | Select |
| Courtyard and screen fences must be ≤2m, not erected forward of the building line and on lots >4,000m², not erected within 3m of any side or rear boundary |  | Select |
| Courtyard fences that enclose a portion of the lot must have a maximum internal area ≤50m² |  | Select |
| Courtyard fencing length must be ≤40m |  | Select |
| Feature entrances are to complement existing development on the site and minimally impact the area |  | Select |
| Continuous brickwork incorporated in feature front fencing must be ≤500mm above the natural ground surface beneath the fence |  | Select |
| Posts or columns incorporated in feature front fences must be ≤1.5m |  | Select |
| Fencing panels between the posts or columns in feature fencing must be of an open, decorative type with the structure of the panel covering ≤30% of the area of the panel |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **State Environmental Planning Policy (Affordable Rental Housing) 2009 - Secondary Dwellings** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| 22(3)  Floor Area | Floor area ≤60m² or ≤25% of the total floor area of the principal dwelling |  | Select |
| **Camden Local Environmental Plan 2010 - Secondary Dwellings** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| 5.4(9)  Secondary dwellings | Floor area ≤60m² or ≤25% of the total floor area of the principal dwelling |  | Select |
| 7.5  Minimum Lot Size for Particular Secondary Dwellings | ≥450m² minimum lot size |  | Select |
| **Camden Development Control Plan 2019 - Secondary Dwellings** | | | |
| **Chapter** | **Control** | **Assessment** | **Compliance?** |
| 4.3  Secondary Dwellings | Secondary dwellings must comply with Sections 4.2.1 - 4.2.12 of the Camden DCP, except where superseded by the controls in this chapter |  | Select |
| ≤50% site coverage for the combined principal dwelling, secondary dwelling and all ancillary development |  | Select |
| Design must complement the design of the principal dwelling and be subservient in terms of visual bulk and scale |  | Select |
| Windows and private open spaces must not overlook the private open space of any adjacent dwellings |  | Select |
| Clothes drying facilities in a location with adequate solar access must be provided |  | Select |
| Secondary dwellings must be set back behind the front building line of the principal dwelling |  | Select |
| The front entrance may be located behind the primary street facade |  | Select |
| Internal fences separating the principal and secondary dwellings are not permitted |  | Select |
| Strata or Torrens title subdivision of secondary dwellings is not permitted |  | Select |
| Garages may only be converted to secondary dwellings where ≥2 car parking spaces will be provided and ≥1 behind the building line of the principal dwelling |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Local Environmental Plan 2010 - Dual Occupancies** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| 4.1D  Minimum Lot Sizes and Special Provisions for Dual Occupancies | ≥800m² lot size for corner lots or ≥600m² for non-corner lots |  | Select |
| ≥18m lot width at the front building line for dwellings behind one another or ≥22m for dwellings side by side |  | Select |
| **Camden Development Control Plan 2019 - Dual Occupancies** | | | |
| **Chapter** | **Control** | **Assessment** | **Compliance?** |
| 4.4  Dual Occupancies | Dual occupancies must comply with Sections 4.2.1 - 4.2.12 of the Camden DCP, except where superseded by the controls in this chapter |  | Select |
| ≥600m² minimum lot size |  | Select |
| ≥800m² minimum lot size for corner lots |  | Select |
| ≥22m lot width where dwellings are side by side |  | Select |
| ≥18m lot width where one dwelling is directly behind the other (refer to Figure 4-7) |  | Select |
| Where one dwelling is directly behind the other the rear dwelling must comply with Figure 4-7 |  | Select |
| ≥4.5m secondary street frontage |  | Select |
| ≤60% site coverage for single storey development |  | Select |
| ≤60% ground floor and ≤30% upper floor site coverage for two storey development |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |
| On corner lots, both street frontages must be addressed |  | Select |
| ≥8m³ storage areas in addition to garage space |  | Select |
| Mirror-reverse or replicated built form is not permitted. Differentiation and interest must be provided to all dwellings |  | Select |
| Compatible architectural treatments and building materials for both dwellings |  | Select |
| Separate driveway for each dwelling |  | Select |
| Dual occupancies are not permitted on battle-axe lots |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Standard Residential Driveway Design** | | | |
| **Metric** | **Requirement** | **Assessment** | **Compliance?** |
| Width | ≥3m to ≤4m for single garages |  | Select |
| ≥4m to ≤5.5m for double garages |  | Select |
| ≥4m to ≤6.5m for triple+ garages |  | Select |
| Clearance | 1m from infrastructure |  | Select |
| 300mm from stormwater connections |  | Select |

|  |
| --- |
| **Disclaimer** |
| These assessment tables are designed to be read in conjunction with Camden Local Environmental Plan 2010 (Camden LEP) and Camden Development Control Plan 2019 (Camden DCP).  Council has prepared the tables in good faith to aid you in the preparation of development applications. Council will make every reasonable effort to ensure that the tables are accurate and kept up to date.  Notwithstanding, Council does not guarantee, and accepts no legal liability for, the accuracy of the tables. Users should refer to the Camden LEP and the Camden DCP and consider seeking independent and professional advice prior to using the tables.  By using the tables you acknowledge that you have read and accept this disclaimer. |