|  |  |  |  |
| --- | --- | --- | --- |
| **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 Spring Farm specific controls (refer to Schedule 2) | | | |
| **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 |
| 4.2.4  Setbacks (Regular Lots) | ≥4m front setback\* |  | Select |
| ≥4.5m front setback to collector roads and Liz Kernohan Drive\* |  | Select |
| ≥1m secondary street setback\* |  | Select |
| ≥2m secondary street setback to collector roads including Liz Kernohan Drive\* |  | 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 |
| ≥0.9m side setback |  | Select |
| Walls along side boundaries must be articulated |  | Select |
| ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| 1m rear lane setback (but may be reduced to 0.5m if satisfactory waste collection can be demonstrated) |  | Select |
| ≥3m public reserve setback\* |  | 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 |
| ≥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 2m 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 |
| 4.2.11  Fencing | Front fencing ≤1.2m above existing ground level and open style with minimum apertures of 25mm (refer to Figure 4-6) |  | Select |
| Fences on corner lots ≤1.8m to a point 2m behind the primary building line. Fencing forward of this point must be ≤1.2m above existing ground level and open style with minimum apertures of 25mm (refer to Figure 4-6) |  | Select |
| All other fencing must comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 |  | 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 |

|  |  |  |  |
| --- | --- | --- | --- |
| **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** | | | |
| \*Asterisks denote Spring Farm specific controls | | | |
| **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 | The secondary dwelling must:   * be located above a garage, and * the garage is accessed from a rear lane adjacent to the land\* |  | Select |
| **Camden Development Control Plan 2019 Controls - 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 and Semi-Detached Dwellings** | | | |
| **Chapter** | **Control** | **Assessment** | **Compliance?** |
| 4.4  Dual Occupancies and Semi-Detached Dwellings | Dual occupancies and semi-detached 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 |
| ≥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. |