

Part 4

**Residential Flat
Buildings and
Mixed-Use
Development**

4.1

Application

4.1 Application

This section sets out development control relating residential flat buildings and mixed use development under the DADCP.

The design requirements contained within this part complement the provisions contained in Part 2 of Volume 1.

4.2 General Requirements for Residential Flat Buildings and Mixed Use Development

This section sets out general development controls relating to residential flat buildings and mixed use development that are higher than 2 storeys.

Objective:

- Ensure that residential flat buildings and mixed use development, offer a high level of residential amenity and make a positive contribution to the creation of new, high quality and contemporary urban streetscapes by:
 - achieving well articulated building forms that avoid a plain bulky and monolithic appearance;
 - adopting appropriate building scale, massing and proportions that best reflect the desired future character of the area; and
 - demonstrating high architectural value.
- Ensure that residential dwellings within mixed use development include design measures that minimise the impact of the normal operation of non-residential activities on the amenity of the occupants of the residential dwellings.
- Ensure that non-residential components of the building (i.e lower level retail and commercial) include design measures and are to minimise noise, odour, light spill, and air pollution impacts upon residential properties.

4.2.1 Relationship of the Plan to SEPP 65 Design Quality of Residential Flat Development

- a) In addition to satisfying the requirements of the DADCP, all residential flat buildings, and mixed use development having a height greater than 12 metres or 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops) shall satisfy all the standards within *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65)* and *Apartment*



Figure 4.2.1 Example of contemporary residential flat building.

Design Guide (Published by the NSW Department of Planning and Environment, July 2015).

4.2.2 Building Form and Character

Design Requirements:

- a) The maximum height of residential flat buildings and mixed use development shall be a maximum of two (2) storeys above ground level (existing), except as specified in any site specific DCPs that apply to the deferred areas.
- a) Building design shall consider foremost the qualities (both natural and built) and the desired future character of the areas including the significance of any heritage item on the land.
- b) Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:
 - i) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline;
 - ii) incorporation of articulation in walls, roof lines, variety of roof pitch, individualised architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building;
 - iii) variation in the vertical planes of exterior walls in depth and/or direction;
 - iv) variation in the vertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements;
 - v) articulation of building facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used;
 - vi) utilisation of landscaping and interesting architectural detailing at the ground level; and

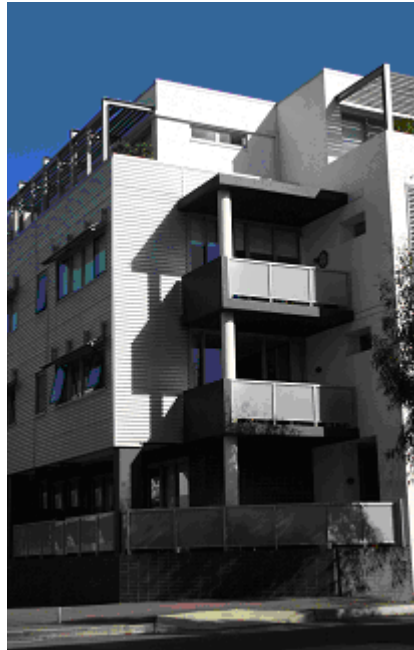


Figure 4.2.2 Example of external facade treatment that provide variety and articulation through use of varying material types and variation of building vertical height elements.

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General Requirements for Residential Flat Buildings and Mixed Use Development

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- vii) avoidance of blank walls at ground and lower levels.
- c) Building design shall demonstrate to Council's satisfaction that the development will:
 - i) facilitate casual surveillance and active interaction with the street;
 - ii) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level; and
 - iii) maximise cross flow ventilation, therefore minimising the need for air conditioning.
- d) Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.
- e) Building materials shall be high quality, durable and low maintenance.

4.2.3 Site Services

Design Requirements:

- a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.
- b) Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- c) All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.
- d) All communication dishes, antennae and the like shall be located or integrated into the built form so as to minimise visual prominence.



Figure 4.2.3 - Location of site services for a residential flat building.

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General Requirements for Residential Flat Buildings and Mixed Use Development

- e) An external lighting plan shall be prepared by a suitably qualified person and submitted with the development application.
- f) All site services areas including any associated equipment and storage structures shall be incorporated into the design of the building and screened from public view.
- g) An on-going waste management plan shall be prepared by a suitably qualified person and submitted with the development application.

4.2.4 Acoustic Privacy

- a) Residential flat buildings, and the residential component of a mixed-use development shall provide noise mitigation measures to ensure that the following LAeq levels are not exceeded:
 - i) in any bedroom in the building—35 dBA ,
 - ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dBA.
- b) Residential flat buildings, and the residential component of a mixed-use development near railway corridors and major roads shall demonstrate to Council's satisfaction compliance with the requirements under the Guidelines entitled *Development Near Rail Corridors and Busy Roads - Interim Guideline, 2008* (*This Guide is available for view/download from the NSW Department of Planning & Environment website at: www.planning.nsw.gov.au*).

Note: Noise mitigation measures for residential flat buildings and the residential component of a mixed use development may include insulating building elements such as doors, walls, windows, floors, roof and ceilings. Options for window design include sealing air gaps around windows and doors, laminated or thick glass, and double-glazing.

4.2.5 Vehicular Access

- a) Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that existing road networks are capable of providing safe and efficient

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General Requirements for Residential Flat Buildings and Mixed Use Development

vehicle access to and from the proposed development.

4.2.6 Stormwater Drainage

- a) Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that sufficient provisions made for the management of stormwater. All necessary upgrades to existing public and private stormwater infrastructure shall be addressed as part of the proposed development and shall be in accordance with *Council's Engineering Design Guide for Development (available from Council's website at www.campbelltown.nsw.gov.au)*

4.2.7 Thermal Comfort

- a) Residential flat buildings and mixed-use developments shall be designed to maximise natural thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy efficient glazing and/or shading devices for windows and the like.

4.2.8 Waste Management

4.2.8.1 Number of Bins

- a) All buildings shall be provided with household garbage bins at the following rates:
 - i) a 240 litre bin per 2.5 dwellings/ week for household garbage; or
 - ii) 1,100 litre bulk bin per 10 dwellings or part thereof, but only if the bulk bin is stored and located within the property where the waste collection truck is able to enter and exit the property in a forward-in forward-out arrangement with a maximum three point turning path.
- b) All buildings shall be designed with provision for recyclable bins at a ratio of one 240 litre bin per 2.5 dwellings per fortnight.

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General Requirements for Residential Flat Buildings and Mixed Use Development

4.2.8.2 Waste Service Rooms, Garbage Chutes and Provision for Recyclables Bins

- a) All buildings with a rise of four (4) storeys or more shall make provision for a waste service room on each section of each level which is accessible for all occupants.
- b) All waste service rooms shall have chutes to enable residents to dispose of garbage.
- c) Chutes shall not be located adjacent to bedrooms or living rooms unless bedrooms unless they are outside the sound transmission barrier surrounding each unit.
- d) Chutes shall feed into appropriately sized bins located in the bin storage room.
- e) The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.
- f) While mechanical devices are permitted in order to assist with waste collection (eg. carousel), no compaction is permitted for either garbage or recyclables.
- g) Each waste service room shall make provision for a sufficient number of 240-litre mobile recyclable bins for residents on each floor to dispose of recyclables.



Figure 4.2.4- Example of a garbage and recycling collection room (Internal view).

4.2.8.3 Bin Storage Room

Design Requirements

- a) The development shall make provision for an appropriately sized bin storage room(s) that provides convenient access for occupants and waste collection personnel . The storage room shall:
 - i) be located behind the primary and secondary building alignment;
 - ii) have a non slip floor constructed of concrete or other approved material at least 75mm thick and provided with a ramp to the doorway (where necessary);
 - iii) be graded and drained to a Sydney Water approved drainage fitting;
 - iv) have coving at all wall and floor

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- intersections;
 - v) be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned;
 - vi) be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and
 - vii) have a self-closing door openable from within the room.
- b) Bin storage rooms shall be ventilated by:
- i) a mechanical exhaust ventilation system; or
 - ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total area of not less than one-twentieth (1/20th) of the floor area of the room.
- c) Exterior doors of communal bin storage rooms shall be:
- i) consistent with the overall design of the building;
 - ii) located away from the frontage of the building; and
 - iii) if collection service is to be carried out by Council), fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door.
- d) All bin storage rooms and service rooms shall be constructed in such a manner to prevent the entry of vermin.
- e) All bin storage rooms must be located in an area where bins can be easily moved to the waste collection point.
- f) Where waste collection personnel are required to enter the premises to service bins, the collection point shall be no further than five metres from the collection vehicle.
- g) Where residents have access to bin storage rooms, signage on the correct use of the waste management system shall be displayed in all bin storage rooms.

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General Requirements for Residential Flat Buildings and Mixed Use Development

- h) Developments must make provision for the storage of bulk waste (kerbside clean-up) materials, including:
 - i) a minimum area of 10sqm;
 - ii) the area must be accessible to all residents;and
 - iii) the area must not be more than 10 metres from the waste collection point.

4.2.8.4 Waste Collection

- a) Any development containing 20 or more dwellings and/or the number of bins proposed cannot be accommodated within 50% of the development's frontage on collection day (the calculation shall allow for 300mm separation distance on either side of each bin) shall be designed to accommodate a forward-in forward-out drive-on collection for on-site servicing. The designated area must meet the following requirements:
 - i) there shall be a minimum height clearance of 5.2 metres;
 - ii) there shall be provision for a waste collection vehicle to empty bins on the vehicle's left side, allowing for a width of 3.8 metres from the right side of the vehicle to the collection point;
 - iii) where the waste collection vehicle is required to turn around on site, there must be provision for a vehicle of 10.4 metres length to negotiate a maximum three-point turn allowing the waste collection truck to enter and leave the property in a forward direction;
 - iv) the maximum grade of any path of travel for collection vehicle shall be 1V:20H for the first 6 metres from the street, and 1V:12H thereafter;
 - v) the minimum path width for a collection vehicle shall be 3.6 metres wide; and
 - vi) constructed to withstand the loaded mass of the waste collection vehicle of 24 tonnes.

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General Requirements for Residential Flat Buildings and Mixed Use Development

4.2.8.5 Strata Subdivision

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual commercial units within the mixed-use development.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) Car parking provided for the residential dwellings shall be secured, separated from commercial car parking (where relevant) and have a separate access.
- e) The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.
- f) No internal or outdoor storage space shall be created as a separate allotment.

4.2.8.6 Access for People with Disabilities

Design Requirements

- a) **Residential flat buildings and mixed use development** shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

4.3 Residential Flat Buildings

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Objectives:

- Encourage high quality, high-density residential flat development which is innovative and responsive to the site's environmental characteristics and setting.
- Ensure a high level of amenity for the occupants of residential flat buildings and adjoining occupants of residential flat buildings.

4.3.1 Site Requirements for Residential Flat Buildings

Design Requirements

- Residential flat buildings shall not be erected on land having an area less than 1,200 square metres.
- Residential flat buildings shall only be permitted on an allotment having a minimum width of 30 metres measured at the front property boundary.
- Sites shall be amalgamated where required, to achieve the minimum site area and width requirement applicable to the proposed development.
- Development shall not result in an "isolated allotment" adjoining the development site.
- For the purpose of Clause 4.3.1 d) above, an "isolated allotment" is an allotment that has a site area of less than 1200 square metres and/or a width at the front property boundary of less than 30 metres that has no immediate potential for amalgamation with any other adjoining allotments to achieve a minimum site area of 1200 square metres and a width at the front property boundary of 30 metres.



Figure 4.3.1 - Entry to residential flat building.

4.3.2 Building Setbacks for Residential Flat Buildings

Design Requirements

- Residential flat buildings shall be setback a minimum of:

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Residential Flat Buildings

- i) 5.5 metres from any street boundary;
and
- ii) 6 metres from any other boundary.

4.3.3 General Requirements for Residential Flat Buildings

Design Requirements

- a) A minimum of 5% of the total number of dwellings within a residential flat building shall be one (1) bedroom flat(s) or a studio(s).
- b) A minimum of 10% of the total number of dwellings within a residential flat building shall be adaptable dwelling(s).
- c) The floor space occupied by each dwelling within a residential flat building shall not be less than:
 - i) 35sqm in the case of a studio flat;
 - ii) 50sqm in case of a 1 bedroom flat;
 - iii) 70sqm in case of a 2 bedroom flat;
 - iv) 90sqm in case of a 3 bedroom flat or more.
- d) For the purpose of clause 4.3.3 c), the floor space includes only one bathroom. Additional bathrooms shall increase the minimum floor space of each dwelling by 5sqm for each additional bathroom.
- e) A fourth bedroom and further additional bedrooms shall increase the minimum internal area by 12sqm for each additional bedroom.
- f) A maximum of 8 dwellings shall be accessible from a common lobby area or corridor on each level of a residential flat building.
- g) All residential flat buildings shall contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of the building as a roof terrace.

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Residential Flat Buildings

- h) A maximum of fifty (50) dwellings shall be accessible from a single common lift.
- i) Access to lifts shall be direct and well illuminated.
- j) A minimum of 25% of the required open space area, or 15% of the total site area, whichever is the greater, shall be available for deep soil planting.
- k) Each flat shall be provided with an 'incidentals' storage facility within the unit and/or the basement, which shall be available for personal use of the occupants of each dwelling, and designed and constructed of materials to Council's satisfaction. Such storage facility shall have a storage capacity of not less than the following:
- i) 4 cubic metres in the case of a studio flat;
 - ii) 6 cubic metres in case of a 1 bedroom flat;
 - iii) 8 cubic metres in case of a 2 bedroom flat; and
 - iv) 10 cubic metres in case of a 3 bedroom flat or more.

Note: A suspended storage facility within the basement may be included as part of, or the whole of, the required incidentals storage facility.

- j) The incidentals storage facility shall not be created as a separate (strata) allotment to the unit it services.



Figure 4.3.2 The provision of deep soil planting can aid the aesthetics of the development.



Figure 4.3.3 - Example of an unobtrusive basement parking access point.

4.3.4 Car Parking and Access

Design Requirements

- a) All car parking and access for vehicles, including disabled access spaces, shall be in accordance with *AS2890 parts 1 and 2 (as amended)*, except as otherwise specified in the Plan.
- b) The minimum dimensions of any parking space shall be 2.5 x 5.5 metres. The minimum width of any car parking space shall be increased by 300mm for each side that adjoins a vertical edge.
- c) Driveways shall be located a minimum distance of 6 metres from the splay of any unsignalled

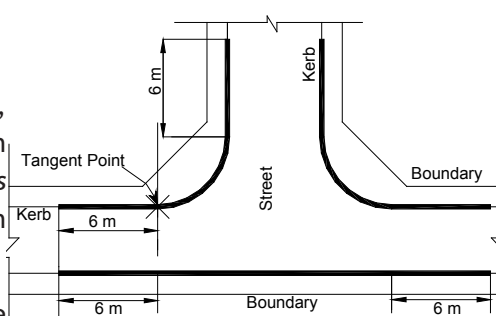


Figure 4.3.4 - Restricted locations of driveways entry as shown heavy edged lines.

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Residential Flat Buildings

intersection (refer to Figure 4.3.4).

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements.

- d) For development incorporating 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.

Note: For requirements relating to the preparation of a 'Traffic Impact Assessment Report' refer to Appendix 12.

- e) Where existing, vehicular entry points shall be located at the rear or side streets.
- f) Development containing 3 or more storeys shall provide all required car parking at basement level.
- g) Parking provided at ground level shall be appropriately screened from public view.

Note: For additional technical specifications relating to the location gradient, driveway widths and basement car park refer to Council's Engineering Design Guidelines for Development available from Council's website at www.campbelltown.nsw.gov.au.

- h) Each dwelling shall be provided with a minimum of one car parking space, and:
 - i) an additional car parking space for every 4 dwellings (or part thereof); and
 - ii) an additional visitor car parking space for every 10 dwellings (or part thereof).
- i) No required car parking space shall be in a stacked configuration.
- j) Each development shall make provision for bicycle storage at a rate of 1 space per 5 dwellings within common property.

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4.3.5 Solar Access

- a) Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.
- b) A minimum 20sqm area of the required private open space on adjoining land, (having a minimum width of 3 metres), shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, measured at ground level.
- c) Living rooms and private open spaces of at least 70% of dwellings within a residential flat building shall receive a minimum of 2 hours direct sunlight between 9:00am and 3:00pm at mid winter.
- d) Council expects that with innovative and thoughtful design, all dwellings should receive some direct sunlight, however, when it can be shown that providing sunlight to every dwelling is unachievable, Council may allow a design solution that result in up to 15% of the dwelling receiving no direct sunlight between 9:00am and 3:00pm at mid winter.

4.3.6 Balconies and Ground Level Courtyards

Design Requirements

- a) Dwellings shall be provided with a private courtyard and/or balcony.
- b) Courtyards/balconies shall be:
 - i) not less than 8sqm in area and have a minimum depth of 2 metres;
 - ii) clearly defined and screened for private use;
 - iii) oriented to achieve comfortable year round use; and
 - iv) accessible from a main living area of the flat.

4.3.7 Privacy

Design Requirements

- a) Ground level dwellings incorporating a courtyard shall be provided with a privacy



Figure 4.3.5 Example of balconies in a residential flat building.

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Residential Flat Buildings

- screen.
- b) No window of a habitable room or balcony shall be directly face a window of another habitable room, balcony or private courtyard of another dwelling located within 9 metres of the proposed window or balcony.
 - c) Notwithstanding 4.3.7(b) a window of a habitable room may be permitted only where it:
 - i) is offset by 2 metres to limit views between windows, or
 - ii) has a sill height 1.7 metres above the floor level; or
 - iii) is splayed to avoid direct views between windows; or
 - iv) has a fixed translucent glazing in any part of the window within 1.7 metres of the floor level; or
 - v) is otherwise appropriately screened.
 - d) Notwithstanding 4.3.7(b), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.

4.3.8 Communal Recreation Facilities

Design Requirements

- a) Each residential flat building shall be provided with communal recreation facilities for the use of all the occupants of the building comprising:
 - i) a recreation room with a minimum area of a 50sqm per 50 dwellings (or part thereof); and
 - ii) a bbq/outdoor dining area with a minimum area of 50sqm per 50 dwellings (or part thereof).
- b) Communal recreation facilities shall not be located within the primary or secondary street boundary setback.
- c) All communal recreational facilities shall be provided on the same land as

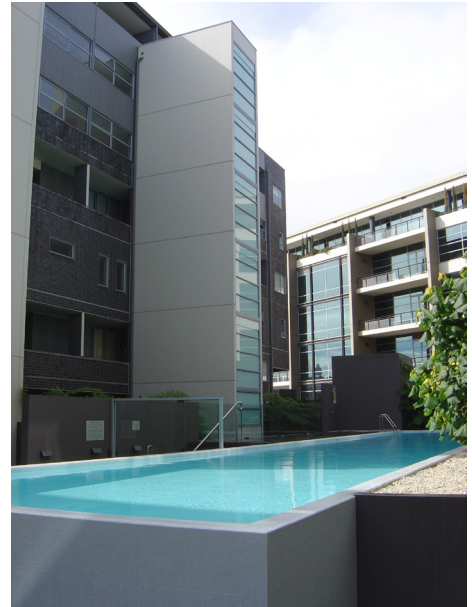


Figure 4.3.6 - Example of a residential flat building provided with communal recreation facilities (in the form of a lap pool).

the residential flat building.

- d) Communal open space provided on the roof of a building shall not be included as part of the required communal open space.
- e) All required communal and recreational facilities are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.



Figure 4.3.7 - Example of landscaping treatment in a residential flat building.

4.3 Residential Flat Buildings

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Mixed Use Development

4.4 Mixed Use Development

Objectives:

- To encourage high quality, mixed-use development, which is innovative and responsive to the site's environmental characteristics and setting.
- To ensure a high level of amenity for the occupants of mixed-use development, and adjoining occupants of residential buildings.

4.4.1 General Requirements for Mixed-use Development

Design Requirements

- a) The requirements for mixed-use development shall be consistent with the requirements for residential flat buildings (Section 4.3 except as specified in this section).
- b) Mixed-use developments shall only be occupied at ground level by retail and/or commercial office or like uses, subject to land use permissibility under LEP 2002;
- c) Any mixed-use buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residents or other occupants using the building.

4.4.2 Site requirements and Building Envelope for Mixed-use Development in areas zoned B3 & B4

Design Requirements

- a) Council may consider a mixed-use development on land with an area less than 1,200 square metres and a width less than 30 metres.
- b) Mixed use buildings shall be setback a minimum of:
 - i) zero metres from any street boundary; and
 - ii) 6 metres from any other boundary for



Figure 4.4.1 - Example of mixed-use development.



Figure 4.4.2 - Example of vehicle access point for a mixed-use development.

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any residential component of the building.

4.4.3 Car Parking and Access

Design Requirements

- a) In addition to residential car parking rates (section 4.3.4), the development shall provide one (1) car parking space per 25sqm of leasable floor space at ground level and one (1) car parking space per 35sqm of floor space at upper levels for all commercial/retail parts of the building.
- b) Pedestrian access to residential flats shall be separated from the commercial/retail uses.
- c) The development shall provide adequate space for the on-site parking, loading and unloading of all delivery/service vehicles as detailed in Part 5.3 Car Parking and Access of the DADCP.

4.4.4 Roof Terraces

Design Requirements

- a) Consideration will only be given to the provision of a roof top terrace as part of communal open space, subject to appropriate landscaping treatment and recreation facilities provided; and satisfying the respective provisions of the RFDC.

4.4.5 Mixed-use Development and Waste Management

Design Requirements

- a) Self contained and lockable areas shall be provided for commercial and residential waste.
- b) Areas for commercial and residential waste shall be kept separate.

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