

Growth Centres

Development Control Plan 2017



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Part A

Introduction

Name and application of this plan

This Development Control Plan (DCP) is the Growth Centre Development Control Plan (also referred to as the DCP). It has been prepared pursuant to the provisions of Section 74D of the *Environmental Planning and Assessment Act 1979*.

This DCP was adopted by the Deputy Secretary, Growth Design and Programs (under delegation from the Secretary) of the Department of Planning & Environment on [insert date when adopted] and came into force on [insert date of commencement].

This DCP applies to Precincts, or parts of Precincts, within the Local Government Areas where precinct planning has been completed, as shown in Figure 1 below.

North West

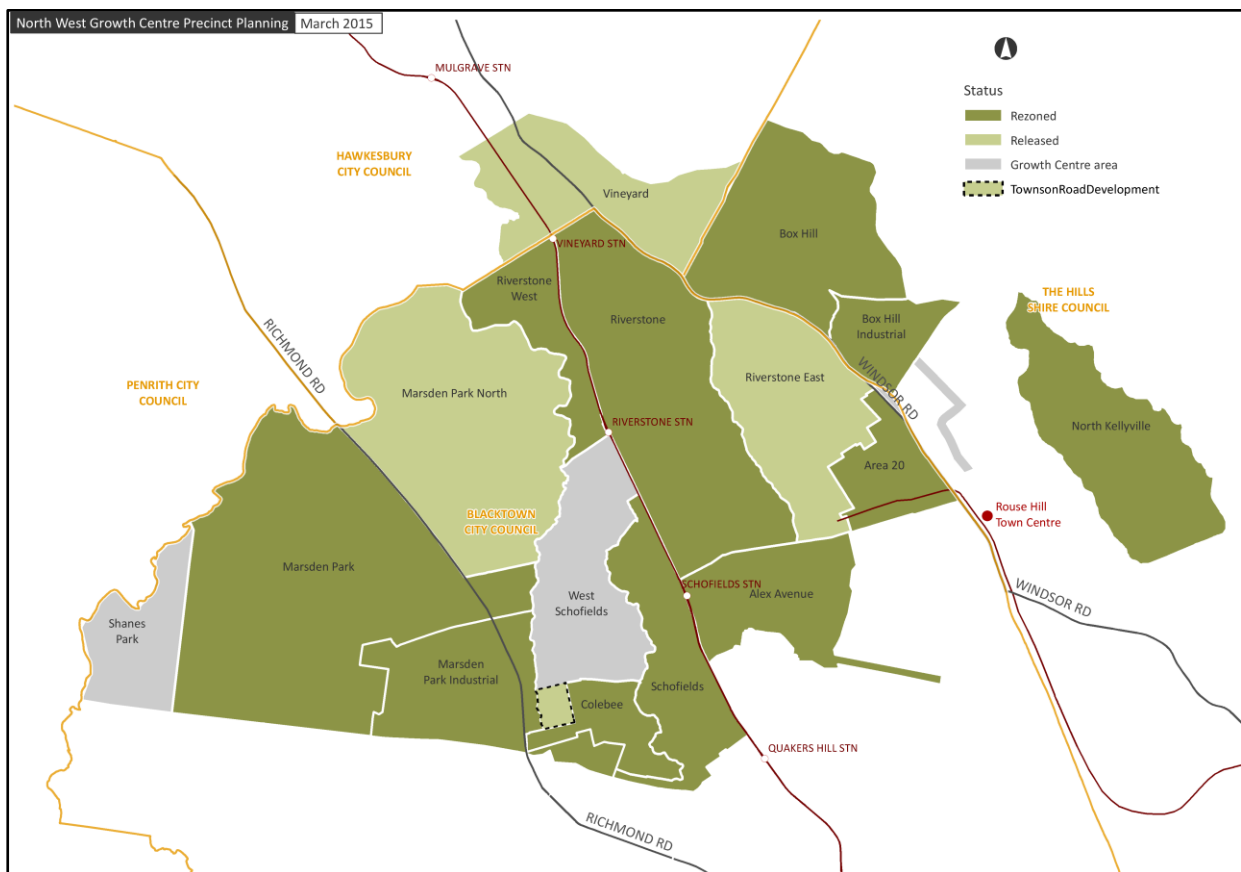


Figure 1: Map of Growth Centres Precinct Planning (May 2015)

This DCP amends the existing controls for residential density in the following DCPs:

- North Kellyville DCP 2008
- Blacktown City Council Growth Centres DCP 2010
- Box Hill and Box Hill Industrial Precincts DCP 2013

Purpose of this plan

The purpose of this DCP is to amend the controls relating to residential density in the R1 General Residential Zone, R2 Low Density Residential Zone, R3 Medium Density Residential Zone, and R4 High Density Residential Zone.

If a development application has been made before the commencement of this DCP in relation to land to which this DCP applies and the application has not been finally determined before that commencement, the application must be determined as if this DCP had not commenced.

Part B

Neighbourhood and Subdivision Design

This Part of the DCP provides objectives and controls related to residential subdivision design including the residential character, road layout, access to arterial and sub-arterial roads, neighbourhood design and lot layout.

*The controls in this Part should be read in conjunction with the **Residential Development Controls**.*

Amend the following clauses:

Blacktown DCP –

- 3.1 Residential Density and Subdivision
- 3.1.1 Residential Density, Objectives and Control 1
- 3.1.2 Block and Lot Layout, Controls 5, 6 and 9
- 3.1.3 Battle-axe lots, Control 3
- 4.2.1 Summary of Key Controls, Tables 4.2 and 4.3
- 4.3.5 Controls for residential flat buildings, manor homes and shop top housing, Control 1

Box Hill and Box Hill Industrial DCP

- 3.1 Residential Density and Subdivision
- 3.1.1 Residential Density, Objectives and Control 1
- 3.1.2 Block and Lot Layout, Controls 5, 6 and 9
- 3.1.3 Battle-axe lots, Control 3
- 4.2.1 Summary of Key Controls, Tables 13 and 14
- 5.4 Controls for residential flat buildings, manor homes and shop top housing, Control 1

North Kellyville DCP

- 2.4 Residential Density and Subdivision
- 2.4.1 Residential Density, Introduction, Objectives and Control 1
- 3.6.1 Block and Lot Layout, Controls 15, 16 and 19
- 3.6.2 Battle-axe lots, Control 3
- 4.2.1 Summary of Key Controls, Tables 12 and 13
- 4.3.4 Controls for residential flat buildings, manor homes and shop top housing, Control 1

1. Residential Density and Subdivision

The Growth Centres are subject to ~~minimum residential density targets~~ **density ranges** as detailed in the Residential Density Maps in the SEPP. This section provides guidance on the typical characteristics of the residential density target bands.

Net Residential Density means the net developable area in hectares of the land on which the development is situated divided by the number of dwellings proposed to be located on that land. Net Developable Area means the land occupied by the development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding land that is not zoned for residential purposes. Refer to Figure 3-1 and Landcom's "Residential Density Guide" and the Department of Planning and Environment's "Dwelling Density Guide" for further information.

Net Residential Density is an averaging statistic. The average dwelling density target in the SEPP should be achieved across the identified area with a diversity of lot and housing types. However, this does not mean that all streets offer the same housing and lot mix. Built form intensity should vary across a neighbourhood in response to the place: more intense around centres or fronting parks, less intense in quieter back streets. In lower density areas, there will be a higher proportion of larger lots and suburban streetscapes but there may also be some streets with urban character. In higher density areas, urban streets with more attached housing forms will be more common but there will also be some suburban streetscapes.

~~In recognition of different objectives and street characters at varying densities, certain built form controls vary by density bands. Refer to the section Residential Density.~~

1.1 Residential Density

[Introduction only included in North Kellyville DCP]

The Growth Centres Commission has established a target of 4,500 dwellings for North Kellyville, which is forecast to achieve a population of approximately 14,200 people at completion. Table 5 describes the net residential density ~~targets~~ **ranges** for each of the residential land use zones.

Table 5. Net residential density ~~targets~~ **ranges**

Zone	Density Ranges dw/ha
	Minimum - Maximum
Zone R1	25 – 35
Zone R2	10 – 15
Zone R3	25 – 35
Zone E3	N/A
Zone E4	N/A

Objectives

- To ensure ~~minimum density targets are delivered~~ **development remains within defined density bands.**
- No change
- No change
- No change

Controls

- All applications for residential subdivision and the construction of residential buildings are to demonstrate that the density of the proposal falls within the density band identified in the Precinct Plan.

1.2 Block and Lot Layout

Objectives

No change

Controls

Blocks

No change

Lots

2. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP summarised here as ~~Table 3-2 Minimum lot size by density bands~~. ~~In certain density bands~~ Variations to some lot sizes may be possible subject to Section 4 of the Precinct Plan in the Sydney Region Growth Centres SEPP.

[The table summarising minimum lot sizes will be deleted]

3. Minimum lot frontages applying to each density band will comply with Table 3-3: Minimum lot frontages by density bands. Lot frontage is measured at the street facing building line as indicated in Figure 3-3.

Table 3-3 Minimum lot frontages by density bands

		Minimum Net Residential Density Target (dw/Ha)		
		10 - 11 dw/Ha	15dw/Ha	20 to 55dw/Ha
Minimum Lot Frontages	Front Loaded	12.5m	9m	7m
	Rear Loaded	4.5m	4.5m	4.5m

9. In ~~density bands~~ **areas with a minimum residential density of ≤ 25 dw/Ha**, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length due to garage dominance and on-street parking impacts.

1.3 Battle-axe lots

Objectives

No change

Controls

3. In ~~density bands~~ **areas within a minimum residential density of 10, 11, 15 and 20 dw/Ha**, the minimum site area for battle-axe lots without any street or park frontage is 500m² (excluding the shared driveway) and only detached dwelling houses will be permitted.

1.4 Summary of Key Controls

Table 4-2: Summary of key controls for lots with frontage width ≥ 4.5 m for rear accessed dwellings

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building facade fronting open space	In density bands ≥ 25 dw/Ha 3m to building facade line,

Element	Control	
	3.0m to articulation zone; 2.0m to articulation zone fronting open space.	1.5m to articulation zone.
Side setback (min)	Zero Lot, Attached or Abutting Boundary (benefited lot) Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	Attached/abutting house: 15m (excludes rear loaded garages) upper levels only. No limit to ground floor.	Zero lot house: 15m (excludes rear loaded garages)
Rear setback (min)	0.5m (rear loaded garages to lane)	
Corner lots secondary street setback (min)	1.0m	
Building height, massing and siting	In areas with a minimum residential density of density areas $\leq 20dw/Ha$: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In areas with a minimum residential density of density areas $\geq 25dw/Ha$: 3 storeys maximum
Site Coverage	Upper level no more than 40% of lot area. Refer also clause 5.3(3)	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Private Open Space (PPOS)	In areas with a minimum residential density of density areas $\leq 20dw/Ha$: Min 16m ² with minimum dimension of 3m.	In areas with a minimum residential density of density areas $\geq 25dw/Ha$: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In areas with a minimum residential density of density areas $\leq 20dw/Ha$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.	In areas with a minimum residential density of density areas $\geq 25dw/Ha$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: <ul style="list-style-type: none"> all affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Rear loaded garage or car space only for lots of this type. Minimum garage width 2.4m (single) and 4.8m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	

Table 0-1: Summary of key controls for lots with frontage width $\geq 7\text{m}$ and $< 9\text{m}$ for front accessed dwellings

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line and minimum 1m behind the building line	
Side setback (min)	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	15m	
Rear setback (min)	4m (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	1.0m	
Building height, massing and siting	In areas with a minimum residential density of density areas $\leq 20\text{dw}/\text{Ha}$: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In areas with a minimum residential density of density areas $\geq 25\text{dw}/\text{Ha}$: 3 storeys maximum
Site Coverage	Upper level no more than 50% of lot area	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Private Open Space (PPOS)	In areas with a minimum residential density of density areas $\leq 20\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m.	In areas with a minimum residential density of density areas $\geq 25\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In areas with a minimum residential density of density areas $\leq 20\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In areas with a minimum residential density of density areas $\geq 25\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: <ul style="list-style-type: none"> all affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Single width garage or car space only. Carport and garage minimum internal dimensions: 3m x 5.5m. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces. The garage must be less than 40% of the total area of the front façade.	
Layout	Driveway locations must be paired to preserve on-street parking spaces in front of lots. In density bands $\leq 25\text{ dw}/\text{Ha}$, total lot frontage of this lot type not to exceed 20% of the block length due to garage dominance and on-street parking impacts.	

1.5 Controls for residential flat buildings, manor homes and shop top housing

Objectives

No change

Controls

1. In ~~density areas~~ **areas with a minimum residential density** of 20 dw/Ha and 25 dw/Ha, manor homes may only be located on corner lots.