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| **State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - All Buildings** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 1, 4.3  Height of Buildings |  |  | Select |

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| **State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Dwelling Houses** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 1, 4.1A  Minimum Lot Sizes for Other Development | ≥300m² lot size on land zoned R1 General Residential |  | Select |
| ≥250m² lot size on land zoned B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use |  | Select |
| ≥1,000m² lot size on land zoned E4 Environmental Living |  | Select |
| Appendix 1, 4.1AC  Exceptions to Minimum Lot Sizes for Dwelling Houses | For land zoned R1 General Residential, ≥250m² and <300m² lot size if the lot was either approved by Appendix 1, Clause 4.1AA of the Growth SEPP or the DA proposes the creation of ≥2 lots |  | Select |
| Appendix 1, 4.1AD  Exceptions to Minimum Lot Sizes for Dwelling Houses on Other Lots in Zone R1 General Residential | For land zoned R1 General Residential, ≥225m² and <250m² lot size if the lot was either approved under Appendix 1, Clause 4.1AA of the Growth SEPP or the DA proposes the creation of ≥2 lots, provided that:   * the lot adjoins open space or recreation land or is separated from that land only by a public road, or * the lot adjoins land zoned B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use or is separated from that land only by a public road, or * the lot is within 400m of land zoned B1 Neighbourhood Centre and B2 Local Centre and the lot: * adjoins land zoned SP2 Infrastructure that is set aside for drainage or educational purposes, or * is separated from that land only by a public road |  | Select |
| **Turner Road Development Control Plan 2007 - Residential Development on All Lots** | | | |
| \*Asterisks denote Turner Road specific controls | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 7.4.2  Streetscape and Architectural Design | Primary street facade must incorporate ≥2 design features |  | 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 22.5º and 30º |  | Select |
| Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling |  | Select |
| Front facade to feature ≥1 habitable room with a window facing the street |  | Select |
| 7.4.4  Side and Rear Setbacks | Zero lot lines locations are to be determined primarily by topography and also consider, dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and lot orientation |  | Select |
| Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback |  | Select |
| For dwellings with a 0.9m setback, projections into the side and rear setback areas include 450mm eaves, fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units |  | Select |
| For zero lot boundaries, no overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefitted lot are permitted within the easement |  | Select |
| For battle-axe lots without a street facing elevation, setbacks must be determined in the context of surrounding lots, built form and the location of private open space |  | Select |
| The upper floor of dwellings on battle-axe lots must be set back so as not to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and privacy |  | Select |
| For battle-axe lots with direct frontage to land zoned for a public purpose or a street facing elevation, the applicable front setback applies to the lot boundary adjoining the public purpose zone, and side and rear setbacks apply to lot boundaries determined relative to the front setback boundary |  | Select |
| For corner lots with ≥15m lot widths with shallow depths (i.e. approximately square corner lots), the rear setback can be varied to be consistent with the applicable side setbacks provided that the private open space and solar access requirements for the subject and adjoining properties are met |  | Select |
| New buildings must be set back ≥17m from the Upper Canal\* |  | Select |
| Dwellings must be designed to front the boundary road adjoining the Upper Canal to provide casual surveillance of the adjacent landscape buffer. Where a lot has a rear boundary to the landscape buffer a ≥10m setback is required\* |  | Select |
| 7.4.5  Dwelling Height, Massing and Siting | Generally ≤2 storeys high. A third storey may be permitted where located on a prominent street corner, adjacent to certain commercial sites or open space, on sites with a slope ≥15% or if within the roof line of the building (i.e. an attic) |  | Select |
| Ground floor level ≤1m above finished ground level |  | Select |
| For dwellings on battle-axe lots without public open space or street frontage, ≤2 storeys high |  | Select |
| 7.4.6  Landscaped Area | Surface water drainage provided as necessary to prevent the accumulation of water |  | Select |
| Low water demand drought resistant vegetation used for the majority of landscaping, including native salt tolerant trees |  | Select |
| 7.4.7  Private Open Space | Principal private open space (PPOS) to be determined having regard to dwelling design, topography, allotment orientation, adjoining dwellings, landscape features and topography |  | Select |
| PPOS conveniently accessible from a main living area of a dwelling or alfresco room |  | Select |
| ≤1:10 PPOS gradient |  | Select |
| Open space at the front of a dwelling can only be defined as PPOS where this is the only means of achieving solar access requirements. PPOS at the front of a dwelling must be designed to maintain appropriate privacy and be consistent with the applicable streetscape design controls in Section 7.4.2 of the Turner Road DCP |  | Select |
| 7.4.8  Garages, Site Access and Parking | ≥1 car parking space must be behind the building line where the space is accessed from the street on the front property boundary |  | Select |
| ≥1m driveway clearance from infrastructure |  | Select |
| Driveways are to have soft landscaped areas on either side, suitable for water infiltration |  | Select |
| Garage design and materials are to be consistent with the dwelling design |  | Select |
| ≤3m single garage garage door width |  | Select |
| ≤6m double garage garage door width |  | Select |
| ≥3m x 5.5m single garage internal dimensions |  | Select |
| ≥5.6m x 5.5m double garage internal dimensions |  | Select |
| Garage doors are to be visually recessive through the use of materials, colours and overhangs such as second storey balconies |  | Select |
| ≥2.4m garage door width for single garages accessed from a laneway or shared driveway |  | Select |
| ≥4.8m garage door width for single garages accessed from a laneway or shared driveway |  | Select |
| Garages, site access and parking must be designed in accordance with the Department of Planning and Environment Delivery Note: Laneways |  | Select |
| 7.4.9  Visual and Acoustic Privacy | Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping |  | Select |
| Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m are to:   * be obscured by fencing, screens or appropriate landscaping, * be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window, * have a sill height of 1.7m above floor level, * have fixed obscure glazing in any part of the window below 1.7m above floor level, or * fixed screen or opaque windows can be built closer than non-habitable room windows |  | Select |
| The design of dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedroom and living areas |  | Select |
| The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies) and building plant must be designed to minimise noise impact and transmission |  | Select |
| 7.4.10  Fencing | Front fencing ≤1m high, in harmony with the street and not impede safe sightlines for traffic |  | Select |
| Side and rear fencing ≤1.8m high |  | Select |
| Fencing along the secondary street frontage of corner lots ≤1.8m high for ≤33.3% of the length of the secondary street frontage |  | Select |
| For corner lots, the front fencing style is to be continued along the secondary street frontage to ≥1m behind the building line of the dwelling. Side fences ≥1m high are not to extend past the building façade or garage building lines |  | Select |
| For lots adjacent to open space, boundary fencing is to be of a high quality material and finish. The fencing must permit casual surveillance of the open space and provide the dwelling with an outlook towards the open space |  | Select |
| Fencing that adjoins mews or rear accessways must permit causal surveillance |  | Select |
| Colorbond, timber paling or lapped/capped fencing is only permitted to be used internally between dwelling lots |  | Select |
| Where cut is proposed on the boundary of a lot, retaining walls are to be constructed with side fence posts integrated with its construction. Otherwise, retaining walls must be located ≥450mm from the side or rear boundary of the lot containing the cut |  | Select |
| 8.1  Sustainable Building Design | Compliance with BASIX requirements |  | Select |
| Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation |  | Select |
| Open fireplaces and slow combustion stoves are prohibited |  | Select |
| 8.2  Stormwater and Construction Management | A stormwater concept plan must be provided |  | Select |
| All development must be carried out in accordance with an approved soil and water management plan |  | Select |
| 8.3  Waste Management | Development must accommodate refuse storage and collection without reducing the amenity of the dwelling or neighbouring lots |  | Select |
| Storage areas for rubbish bins are to be located away from the front of the development |  | Select |
| 8.4  Site Facilities and Servicing | Garbage, mailbox structures, service meters and the like are to be integrated within the overall design of buildings and/or landscaping |  | Select |
| 8.6  Safety and Surveillance | Development must be designed to overlook and provide casual surveillance to streets, lanes and other public or communal areas |  | Select |
| For corner lots, habitable room windows are to be orientated to overlook the street |  | Select |
| The use of roller shutters other than for garages is not permitted on doors and windows facing the street. |  | Select |
| Developments are to avoid creating areas for concealment and blank walls facing the street |  | Select |
| Any security railings must be designed to complement the architecture of the building |  | Select |
| Opportunities for casual surveillance from dwellings/studios are to be incorporated into the design of shared driveways and where rear access is proposed from laneways |  | Select |

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| **Turner Road Development Control Plan 2007 - Rear Accessed Lots with ≥4.5m Frontage Width for Rear Accessed Dwellings** | | | |
| Some table controls are superseded by Turner Road specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 15  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space |  | Select |
| For density areas ≥25dw/ha, ≥3m building façade line setback |  | Select |
| Table 15  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space |  | Select |
| For density areas ≥25dw/ha, ≥1.5m articulation zone setback |  | Select |
| Table 15  Side Setbacks | For zero lot, attached or abutting boundaries (benefited lot), 0m side setbacks for ground and upper floors |  | Select |
| For detached boundaries, ≥0.9m side setbacks |  | Select |
| For lots burdened by a zero lot boundary, side setback must be within the easement (≥0.9m for single storey zero lot walls or ≥1.2m for two storey zero lot walls) |  | Select |
| Table 15  Zero Lot Line Length | For attached/abutting dwellings, unlimited length on ground floor and ≤15m length on upper floor (excluding rear loaded garages) |  | Select |
| For zero lot dwellings, ≤15m length (excluding rear loaded garages) |  | Select |
| Table 15  Rear Setback | ≥0.5m rear setback (rear loaded garages to lane) |  | Select |
| Table 15  Corner Lots Secondary Street Setbacks | ≥1m secondary street setback |  | Select |
| Table 15  Building Height, Massing and Siting | For density areas ≤20dw/ha, ≤2 storeys. A third storey may be permitted in accordance with Section 7.4.5 of the Turner Road DCP |  | Select |
| For density areas ≥25dw/ha, ≤3 storeys |  | Select |
| Table 15  Site Coverage | ≤40% upper floor site coverage. Additional upper floor site coverage may be permitted for development involving secondary or studio dwellings in accordance with Section 7.5.2 of the Turner Road DCP |  | Select |
| Table 15  Soft Landscaped Area | ≥15% soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped |  | Select |
| Table 15  Principal Private Open Space (PPOS) | For density areas ≤20dw/ha, ≥16m² PPOS with ≥3m dimension |  | Select |
| For density areas ≥25dw/ha, ≥16m² PPOS with ≥3m dimension. 10m² PPOS per dwelling if provided as a balcony or rooftop with ≥2.5m dimension |  | Select |
| Table 15  Solar Access | For density areas ≤20dw/ha, sunlight must reach ≥50% of the PPOS of the subject dwelling and neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For density areas ≥25dw/ha, sunlight must reach ≥50% of the PPOS of ≥70% of the proposed dwellings and all affected neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For alterations and additions to existing dwellings in all density areas, no reduction in existing solar access to the PPOS of neighbouring properties is permitted |  | Select |
| Table 15  Garages and Car Parking | Rear loaded garages or car parking spaces only are permitted |  | Select |
| ≥2.4m single garage width |  | Select |
| ≥4.8m double garage width |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Turner Road Development Control Plan 2007 - Lots with ≥7m and <9m Frontage Width for Front Accessed Dwellings** | | | |
| Some table controls are superseded by Turner Road specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 16  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space |  | Select |
| Table 16  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space |  | Select |
| Table 16  Garage Setback | ≥5.5m garage line setback and set back ≥1m behind the building line |  | Select |
| Table 16  Side Setbacks | For zero lot, attached or abutting boundaries, 0m side setbacks for ground and upper floors |  | Select |
| For detached boundaries, ≥0.9m side setbacks |  | Select |
| For lots burdened by a zero lot boundary, side setback must be within the easement (≥0.9m for single storey zero lot walls or ≥1.2m for two storey zero lot walls) |  | Select |
| Table 16  Zero Lot Line Length | ≤15m length |  | Select |
| Table 16  Rear Setback | ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| Table 16  Corner Lots Secondary Street Setback | ≥1m secondary street setback |  | Select |
| Table 16  Building Height, Massing and Siting | For density areas ≤20dw/ha, ≤2 storeys. A third storey may be permitted in accordance with Section 7.4.5 of the Turner Road DCP |  | Select |
| For density areas ≥25dw/ha, ≤3 storeys |  | Select |
| Table 16  Site Coverage | ≤50% upper floor site coverage |  | Select |
| Table 16  Soft Landscaped Area | ≥15% soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped |  | Select |
| Table 16  Principal Private Open Space (PPOS) | For density areas ≤20dw/ha, ≥16m² PPOS with ≥3m dimension |  | Select |
| For density areas ≥25dw/ha, ≥16m² PPOS with ≥3m dimension. 10m² PPOS per dwelling if provided as a balcony or rooftop with ≥2.5m dimension |  | Select |
| Table 16  Solar Access | For density areas ≤20dw/ha, sunlight must reach ≥50% of the PPOS of the subject dwelling and neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For density areas ≥25dw/ha, sunlight must reach ≥50% of the PPOS of ≥70% of the proposed dwellings and all affected neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For alterations and additions to existing dwellings in all density areas, no reduction in existing solar access to the PPOS of neighbouring properties is permitted |  | Select |
| Table 16  Garages and Car Parking | Single garages or car parking spaces only are permitted |  | Select |
| ≥3m x 5.5m carport and garage internal dimensions |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |
| ≤40% of the front façade area is permitted to be garage |  | Select |
| Table 16  Layout | Driveway locations must be paired to preserve on-street parking spaces in front of lots |  | Select |

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| **Turner Road Development Control Plan 2007 - Lots with ≥9m and <15m Frontage Width for Front Accessed Dwellings** | | | |
| Some table controls are superseded by Turner Road specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 17  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space or drainage land |  | Select |
| Table 17  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space or drainage land |  | Select |
| Table 17  Garage Setback | ≥5.5m garage line setback and set back ≥1m behind the building line |  | Select |
| Table 17  Side Setbacks | For detached boundaries, ≥0.9m side setbacks |  | Select |
| For zero lot boundaries, 0m side setback (side A) and ≥0.9m side setback (side B) at ground floor |  | Select |
| For zero lot boundaries, ≥1.5m side setback (side A) and ≥0.9m side setback (side B) at upper floor |  | Select |
| Table 17  Zero Lot Line Length | ≤11m length |  | Select |
| Table 17  Rear Setback | ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| Table 17  Corner Lots Secondary Street Setback | ≥2m secondary street setback |  | Select |
| Table 17  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 7.4.5 of the Turner Road DCP |  | Select |
| Table 17  Site Coverage | ≤60% site coverage for single storey dwellings |  | Select |
| For lots ≤375m², ≤40% upper floor site coverage |  | Select |
| For lots >375m², ≤35% upper floor site coverage |  | Select |
| Table 17  Soft Landscaped Area | ≥25% soft landscaped area |  | Select |
| Table 17  Principal Private Open Space (PPOS) | ≥20m² PPOS with ≥4m dimension |  | Select |
| Table 17  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 17  Garages and Car Parking (lots ≥9m and ≤12.5m) | For front access, single garages only are permitted |  | Select |
| For rear lane or side street access, double garage are permitted |  | Select |
| ≤3m single garage carport and garage door width |  | Select |
| ≤6m double garage carport and garage door width |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |
| Table 17  Garages and Car Parking (lots ≥12.5m and ≤15m) | Front or rear accessed single, tandem or double garages are permitted |  | Select |
| Triple garages are not permitted |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Turner Road Development Control Plan 2007 - Lots with >15m Frontage Width for Front Accessed Dwellings** | | | |
| Some table controls are superseded by Turner Road specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 18  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space or drainage land |  | Select |
| Table 18  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space or drainage land |  | Select |
| Table 18  Garage Setback | ≥5.5m garage line setback and set back ≥1m behind the building line |  | Select |
| Table 18  Side Setbacks | ≥0.9m side setback (side A) and ≥0.9m side setback (side B) at ground floor |  | Select |
| ≥0.9m side setback (side A) and ≥1.5m side setback (side B) at upper floor |  | Select |
| Table 18  Rear Setback | ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| Table 18  Corner Lots Secondary Street Setback | ≥2m secondary street setback |  | Select |
| Table 18  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 7.4.5 of the Turner Road DCP |  | Select |
| Table 18  Site Coverage | ≤50% site coverage for single storey dwellings |  | Select |
| ≤50% ground floor site coverage for two storey dwellings |  | Select |
| ≤30% upper floor site coverage for two storey dwellings |  | Select |
| Table 18  Soft Landscaped Area | ≥30% soft landscaped area |  | Select |
| Table 18  Principal Private Open Space (PPOS) | ≥24m² PPOS with ≥4m dimension |  | Select |
| Table 18  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 18  Garages and Car Parking | Front or rear loaded double and tandem garages are permitted |  | Select |
| ≤3m single garage carport and garage door width |  | Select |
| ≤6m double garage carport and garage door width |  | Select |
| Triple garages are not permitted |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Turner Road Development Control Plan 2007 - Lots in the Environmental Living Zone** | | | |
| Some table controls are superseded by Turner Road specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 19  Front Setback | ≥4.5m building façade line setback |  | Select |
| Table 19  Articulation Zone | Façade articulation behind the front setback |  | Select |
| Table 19  Garage Setback | ≥1m setback behind the building façade line |  | Select |
| Table 19  Side Setbacks | ≥1.5m side setback at ground floor |  | Select |
| ≥1.5m side setback (side A) and ≥3m side setback (side B) at upper floor |  | Select |
| ≥4.5m side setbacks to public recreation or drainage land |  | Select |
| Table 19  Rear Setback | ≥10m rear setback |  | Select |
| Table 19  Corner Lots Secondary Street Setback | ≥4.5m secondary street setback |  | Select |
| Table 19  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 7.4.5 of the Turner Road DCP |  | Select |
| Table 19  Site Coverage | ≤35% site coverage for single storey dwellings |  | Select |
| ≤25% ground floor site coverage for two storey dwellings |  | Select |
| ≤15% upper floor site coverage for two storey dwellings |  | Select |
| Table 19  Soft Landscaped Area | ≥55% soft landscaped area for single storey dwellings |  | Select |
| ≥60% soft landscaped area for two or more storey dwellings |  | Select |
| Table 19  Principal Private Open Space (PPOS) | ≥24m² PPOS with ≥4m dimension |  | Select |
| Table 19  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 19  Garages and Car Parking | Front or rear loaded double and tandem garages are permitted |  | Select |
| ≤3m single garage carport and garage door width where garages front a public road |  | Select |
| ≤6m double garage carport and garage door width where garages front a public road |  | Select |
| Triple garages are permitted where ≥1 garage is not visible from the street, 1 of the spaces is in a stacked configuration or the total width of the garage is <50% of the total width of the building façade |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | 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 ≤75m² or ≤30% of the total gross floor area of both the self-contained dwelling and the principal dwelling |  | Select |
| **State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Secondary Dwellings** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 1, 4.1AB  Minimum Lot Sizes for Secondary Dwellings in Zone R1 General Residential and Zone R3 Medium Density Residential | ≥450m² lot size for land zoned R1 General Residential |  | Select |
| Appendix 1, 5.4(9)  Secondary dwellings | Floor area ≤75m² or ≤30% of the total gross floor area of both the self-contained dwelling and the principal dwelling |  | Select |
| **Turner Road Development Control Plan 2007 - Secondary and Studio Dwellings** | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 7.5.2  Secondary Dwellings, Studio Dwellings and Dual Occupancies | Secondary dwellings must comply with Section 7 of the Turner Road DCP, except where superseded by the controls in this section |  | Select |
| The maximum upper floor site coverage permitted for development may be exceeded by the combined upper floor site coverage of the secondary or studio dwelling and principal dwelling provided that:   * the privacy of the principal dwelling and dwellings on adjoining land is not compromised, and * solar access to the principal private open space of neighbouring lots is not significantly reduced |  | Select |
| ≥75m² gross floor area for studio dwellings |  | Select |
| Finishes, materials and colours must complement the principal dwelling in its construction features |  | Select |
| For secondary dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings |  | Select |
| For studio dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings including the principal dwelling. |  | Select |
| Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a ≥1.5m sill height above floor level |  | Select |
| Associated garages may have a zero lot setback to one side boundary and may be attached to another garage/secondary dwelling on an adjoining lot, particularly where the secondary or studio dwelling is associated with an attached or semi-detached dwelling |  | Select |
| Where the secondary or studio dwelling is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land |  | Select |
| Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance |  | Select |
| Rear garages with secondary or studio dwellings may have first level balconies facing the lane  provided the balcony remains within the lot boundary. Where 2m deep overhanging balconies for private open space requirements of studio dwellings are located along a lane, the DA must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc. |  | Select |
| Where a secondary or studio dwelling is built over a rear garage and separated from the upper  levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the secondary or studio dwelling |  | Select |
| Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear  lane or secondary street on a corner lot |  | Select |
| Studio dwellings must comply with separation controls nominated in Australian Standards and the National Construction Code |  | Select |
| Studio dwellings are not permitted where the principal dwelling is an attached dwelling, unless:   * the studio dwelling is located above a rear loaded garage, * the studio dwelling has direct access to a public road or laneway, and * garbage and mail facilities are accessible by residents and service vehicles |  | Select |
| For secondary dwellings, no additional car parking spaces are required |  | Select |
| For studio dwellings, 1 additional on-site car parking space is required behind the building façade line of the principal dwelling and not in a stacked configuration |  | Select |
| For secondary dwellings, no separate private open space is to be provided |  | Select |
| For studio dwellings, ≥8m² balcony with ≥2m dimension accessed directly off a living space |  | Select |
| For secondary dwellings, subdivision from the principal dwelling is not permitted |  | Select |
| For studio dwellings, only strata subdivision from the principal dwelling is permitted |  | Select |
| For secondary dwellings, separate direct access to a street, laneway or shared driveway is not required |  | Select |
| For studio dwellings, separate access from the principal dwelling and fronting a public street, lane or shared private access way or combined access with the principal dwelling through communal land |  | Select |
| For secondary dwellings, no separate services or facilities are required |  | Select |
| For studio dwellings, separate services and an on-site garbage storage area not visible from the public street or laneway. The studio dwelling must be located on a street address that is accessible by garbage collection and mail delivery services. The studio dwelling may be serviced from the front residential street via the principal dwelling lot |  | Select |

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| **State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Dual Occupancies** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 1, 4.1A  Minimum Lot Sizes for Other Development | ≥500m² lot size for dual occupancies on land zoned R1 General Residential |  | Select |
| ≥200m² lot size for semi-detached dwellings on land zoned R1 General Residential |  | Select |
| ≥600m² lot size for dual occupancies on land zoned B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use |  | Select |
| Appendix 1, 6.4  Dual Occupancies | Consent must not be granted to a dual occupancy on a lot of land that is less than the minimum size specific on the Lot Size Map unless:   * the dual occupancy comprises one dwelling located substantially above the other dwelling, or * one of the dwellings has a floor area that does not exceed 60m² and is located above a garage, carport or similar structure for the principal dwelling |  | Select |
| **Turner Road Development Control Plan 2007 - Dual Occupancies** | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 7.5.2  Secondary Dwellings, Studio Dwellings and Dual Occupancies | Dual occupancies must comply with Section 7 of the Turner Road DCP, except where superseded by the controls in this section |  | Select |
| The maximum upper floor site coverage permitted for development may be exceeded by the combined upper floor site coverage of both dwellings in a dual occupancy provided that:   * the privacy of the subject dwellings and dwellings on adjoining land is not compromised, and * solar access requirements for principal private open space can be met for the subject dwellings and dwellings on adjoining lots |  | Select |
| The design of both dwellings in a dual occupancy development is to be consistent in construction features, finishes, materials and colours |  | Select |
| Detached dual occupancy dwellings are not to include zero lot lines for the second dwelling where the second dwelling is located at the rear of the lot |  | Select |
| Dual occupancy development is not permitted on a lot that contains an attached dwelling |  | Select |
| Dual occupancy dwellings are permitted at the rear of lots (i.e. behind a dwelling that has frontage to a principal street, whether attached or detached to that dwelling) only where:   * each dwelling has direct pedestrian and vehicle access to a public road, and * garbage and mail facilities are accessible by service vehicles and by the occupants of the dwellings |  | Select |
| For corner lots, the rear setback can be varied to be consistent with the applicable side setbacks provided that the private open space and solar access requirements for the subject and adjoining properties are met |  | Select |
| Where the dual occupancy dwellings are to be strata subdivided:   * private open space is to be provided for each dwelling in accordance with Section 7.4.7 of the Turner Road DCP, or * shared private open space is to be provided equivalent to 15% of the site area and shown as communal space on the strata plan, and a ≥10m² private open space area with ≥2.5m dimension is to be provided for each dwelling |  | Select |
| ≥20% landscaped area |  | Select |
| Where practical for front loaded driveway access, shared driveway crossings of the nature strip are to be provided to service both dwellings |  | 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 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth SEPP) and the Turner Road Development Control Plan 2007 (Turner Road 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 Growth SEPP and the Turner Road 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. |