

SECTION A

Ku-ring-gai Development Control Plan

ADOPTED - 19 March 2024

EFFECTIVE - 25 March 2024

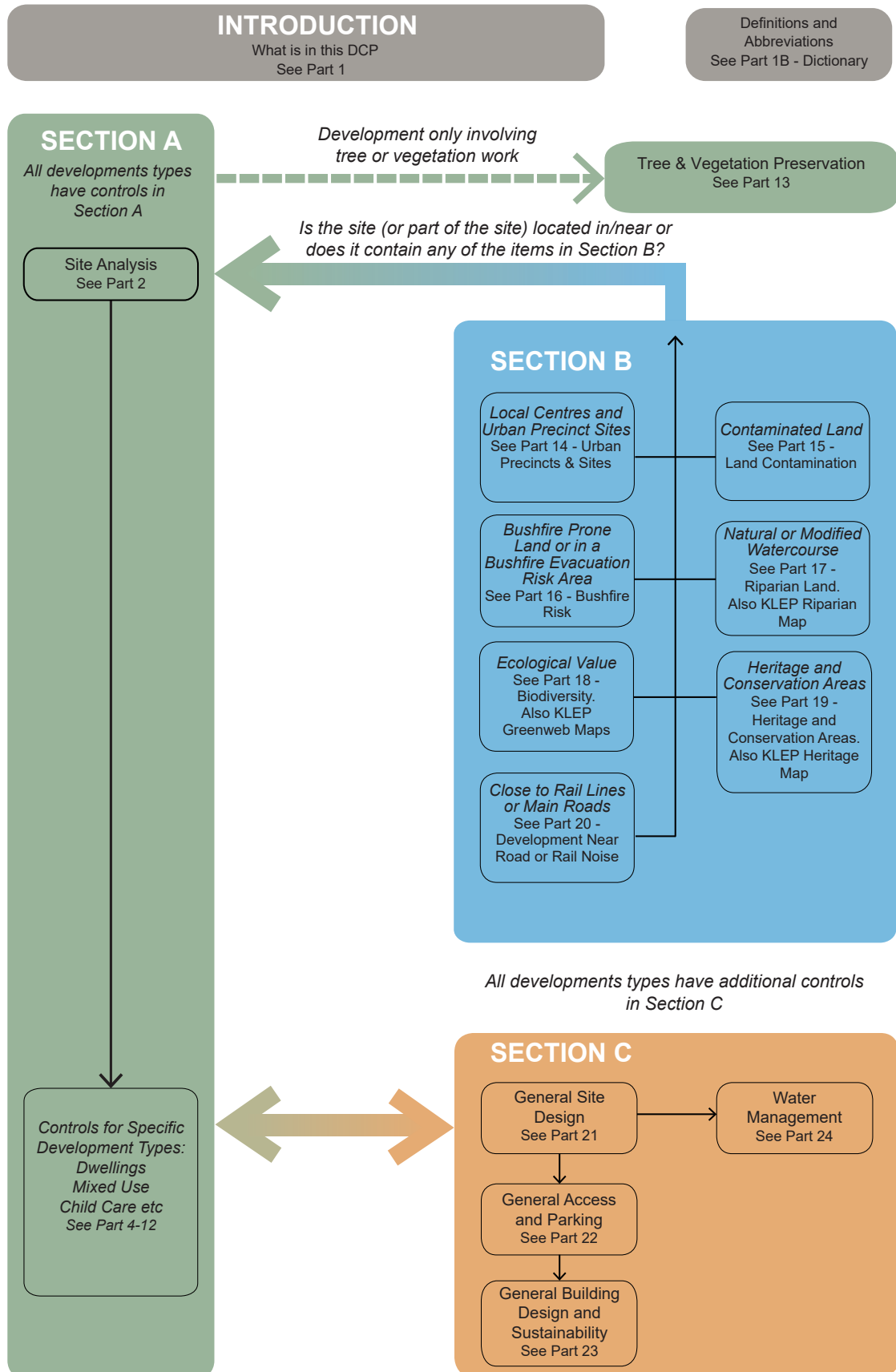


**Ku·ring·gai
Council**

SERVIENDO GUBERNO

SECTION A

HOW TO USE THE DCP



SECTION A

PART 2 SITE ANALYSIS

	Introduction.....	p2-2
2.1	Site Analysis	p2-3

PART 3 LAND CONSOLIDATION AND SUBDIVISION

	Introduction.....	p3-2
3A	General Controls for Consolidation and Subdivision	p3-3
3A.1	Lot Shape, Orientation and Design	p3-4
3A.2	Minimum Lot Depth for Bushfire Prone Land.....	p3-5
3A.3	Building Footprint.....	p3-9
3A.4	Trees and Vegetation.....	p3-10
3A.5	Access.....	p3-11
3A.6	Infrastructure.....	p3-14
3B	Land Consolidation.....	p3-17
3C	Strata and Community Title Subdivision	p3-21
3R	References	p3-23
3R.1	Minimum Lot Depth Maps.....	p3-23

PART 4 DWELLING HOUSES

	Introduction.....	p4-2
4A	Site Design	p4-3
4A.1	Local Character and Streetscape	p4-4
4A.2	Building Setbacks	p4-6
4A.3	Built-Upon Area	p4-12
4A.4	Landscaping	p4-14
4B	Access and Parking	p4-15
4B.1	Vehicle Access	p4-16
4B.2	Car Parking Provision	p4-17
4B.3	Carports and Garages	p4-18
4C	Building Design and Sustainability	p4-21
4C.1	Building Envelopes	p4-22
4C.2	Building Facades	p4-24
4C.3	First Floor Design and Roof Forms	p4-26
4C.4	Private Open Space	p4-28
4C.5	Solar Access	p4-29
4C.6	Natural Ventilation	p4-30
4C.7	Ancillary Facilities	p4-31

SECTION A

4C.8	Fencing	p4-35
4C.9	Waste Management.....	p4-37
4C.10	Materials and Finishes.....	p4-38

PART 5 SECONDARY DWELLINGS

	Introduction.....	p5-2
5A	Site Design	p5-3
5A.1	General	p5-4
5A.2	Site Layout	p5-5
5A.3	Building Setbacks and Separation	p5-7
5B	Access and Parking	p5-11
5B.1	Access	p5-12
5B.2	Car Parking Provision	p5-14
5C	Building Design and Sustainability	p5-15
5C.1	Solar Access	p5-16
5C.2	Private Open Space	p5-17
5C.3	Building Envelopes	p5-18
5C.4	Building and Room Sizes	p5-19
5C.5	Building Appearance	p5-20
5C.6	Building Services	p5-21
5C.7	Visual and Acoustic Privacy	p5-22
5C.8	Storage and Utility Areas	p5-23

PART 6 MULTI-DWELLING HOUSING

	Introduction.....	p6-2
6A	Site Design	p6-5
6A.1	Local Character and Streetscape.....	p6-6
6A.2	Site Layout	p6-8
6A.3	Building Setback	p6-10
6A.4	Building Separation	p6-12
6A.5	Site Coverage	p6-13
6A.6	Deep Soil Landscaping	p6-14
6B	Access and Parking	p6-16
6B.1	Vehicle Access	p6-17
6B.2	Car Parking Provision	p6-18
6B.3	Bicycle Parking Provision	p6-21
6C	Building Design and Sustainability	p6-22
6C.1	Communal Open Space	p6-23
6C.2	Private Open Space	p6-25
6C.3	Solar Access	p6-27
6C.4	Natural Ventilation	p6-28
6C.5	Dwelling Mix and Accessibility	p6-29

6C.6	Dwelling Placement and Room Design.....	p6-30
6C.7	Building Entries and Internal Pathways	p6-36
6C.8	Building Facades and Articulation	p6-34
6C.9	Building Storeys.....	p6-36
6C.10	Top Storey Design and Roof Forms	p6-37
6C.11	Internal Ceiling Heights	p6-38
6C.12	Visual and Acoustic Privacy	p6-39
6C.13	Storage	p6-40
6C.14	External Air Clothes Drying Facilities	p6-41
6C.15	Fencing	p6-42
6C.16	Services	p6-43
6R	References.....	p6-45
6R.1	Design Quality principles	p6-46

PART 7 RESIDENTIAL FLAT BUILDINGS

	Introduction.....	p7-2
7A	Site Design	p7-5
7A.1	Local Character and Streetscape.....	p7-6
7A.2	Site Layout.....	p7-8
7A.3	Building Setbacks	p7-10
7A.4	Building Separation	p7-14
7A.5	Site Coverage	p7-15
7A.6	Deep Soil Landscaping	p7-16
7B	Access and Parking	p7-19
7B.1	Car Parking Provision	p7-20
7B.2	Bicycle Parking Provision	p7-22
7C	Building Design and Sustainability	p7-23
7C.1	SEPP (Housing) 2021 and Apartment Design Guide Requirements	p7-24
7C.2	Communal Open Space	p7-25
7C.3	Ground Floor Apartments	p7-27
7C.4	Apartment Mix and Accessibility	p7-29
7C.5	Building Entries	p7-30
7C.6	Building Form and Facades	p7-32
7C.7	Building Storeys	p7-36
7C.8	Top Storey Design and Roof Forms	p7-37
7C.9	Laundry and Air Clothes Drying Facilities	p7-38
7C.10	Fencing	p7-39
7C.11	Acoustic Privacy	p7-40
7C.12	Services	p7-41

PART 8 MIXED USE DEVELOPMENT

	Introduction.....	p8-2
--	-------------------	------

SECTION A

8A	Site Design	p8-5
8A.1	Local Character and Streetscape	p8-6
8A.2	Site Layout	p8-8
8A.3	Building Setbacks	p8-10
8A.4	Building Separation	p8-11
8A.5	Wind Impact	p8-13
8A.6	Site Coverage.....	p8-14
8A.7	Deep Soil Landscaping.....	p8-15
8B	Access and Parking	p8-17
8B.1	Vehicle and Service Access and Loading Facilities	p8-18
8B.2	Car Parking Provision	p8-21
8B.3	Bicycle Parking and Support Facilities Provision	p8-24
8C	Building Design.....	p8-25
8C.1	Solar Access and Daylight	p8-26
8C.2	Natural Ventilation	p8-28
8C.3	Room Sizes.....	p8-29
8C.4	Apartment Mix and Accessibility	p8-31
8C.5	Building Entries	p8-33
8C.6	Internal Common Circulation Areas	p8-35
8C.7	Roof Forms and Podiums	p8-36
8C.8	Communal Open Space	p8-37
8C.9	Building Facades and Articulation.....	p8-39
8C.10	Ground Floor Commercial Uses	p8-44
8C.11	Awnings	p8-46
8C.12	Colonnades	p8-47
8C.13	Internal Ceiling Heights	p8-48
8C.14	Visual Privacy	p8-49
8C.15	Acoustic Privacy	p8-50
8C.16	Late Night Trading	p8-53
8C.17	External Clothes Drying Facilities	p8-54
8C.18	Services	p8-55
PART 9		
NON-RESIDENTIAL AND OFFICE BUILDINGS		
	Introduction	p9-2
9A	Site Design	p9-3
9A.1	Building Setbacks	p9-4
9A.2	Building Separation	p9-5
9A.3	Deep Soil Landscaping	p9-6
9B	Access and Parking	p9-7
9B.1	Service Access and Loading Facilities	p9-8
9B.2	Car Parking Provision	p9-10
9B.3	Bicycle Parking Provision	p9-14

9C	Building Design and Sustainability	p9-15
9C.1	Solar Access	p9-16
9C.2	Natural Ventilation	p9-17
9C.3	Floor Depth	p9-18
9C.4	Building Entries	p9-19
9C.5	Internal Common Circulation	p9-21
9C.6	Roof Forms, Terraces and Podiums	p9-22
9C.7	Communal Open Space	p9-23
9C.8	Building Forms and Facades	p9-25
9C.9	Corner Building Articulation	p9-26
9C.10	Ground Floor Frontage	p9-27
9C.11	Awnings and Colonnades	p9-29
9C.12	Internal Ceiling Heights	p9-30
9C.13	Visual Privacy	p9-31
9C.14	Acoustic Privacy	p9-32
9C.15	Fencing	p9-33
9C.16	Services	p9-34
PART 10	CHILD CARE CENTRE	
	Introduction	p10-2
10.1	Risk Assessment	p10-4
10.2	Building Height and Setbacks	p10-7
10.3	Parking and Access	p10-9
10.4	Dual-Use and Multi-Use Facilities	p10-10
PART 11	SEX INDUSTRY PREMISES	
	Introduction	p11-2
11.1	Submitting a Development Application.....	p11-3
11.2	Initial Limits on Development Consent	p11-4
11.3	Sex Services Premises.....	p11-5
11.4	Home Occupation (Sex Services) Premises	p11-10
PART 12	SIGNAGE AND ADVERTISING	
	Introduction	p12-2
12.1	Signage Design	p12-3
12.2	Building Identification Signs	p12-4
12.3	Business Identification Signs	p12-5
12.4	Advertising Structures	p12-8
12.5	Advertising on Heritage Items or in Heritage Conservation Areas	p12-9
12.6	Advertising on Outdoor Dining Furniture and Footpath Trading Activities	p12-10
12.7	Illumination of Signs	p12-11

SECTION A

12.8	Special Signs	p12-12
12.9	Temporary Signs	p12-13
12.10	Maintenance	p12-15

PART 13 TREE AND VEGETATION PRESERVATION

	Introduction	p13-2
13.1	Tree and Vegetation Works	p13-4
13.2	Exemptions for tree and other Vegetation Works	p13-5
13.3	Heritage Items or Heritage Conservation Areas	p13-8
13.4	Application for Tree and other Vegetation Works	p13-10