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

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| **Camden Development Control Plan 2019 - Dwelling Houses** |
| \*Asterisks denote Harrington Grove specific controls (refer to Schedule 4) |
| Precinct specific controls may vary these general controls and must be considered (refer to Schedule 4) |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 4.2.1Site Analysis | A site analysis plan must be provided |  | Select |
| 4.2.2Cut 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 |
| 4.2.3Streetscape 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 are required on all front and side facades (except for walls built to the boundary)\* |  | Select |
| Roof pitch between 22.5º and 45º\* |  | Select |
| Skillion roof are permitted with a minimum slope of 22.5º\* |  | Select |
| Roof line articulated to follow the modulation of the dwelling facade where the step within the facade >2.5m\* |  | Select |
| Low pitched roofs lacking eaves on front/side facades will be considered on merit in accordance with the Camden DCP\* |  | Select |
| 4.2.4Setbacks (Regular Lots) | ≥4.5m front setback unless superseded by Table 4-2\* |  | Select |
| Part of the front facade (excluding the garage) must be set back ≥0.9 from the rest of the facade (excluding the garage) (refer to Figure 4-9)\* |  | Select |
| 2m secondary street setback ≥4.5m front setback unless superseded by Table 4-2\* |  | Select |
| Garages and carports ≥0.9m behind the primary building facade closest to the road and ≥5.5m from any street frontage\* |  | Select |
| Design features may encroach into the primary street setback ≤1.5m |  | Select |
| Refer to Table 4-2 for side setbacks\* |  | Select |
| Walls along side boundaries must be articulated |  | Select |
| On corner lots, no straight section of the side wall facing a street is to be >9m or <2.5m. Wall lengths >9m are to have a ≥0.9m step between the sections (refer to Figure 4.8)\* |  | Select |
| Corner lots may have a reduced front setback to the neighbouring lot’s primary front setback (refer to Figure 4-11)\* |  | Select |
| Refer to Table 4-2 for rear setbacks\* |  | Select |
| 1m rear lane setback (but may be reduced to 0.5m if satisfactory waste collection can be demonstrated) |  | Select |
| All outbuildings >10m² must comply with the setbacks detailed in Table 4-2\* |  | Select |
| 4.2.5Height, 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 |
| Lofts are to be contained entirely within the roof pitch (not considered a storey and do not contribute to floor space calculations)\* |  | Select |
| Ground floor level ≤1m above finished ground level unless no adverse impacts |  | Select |
| ≤50% site coverage for the dwelling and ancillary buildings\* |  | Select |
| 4.2.6Landscaped Area | ≥35% landscaped area\* |  | Select |
| ≥40% of front setback must be landscaped area |  | Select |
| ≤40% of front setback permitted to be hard paved surfaces\* |  | Select |
| A landscaping plan must be provided |  | Select |
| 4.2.7Principal Private Open Space (PPOS) | ≥80m² private open space for 1-3 bedroom dwellings\* |  | Select |
| ≥100m² private open space for 4+ bedroom dwellings\* |  | Select |
| PPOS must be located behind the building line and directly accessible from a habitable room (other than a bedroom) |  | Select |
| PPOS ≥5m wide, ≥5m deep and ≤1:15 gradient\* |  | Select |
| For steep sites, ≥4m x 2.5m terraced PPOS\* |  | Select |
| 4.2.8Solar 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. Only areas with a ≥2.5m dimension behind the front building alignment can be considered\* |  | Select |
| ≥1 window to a living area of neighbouring dwellings must receive ≥3 hours sunlight between 9am and 3pm on 21 June |  | Select |
| 4.2.9Visual 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 |
| 4.2.10Parking, 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 |
| Internal garage dimensions of ≥3m wide x ≥5.5m long for single garages (refer to Figure 4-13)\* |  | Select |
| Internal garage dimensions of ≥5.5m wide x ≥5.5m long for double garages (refer to Figure 4-13)\* |  | Select |
| Garage doors must be ≤50% of the dwelling’s front elevation width\* |  | Select |
| ≥5.5m driveway length from the lot boundary to the garage\* |  | Select |
| 4.2.10Parking, 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 |
| 4.2.10Parking, 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 ≥0.9m behind the other garages\* |  | Select |
| 4.2.10Parking, 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 |
| 4.2.11Fencing | Front fencing ≤1m from finished ground level. Piers with ≤500mm x ≤500mm dimensions are permitted to 1.2m. Fencing panels are to be ≥70% visually permeable\* |  | Select |
| Combined height of front fencing and retaining walls ≤1m\* |  | Select |
| Side boundary fencing ≤1.8m to a point 1m behind the front building facade closest to the side boundary. Fencing forward of this point must be ≤1m (refer to Figure 4-16)\* |  | Select |
| Rear fencing ≤1.8m (refer to Figure 4-16)\* |  | Select |
| Combined height of corner fencing and retaining walls abutting a road reserve ≤1.8m. Fencing may be ≤1.8m above a retaining wall if set back ≥500mm from retaining wall fascia (refer to Figure 4-17)\* |  | Select |
| Dwelling return fencing ≤1.8m with a ≥1m setback (refer to Figure 4-19)\* |  | Select |
| 4.2.12Waste 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 |
| 4.7Large Lot Residential Areas (R5 Zones) | Dwellings and associated development in the R5 Large Lot Residential zone must comply with Chapter 4.7 of the Camden DCP, except where superseded by the controls in Schedule 4 |  | Select |
| 6.2.2Rural Accommodations, Dwellings, Secondary Dwellings and Outbuildings | Dwellings and associated development in the E4 Environmental Living zone must comply with Section 6.2.2 of the Camden DCP, except where superseded by the controls in Schedule 4 |  | Select |

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| **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 |
| 7.5Minimum Lot Size for Particular Secondary Dwellings | ≥450m² minimum lot size |  | Select |
| **Camden Development Control Plan 2019 Controls - Secondary Dwellings** |
| **Chapter** | **Control** | **Assessment** | **Compliance?** |
| 4.3Secondary 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 |

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| **Camden Local Environmental Plan 2010 - Dual Occupancies** |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| 4.1DMinimum 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?** |
| 4.4Dual 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 |

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| **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 |

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| **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. |

Table 4-2 Precinct Setbacks