

## RESIDENTIAL FLAT BUILDINGS

Introduction

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- 7A.1 Local Character and Streetscape
- 7A.2 Site Layout
- 7A.3 Building Setbacks
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- 7A.6 Deep Soil Landscaping

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## INTRODUCTION

The objectives and controls in this Part guide development for residential flat buildings in meeting the aims and objectives within the KLEP.

Residential flat buildings, as defined in the KLEP, may be located within the R4 High Density Residential and R1 General Residential zones.

The development of residential flat buildings in the MU1 Mixed Use zone is covered by this Part of the DCP.

Where a development only involves refurbishment works or alterations/ additions to existing buildings, new elements are to meet the requirements of this Part.

Where residential uses are provided to any part of the ground floor street frontage within a MU1 Mixed Use zone, then the development is to be treated as a Residential Flat Building and meet the standards of this Part.

*SEPP (Housing) 2021*, stipulates nine design quality principles which are to be achieved by residential flat developments. These are as follows:

- i) Principle 1: Context and neighbourhood character
- ii) Principle 2: Built form and scale
- iii) Principle 3: Density
- iv) Principle 4: Sustainability
- v) Principle 5: Landscape
- vi) Principle 6: Amenity
- vii) Principle 7: Safety
- viii) Principle 8: Housing diversity and social interaction
- ix) Principle 9: Aesthetics

In addition, the following aspects of residential flat building development are to be consistent under *(Housing) 2021* and the associated sections of the *Apartment Design Guide*: visual privacy, solar and daylight access, natural ventilation, ceiling heights, apartment size and layout, private open space and balconies, common circulation and spaces, and storage.

## INTRODUCTION (continued)

The aims of this Part are to:

- i) Ensure that development is in keeping with the garden character of Ku-ring-gai where the tree canopy dominates the landscape by making provision for quality deep soil landscaping, including: tall trees to the streetscape; in-between and to all elevations of buildings on the development site; in-between buildings on the development site and on adjacent sites.
- ii) Encourage development which does not dominate, but harmonises with and contributes to the treed landscape and is sympathetic to the street and locality in which it is proposed.
- iii) Ensure that with each development sufficient landscaping is provided to contribute to the conservation and replenishment of the tree canopy of Ku-ring-gai, including locally occurring native tree species suited to the site.
- iv) Protect and minimise the impact of development on adjoining properties
- v) Protect and minimise the impact of development on the natural environment
- vi) Ensure development that minimises the depletion of raw materials and non-renewable resources
- vii) Ensure that development meets the needs of the present without compromising the ability of future generations to meet their own need.
- viii) Encourage housing of the highest possible architectural, environmental and amenity standards.
- ix) Manage residential development in a way that embraces innovative design and contemporary lifestyles
- x) Ensure that there are more certain outcomes for applicants and the community.

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**7A Site Design**

- 7A.1 Local Character and Streetscape
- 7A.2 Site Layout
- 7A.3 Building Setback
- 7A.4 Building Separation
- 7A.5 Site Coverage
- 7A.6 Deep Soil Landscaping

READ WITH
<b>SECTION A</b> <b>PART 1B</b> - Dictionary <b>PART 2</b> - Site Analysis <b>PART 3</b> - Land Amalgamation and Subdivision
<b>SECTION B</b> <b>PART 14</b> - Urban Precinct and Sites
<b>SECTION C</b> <b>PART 21</b> - General Site Design 21.2 - Landscape Design

REFER TO
<b>LIVABLE HOUSING DESIGN GUIDELINES</b>

REFER TO
<b>SEPP (HOUSING) 2021</b>  <b>APARTMENT DESIGN GUIDE</b>



7A.1 LOCAL CHARACTER AND STREETScape

Further controls that may apply:

SECTION A  
PART 2 – Site Analysis

SECTION C  
PART 21 – General Site Design

Objectives

- 1 To improve the design quality of residential flat buildings.
- 2 To ensure that the development contributes to the greater Ku-ring-gai landscaped character of buildings within a landscaped garden setting and surrounded by tall trees.
- 3 To ensure the development is sensitive to, and conserves and enhances the existing built environment, landscape setting, environmental conditions and established character of the street and locality with particular reference to integration of.
  - i) architectural themes;
  - ii) building scale and setbacks; and
  - iii) landscape themes.
- 4 To ensure development provides a positive contribution to the public domain and all areas shared by the community.
- 5 To ensure that the visual, scenic and environmental qualities on visually prominent sites are maintained.

Controls

- 1 All Residential Flat Buildings are to be designed by an architect registered with the NSW Architects Registration Board.
- 2 All residential flat buildings are to demonstrate how they provide a garden setting with buildings surrounded by landscaped gardens, including tall trees, on all sides.
- 3 Design components of new development are to be based on the existing predominant and high quality characteristics of the local neighbourhood.
- 4 The appearance of the development is to maintain the local visual character by considering the following elements:
  - i) visibility of on-site development when viewed from the street, public reserves and adjacent properties; and
  - ii) relationship to the scale, layout and character of the tree dominated streetscape of Ku-ring-gai.
- 5 The predominant and high quality characteristics of the local neighbourhood are to be identified and considered as part of the site analysis at Part 2 of the DCP.
 

**Note:** Local character and streetscape is created by many features including, but not limited to: kerbs, setbacks, footpath treatment, building separation and spaces between buildings, access arrangements, street tree planting, tall tree canopy backdrop to the horizon, native vegetation and gardens, topography, site and street geometry, as well the architecture.



Figure 7A.1-1:  
Qualities of visual character

## 7A.1 LOCAL CHARACTER AND STREETScape (continued)

### Controls

- 6 Development is to integrate with surrounding sites by:
- being of an appropriate scale retaining consistency with the surrounds when viewed from the street, public domain or adjoining development;
  - minimising overshadowing; and
  - integrating built form and soft landscaping (gardens and trees) within the tree canopy that links the public and private domain throughout Ku-ring-gai.

### *Visually Prominent Sites*

- 7 Development on visually prominent sites is to:
- be of high architectural and aesthetic quality;
  - be integrated into the existing landscape through the site planning process and avoid tall and bulky structures;
  - have a selection of external colours and finishes that are sensitive to the site and locality;
  - retain significant landscape and vegetation elements;
  - consider views to the site as well as those from the site; and
  - soften visual impact by extensive landscaping including tall and medium trees and shrubs.

**Note:** Refer to Part 1B Dictionary for definition of *Visually Prominent Site*.

- 8 Colours of materials used in sites adjoining or in close proximity to bushland areas and Heritage Conservation Areas are to be in harmony with the built and natural landscape elements of the area.



**Figure  
7A.1-2:  
Qualities  
of visual  
character**



## 7A.2 SITE LAYOUT

### Further controls that may apply

**SECTION A**  
**PART 2 - Site Analysis**

**SECTION B**  
**PART 20 - Development Near Rail  
Corridors and Busy Roads**

**SECTION C**  
**PART 21- General Site Design**  
**PART 23.7 - General Acoustic  
Privacy**

### Objectives

- 1 *To ensure fundamental design decisions are appropriate to the site.*
- 2 *To ensure detailed design decisions are founded on an appropriate site strategy determined through site analysis.*
- 3 *To ensure that site planning for residential flat buildings responds to site attributes such as streetscape, character, existing vegetation and topography and address site opportunities and constraints.*
- 4 *To ensure high impact elements such as noise sources are considered early in the design stage*
- 5 *To soften built forms through use of soft landscaping.*
- 6 *To achieve a high standard of amenity for future residents.*
- 7 *To minimise impacts on the amenity of neighbouring sites.*
- 8 *To reduced the appearance of building mass and scale.*
- 9 *To ensure driveways blend into a landscaped setting and are not a dominant feature of the development*
- 10 *To ensure provision of a clear and legible address for the development.*

### Controls

- 1 The site layout is to demonstrate a clear and appropriate design strategy and arrangement of building mass in response to the Site Analysis in Part 2 Site Analysis of this DCP. Demonstration of design strategies to address opportunities and constraints based on Site Analysis are to include:
  - i) building location and orientation on the site optimising northern aspect; relationship with neighbouring developments; building setbacks; geographical aspect; views; access etc;
  - ii) response of building development in maintaining site characteristics within the subject site, such as topography, vegetation, significant trees, any special features, etc.
  - iii) building separation and internal layouts of buildings that respond to (i) above and be consistent with the requirements of the DCP.
  - iv) limited apartments with no direct sunlight.
- 2 A drawing and supporting written information is to demonstrate how the building and its layout has applied and responded to the site analysis conducted in Part 2 of this DCP.
- 3 For requirements on development near noise sources refer to Section B Part 20 Development Near Rail Corridors and Busy Roads in this DCP.
- 4 Any building with a frontage to the street is to address that street.
- 5 Where a site has two or more frontages, the buildings are to address and provide building entry points from all street frontages.
- 6 Soft landscaping, including tall trees, is to be provided between onsite buildings, fences and courtyard walls.
- 7 Hard landscaping is to be minimised and to maximise opportunities for landscape planting.
- 8 Long straight driveways are not permitted, except where necessary for battle-axe sites. Driveways are to be designed to be of minimal visual impact.
- 9 Provide a single pedestrian entry point into the development from the street. Other entries may be permitted where several buildings address the street along an extended street or where there are dual frontage sites.

## 7A.2 SITE LAYOUT (continued)

### Objectives

- 11 *To provide safe and continuous pathway from the street to the ground floor entry point of the apartment building.*
- 12 *To ensure buildings address the public domain and give direct access from all street frontages: primary, secondary and any other streets to the boundary line of the development.*
- 13 *To minimise the negative impact of overshadowing on living areas and private and communal open space areas of neighbouring buildings.*
- 14 *To minimise the impact of development on existing solar collection devices.*

### Controls

- 10 Three hours of direct sunlight between 9am and 3pm on 21st June is to be maintained to the living rooms, primary private open spaces and any communal open spaces within:
- i) existing residential flat buildings and multi-dwelling housing on adjoining lots;
  - ii) residential development in adjoining lower density zones.
- Note:** Where an adjoining property does not currently receive the required hours of solar access, the proposed building is to ensure that solar access to neighbours is not reduced by more than 20%.
- 11 Overshadowing should not compromise the development potential of the adjoining yet to be redeveloped sites.
- 12 Developments are to allow the retention of a minimum of 4 hours direct sunlight between 9am to 3pm on 21<sup>st</sup> June to all existing solar collectors and solar hot water services on neighbouring buildings.

7A.3 BUILDING SETBACKS

Further controls that may apply

**SECTION A**  
**PART 1B - Definitions**  
**PART 7A.5 - Deep Soil Landscaping**

**SECTION B**  
**PART 14 - Urban Precinct and Sites**

**Objectives**

- 1 To ensure buildings are situated within a garden setting dominated by tall trees.
- 2 To soften the built form and maintain the garden character of Ku-ring-gai.
- 3 To provide effective deep soil areas that are able to create a garden setting, including medium and tall trees, to all sides of the building.
- 4 To reduce the visual bulk of buildings from the street.



Figure 7A.3-7: Landscaped street setback to provide effective softening.



Figure 7A.3-8: Smaller landscaped street setback with upper level setback for development near the commercial core area.

**Controls**

**Street setback**

- 1 Residential flat buildings are to meet the following street setback requirements (see Figure 7A.3-1):
  - i) 10.0m from the street boundary;
  - ii) on corner sites, or sites with multiple street frontages, the street boundary setback in 1(i) above applies on all street frontages.

**Note:** Greater setbacks may be required where the site has significant existing trees.
- 2 Residential flat buildings on the sites identified in Part 14 Urban Precincts and Sites of this DCP are to meet the following street setback requirements:
  - i) street setbacks as specified in the Building Setback maps in Part 14 Urban Precincts and Sites of this DCP;
  - ii) a minimum of 8.0m from the street boundary to the fourth storey and above;
  - iii) on corner sites, or sites with multiple street frontages, the street boundary setback in 2(ii) above applies on all street frontages.
- 3 Residential flat buildings are to provide a 2.0m articulation zone behind the street setback, and no more than 40% of this zone (in plan) is to be occupied by the building (see Figure 7A.3-1).

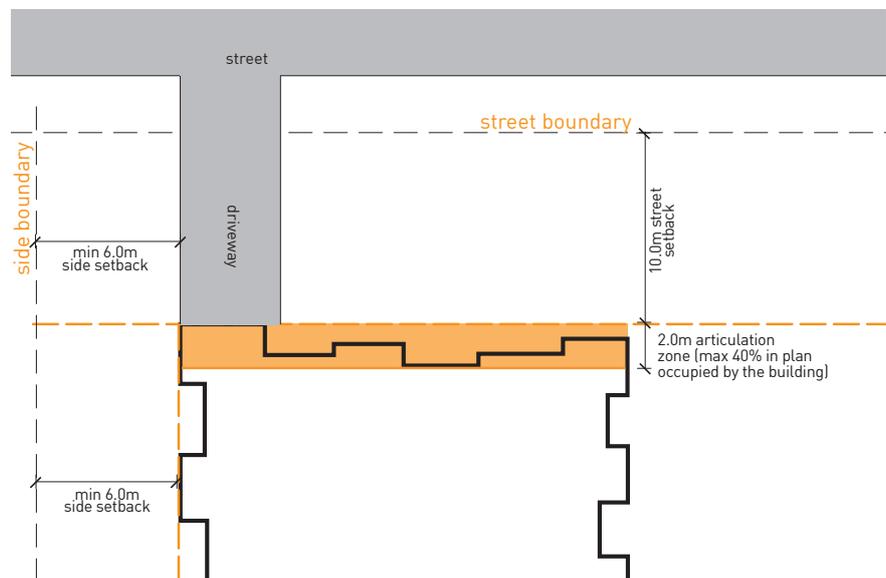


Figure 7A.3-1: Setback and articulation zone controls.

## 7A.3 BUILDING SETBACKS (continued)

### Objectives

- 5 To maintain the alignment and rhythm of the built form on the street.
- 6 To ensure driveways do not compromise the landscape setting or neighbouring amenity.
- 7 To ensure adequate separation space between neighbouring sites to enable effective deep soil landscaping and tree planting which enhances the Ku-ring-gai landscape character.
- 8 To ensure that building separation distances are met on smaller sites.
- 9 To provide a transition to adjoining sites zoned differently for lower density residential development.
- 10 To ensure building setbacks at all levels respond to site conditions, and the local topography.
- 11 To ensure side and rear setbacks allow for deep soil landscaping including tall and medium trees that are able to screen blank facades and facades with openings to non-habitable rooms and service areas.
- 12 To ensure common area is retained to all boundaries, and that they are viable for deep soil landscaping.
- 13 To minimise bulk and scale impacts on neighbouring development.

### Controls

- 4 The building line to any street is to be parallel to the prevailing building line in the streetscape. For angled sites, a stepped façade may be appropriate (see Figure 7A.3-2).

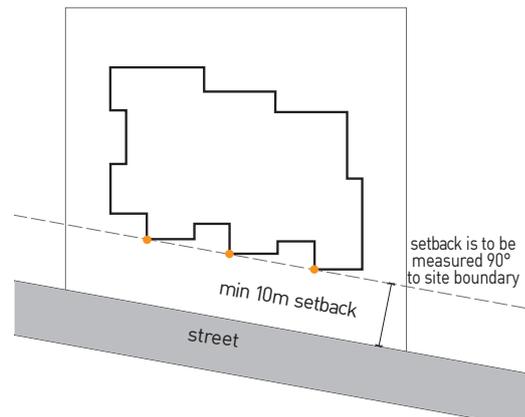


Figure 7A.3-2:  
Setback controls on angled sites.

### Side and Rear setbacks

- 5 Residential flat buildings are to meet the following side and rear setback requirements to ensure deep soil, landscaping and tall trees are accommodated to all sides of the building:
  - i) a minimum of 6m from the side boundary for all levels up to the fourth storey (see Figure 7A.3-3);
  - ii) a minimum of 9m to the fifth storey and above (see Figure 7A.3-3).

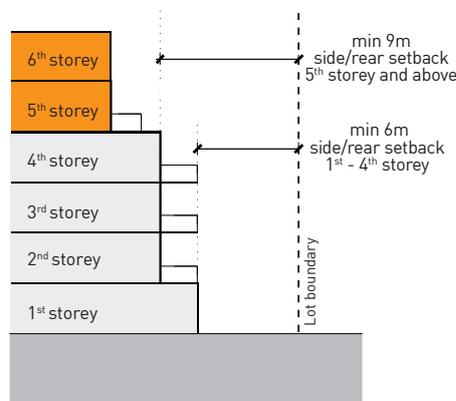


Figure 7A.3-3:  
Setback controls on side & rear.

- 6 For buildings of 3 storeys or less on sites less than 1800m<sup>2</sup>, a minimum of 3m from the side boundary may be provided, however Building Separation requirements are to be met as stated in Part 7A.4.

7A.3 BUILDING SETBACKS (continued)

Controls

- 14 To ensure setback areas limit elements that compromise deep soil planting and growth of tall trees.
- 15 To ensure that new development is of a scale that supports the desired area character with appropriate massing and spaces between buildings.
- 16 To protect existing trees.

- 7 Side setback areas behind the building line are not to be used for driveways or for vehicular access into the building (see Figure 7A.3-1).
- 8 Driveways are to be set back a minimum of 6m from the side boundary within the street setback to allow for deep soil planting (see Figure 7A.3-1).

Side and rear setbacks at a zone interface

- 9 Setbacks are to respond to the attributes identified in the site analysis, conducted as required by Section A Part 2 Site Analysis of this DCP, including consideration of the location of adjoining buildings and views of the site.
- 10 Residential flat buildings are to provide the following side and rear setbacks to land which is zoned differently for lower density residential development:
  - i) a minimum of 9m from the side and rear boundary up to the fourth storey (see Figure 7A.3-4);
  - ii) a minimum of 12m from the side and rear boundary for the fifth storey and above (see Figure 7A.3-4);
  - iii) greater setbacks may be required where the residential flat building is located upslope from a lower density zone (see Figure 7A.3-5)

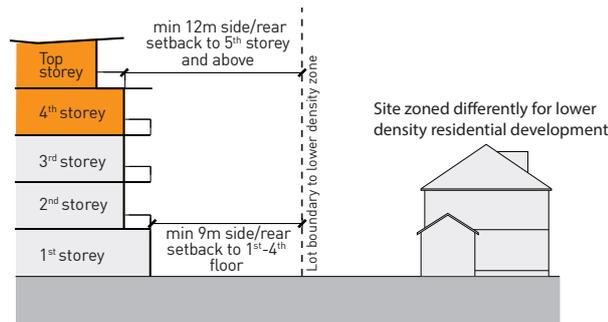


Figure 7A.3-4: Sites adjoining lower density zones

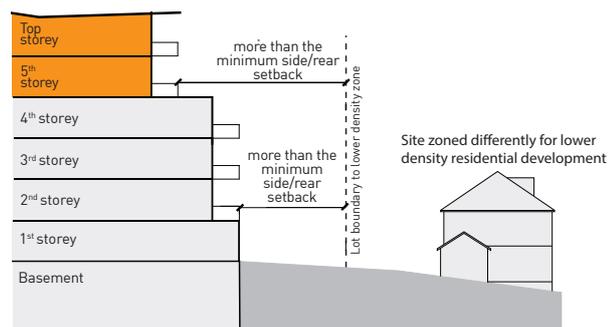


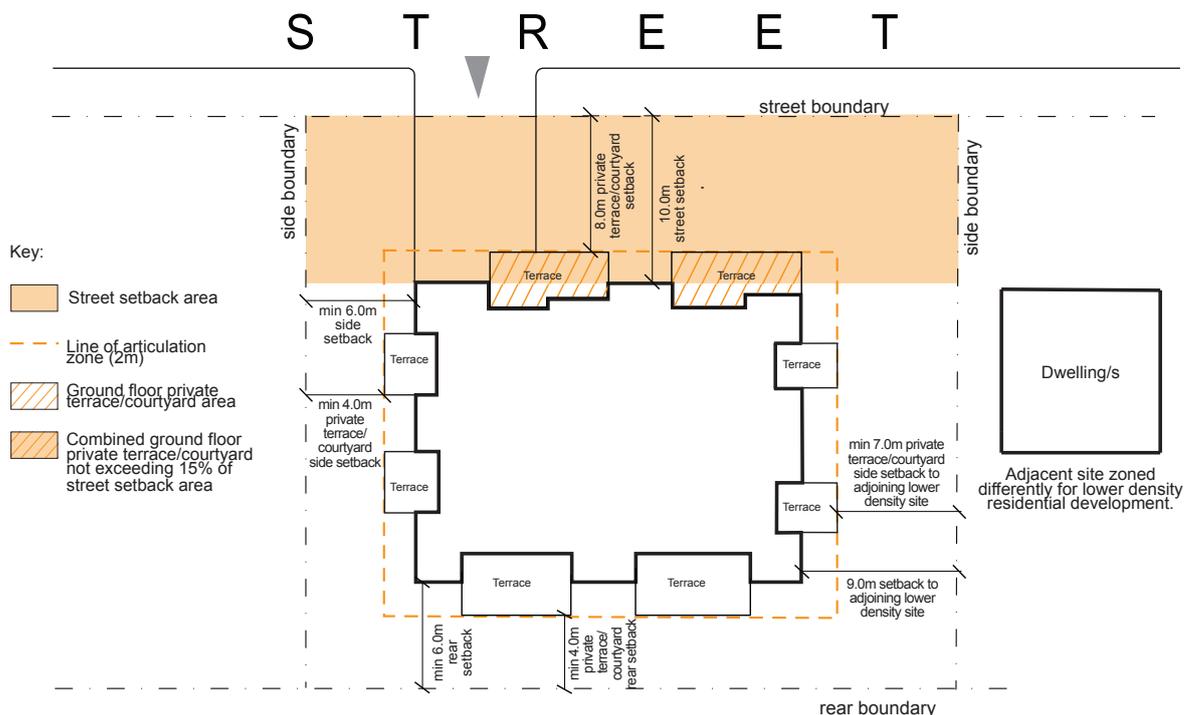
Figure 7A.3-5: On steep sites adjoining lower density zones, setbacks may need to be more generous.

## 7A.3 BUILDING SETBACKS (continued)

### Controls

#### Encroachments

- 11 Basements are not to encroach into the street, side and rear setbacks.
- 12 Ground floor private terraces/courtyards may encroach into the setback areas (see Figure 7A.3-6) provided there is a minimum setback to the terrace edge/courtyard wall of:
  - i) 8m from the street boundary;
  - ii) 4m from the side and rear boundaries;
  - iii) 7m from the side and rear boundaries where adjoining land is zoned differently for lower density residential development.
- 13 On sites less than 1800m<sup>2</sup> no encroachments into the setback areas is permitted.
- 14 No encroachments are permitted where minimum setbacks have not been achieved.



**Figure 7A.3-6:**  
Setback controls for ground floor private terrace/courtyard and controls for ground floor terrace area encroachment to the street setback area.

- 15 No more than 15% of the total area of the street setback area is to be occupied by private terraces/courtyards (see Figure 7A.2-6).
- 16 In addition to the above encroachments, the following elements may encroach into the setback areas where they do not increase the apparent bulk of the building or create visual clutter:
  - i) eaves;
  - ii) open pergolas;
  - iii) blades, fins, columns.

## 7A.4 BUILDING SEPARATION

### Further controls that may apply

**SECTION A**  
PART 1B - Dictionary

**SECTION B**  
PART 14 - Urban Precinct and Sites

### Objectives

- 1 To provide deep soil areas capable of supporting tall trees in between buildings on the same development site so the Ku-ring-gai garden and tree canopy character is enhanced.
- 2 To ensure that new development scaling, massing and spaces between buildings support the desired area character.
- 3 To configure buildings that facilitate the provision of useable communal open space, private open space and landscape area.
- 4 To maximise view sharing and view corridors into landscaped gardens in-between the buildings onsite, and within the setback areas.

### Controls

- 1 Residential buildings on the same development site are to include areas of deep soil in between the buildings that are capable of housing substantial vegetation and tall trees.
- 2 The minimum separation between residential buildings on the development site is to comply with the following controls:

#### Up to 4th Storey

- i) 12.0m between habitable rooms/balconies;
- ii) 9.0m between habitable rooms/balconies and non-habitable rooms;
- iii) 6.0m between non-habitable rooms.

#### 5th Storey and above

- iv) 18.0m between habitable rooms/balconies;
  - v) 13.5m between habitable rooms/balconies and non-habitable rooms;
  - vi) 9.0m between non-habitable rooms.
- 3 Buildings are to be located so that apartments benefit from views into and through onsite landscaped gardens.

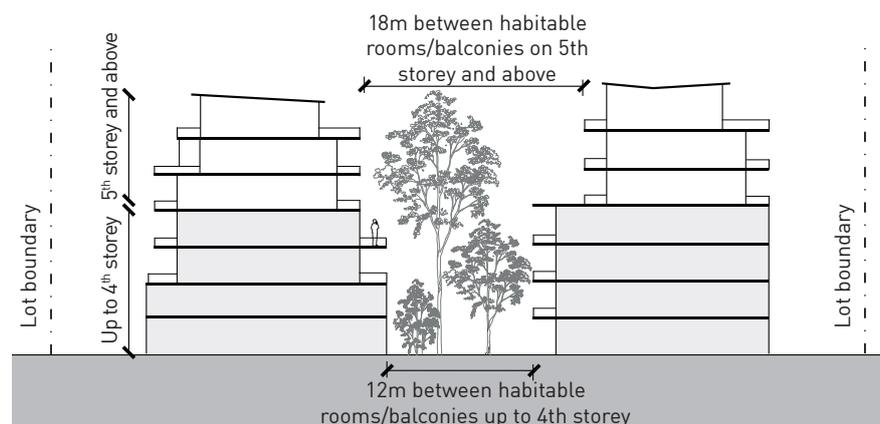


Figure 7A.4-1:  
Minimum building separation controls.

## 7A.5 SITE COVERAGE

Further controls that may apply		
SECTION A PART 1B - Dictionary	SECTION B PART 14 - Urban Precinct and Sites	

### Objectives

- 1 To ensure development is consistent with the desired future landscape and built character of the area.
- 2 To protect and improve the tree canopy within Ku-ring-gai.
- 3 To provide viable deep soil landscaping within developments and between residential developments on neighbouring sites.
- 4 To minimise impervious surfaces that generate stormwater runoff.
- 5 To provide adequate spaces between buildings for common areas that support quality gardens around the building.

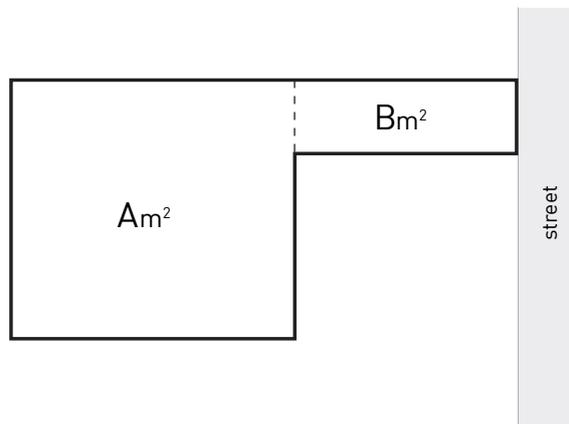
### Controls

- 1 The site coverage may be up to a maximum of 30% of the site area, provided that the deep soil landscaping requirements in Section A Part 7A.6 Deep Soil Landscaping can be met.
 

**Note:** Site coverage is not the inverse of deep soil landscaping. Refer to Part 1B Dictionary for clarification of site coverage.

**Note:** Certain sites in E1 and MU1 zones have reduced maximum site coverage. Refer to Section B Part 14 Urban Precincts and Sites.
- 2 Where a site incorporates an access handle/s, the site coverage is not to exceed 30% of the total site area less 30% of the access handle/s (refer to Figure 7A.5-1).
 

**Note:** The definition of 'site coverage' uses a calculation of the 'site area'. 'Site area in KLEP states in part:  
'...does not include the area of any land on which development is not permitted to be carried out under this Plan.'



Maximum site coverage =  $[(A+B) \times 30\%]m^2 - (B \times 30\%)m^2$   
 Note: This is equivalent to  $[A \times 30\%]m^2$

**Figure 7A.5-1:**  
 Site coverage controls for Residential Flat Buildings

## 7A.6 DEEP SOIL LANDSCAPING

### Further controls that may apply

**SECTION A**  
**PART 1B.1 - Dictionary**

**SECTION B**  
**PART 14 - Urban Precinct and Sites**

**SECTION C**  
**PART 21.2 - Landscape Design**

### Objectives

- 1 To ensure landscape areas contribute to the garden character and canopy of the Ku-ring-gai locality.
- 2 To provide consolidated deep soil zones of adequate area in all residential development sites through quality planning and building design.
- 3 To provide landscaped areas that are appropriate to the scale and context of the development.
- 4 To retain areas that provide habitat for native indigenous plants and animals and contributes to biodiversity in the area.
- 5 To create high quality landscaped areas through retention and/or planting of tall and medium sized trees particularly at the street frontage.
- 6 To ensure that deep soil landscaping is within common areas.
- 7 To ensure spaces between buildings provide deep soil landscaping that can sustain large trees that contribute to Ku-ring-gai's garden character.
- 8 To ensure that deep soil is provided to allow infiltration of rain water to the water table and to reduce stormwater runoff.

### Controls

#### Design

- 1 Residential flat development is to have a minimum deep soil landscaping area as follows:

Site Area	Minimum Deep Soil Landscaping
Less than 1800 m <sup>2</sup>	40% of the site
1800 m <sup>2</sup> or more	50% of the site

**Note:** For the purpose of this section, the site excludes any access handle.

**Note:** Certain sites in the E1 and MU1 zones have a reduced maximum deep soil landscaping area. Refer to Section B Part 14 Urban Precinct and Sites.

- 2 Deep soil zones are to be configured to retain healthy and significant trees on the site and adjoining sites, where possible.
- 3 Deep soil zones are to be configured to allow for required tree planting including tall tree planting and garden and screen planting at front, side and rear boundaries.
- 4 Deep soil landscaping is to be provided in the common areas as a buffer between buildings that softens the bulk and scale of the buildings.
- 5 Driveways are not to dominate the street setback area. Deep soil landscaping areas in the street setback are to be maximised.
- 6 Where the site has an access handle, deep soil calculation is to exclude that access handle.

#### Tree Replenishment and Planting

- 7 Lots with the following sizes are to support a minimum number of tall trees capable of attaining a mature height of at least 18m on shale, transitional soils and 15m on sandstone derived soils.

Lot Size	Number of Tall Trees
1,200m <sup>2</sup> (or less)	1 per 400m <sup>2</sup> of site area or part thereof
1,201m <sup>2</sup> - 1,800m <sup>2</sup>	1 per 350m <sup>2</sup> of site area or part thereof
1,801m <sup>2</sup> +	1 per 300m <sup>2</sup> of site area or part thereof

- 8 In addition to the tall trees, a range of medium trees, small trees and shrubs are to be selected to ensure that vegetation softens the building form and creates a garden setting. At least 50% of all tree plantings are to be locally occurring trees and spread around the site.

**Note:** Refer to Section A Part 1B Dictionary for definition of common area.

## 7A.6 DEEP SOIL LANDSCAPING (continued)

### Controls

- 9 Trees are to be planted within all setback areas. At least 30% of the required number of tall trees are to be planted within the front setback.



Figure 7A.6-1:  
Landscape design for the  
communal open space area.

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**7B Access and Parking**

7B.1 Car Parking Provision

7B.2 Bicycle Parking Provision

<b>READ WITH</b>
<b>SECTION C</b> <b>PART 22 - General Access and Parking</b> 22.3: Basement Parking 22.4: Visitor Parking Design 22.6: Pedestrian Movement within Car Parks 22.7: Bicycle Parking and Facilities 22R.1: Car Parking Rates

<b>REFER TO</b>
<b>LIVABLE HOUSING DESIGN GUIDELINES</b>

<b>REFER TO</b>
<b>SEPP (HOUSING) 2021</b> <b>APARTMENT DESIGN GUIDE</b>



## 7B.1 CAR PARKING PROVISION

### Further controls that may apply

**SECTION C**  
**PART 22 - General Access and Parking**  
**PART 22.3 - Basement Parking**  
**PART 22.4 - Visitor Parking**  
**PART 22.6 - Pedestrian Movement within Car Park**  
**PART 22R.1 - Car Parking Rates**

### Objectives

- 1 To locate and design car parking which is integrated with the site and building design and which does not increase the bulk and scale of the building.
- 2 To ensure car parking does not detract from the landscape character of Ku-ring-gai and supports the garden setting of the residential flat building.
- 3 To ensure car parking does not compromise deep soil landscaping provisions.
- 4 To provide adequate car parking for the development's residents and visitors.
- 5 To ensure safety and convenience for all vehicle users and pedestrians within the car park areas.
- 6 To ensure provision of suitable clearance and manoeuvrability for service vehicles.
- 7 To provide adequate accessible parking.
- 8 To provide for future transport and vehicle options including Electric Vehicle charging stations, e-bicycles and the like.

### Controls

#### Car parking design

- 1 All residential flat developments are to provide on-site car parking within basements.
- 2 Basement car park areas are to be consolidated under building footprints.
- 3 The use of single lane tunnels and single lane spiral ramps is not permitted. Double lane spiral ramps may be allowed where there are no other options, but can only link a maximum of 2 floor levels.
- 4 The basement car park is not to project more than 1.0m above existing ground level.  
**Note:** Basements greater than 1m above the natural existing ground level are counted as a storey for the purposes of this DCP and will be included in the floor space ratio calculation as well as any control based on the number of storeys.
- 5 Single lane aisles, straight ramps and tunnels are to be a maximum of 12.0m in length.
- 6 Direct and continuous internal pedestrian access from basement car parks is to be provided to each level of the building.
- 7 Car park entry is to be integrated within the building and located behind the building line.
- 8 Every Platinum Level unit requires an accessible car space designed to Australian Standard 2890.6.

**Note:** All common areas and paths of travel are to be accessible in line with the requirements of the National Construction Code.

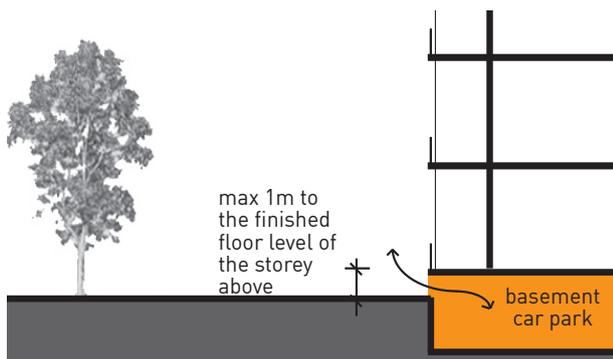


Figure 7B.1-1:

Controls for basement car park projection above existing ground level.

## 7B.1 CAR PARKING PROVISION (continued)

### Controls

#### Car parking rates

- 9 The following parking ranges apply to residential flat developments on sites within 800m walking distance of a railway station entry:

Apartment Size	Minimum number of parking spaces per dwelling	Maximum number of parking spaces per dwelling
Studio	0 spaces	0.5 spaces
One bedroom	0.6 spaces	1 space
Two bedrooms	1.0 space	1.25 spaces
Three or more bedrooms	1.4 spaces	2 spaces

Car parking exceeding the requirements of the parking controls in the above table will not be excluded from the Gross Floor Area as defined in the KLEP.

- 10 For all other locations, car parking is to be provided in accordance with the parking rates in Section C Part 22R.1.
- Note:** A Traffic Impact Assessment is to accompany Development Applications that seek to vary the parking rates. This includes commercial or strata funded car share schemes in lieu of parking spaces.
- 11 At least one visitor car space is to be accessible and be provided within the site for every 6 apartments or part thereof, and is to comply with the dimensional and locational requirements of AS2890.6.
- 12 One visitor parking bay is to be provided with a tap, to make provision for on-site car washing.
- 13 A clearly signposted parking bay for temporary parking of service and removalist vehicles is to be provided. The space is to have the following standards:
- a minimum dimension of 3.5m x 6m;
  - a minimum manoeuvring area 7m wide.
- Note:** Where a separate space can not be provided, one of the visitor spaces may be used as the service/removalist parking spaces provided it meets the dimensions stated in 13(i) and 13(ii) above.
- 14 At least one car share space is to be provided in the basement per 90 dwellings, or part thereof.
- Note:** any proposed reduction in car parking on the basis of providing car share space/s is to be justified by the proponent through supporting studies.
- 15 All parking bays are to be EV ready with design and construction (provision for conduits, switchboards, electrical capacity etc) to enable installation of electric vehicle charging points that are linked to each individual dwelling electricity meter.

7B.2 BICYCLE PARKING PROVISION

Further controls that may apply

**SECTION C**  
**PART 22.7 - Bicycle Parking and Facilities**

**Objectives**

- 1 *To provide adequate bicycle parking that is safe and easily accessible.*
- 2 *To encourage the use of bicycles.*

**Controls**

- 1 Onsite secure bicycle parking spaces and storage within basements is to be provided at the following rates:

Residents	Visitors
1 bicycle parking space per dwelling within the residential car park area - in the form of an individual locker or secure room as per AS2890.3.	1 bicycle parking space per 10 units or part thereof within the visitor car park area - in the form of a bicycle parking device or rack as per AS2890.3.

**7C Building Design and Sustainability**

- 7C.1 SEPP (Housing) 2021 and Apartment Design Guide Requirements
- 7C.2 Communal Open Space
- 7C.3 Ground Floor Apartments
- 7C.4 Apartment Mix and Accessibility
- 7C.5 Building Entries
- 7C.6 Building Form and Facades
- 7C.7 Building Storeys
- 7C.8 Top Storey Design and Roof Forms
- 7C.9 Laundry and Air Clothes Drying Facilities
- 7C.10 Fencing
- 7C.11 Acoustic Privacy
- 7C.12 Services

READ WITH
<p><b>SECTION A</b>  <b>PART 1</b> - Introduction            1B.1: Dictionary  <b>PART 7</b> - Residential Flat Buildings            7A.5: Building Separation  <b>PART 12</b> - Signage and Advertising</p>
<p><b>SECTION C</b>  <b>PART 22</b> - General Access and Parking            22.1: Equitable Access  <b>PART 23</b> - General Building Design and Sustainability            23.3: Sustainability of Building Materials            23.4: Materials, Finishes and Colours            23.6: Building Services            23.7: General Acoustic Privacy            23.8: General Visual Privacy  <b>PART 25</b> - Waste Management</p>

REFER TO
<p><b>SEPP (Housing) 2021 APARTMENT DESIGN GUIDE</b>            PART 3F - Visual Privacy            PART 4A - Solar and Daylight Access            PART 4B - Natural Ventilation            PART 4C - Internal Ceiling Heights            PART 4D - Apartment Size and Layout            PART 4E - Private Open Space            PART 4F - Common Circulation and Spaces            PART 4G - Storage</p>

REFER TO
<p><b>LIVABLE HOUSING DESIGN GUIDELINES</b></p>



## 7C.1 SEPP (HOUSING) 2021 AND APARTMENT DESIGN GUIDE REQUIREMENTS

### SEPP (Housing) 2021 APARTMENT DESIGN GUIDE

Part 3F - Visual Privacy  
Part 4A - Solar and Daylight Access  
Part 4B - Natural Ventilation  
Part 4C - Ceiling Heights  
Part 4D - Apartment Size and Layout  
Part 4E - Private Open Space and Balconies  
Part 4F - Common Circulation and Spaces  
Part 4G - Storage

### Objectives

1 *To ensure that aspects of development controlled by SEPP (Housing) 2021 Apartment Design Guide comply with those standards.*

### Controls

- 1 All residential flat buildings are to comply with the objectives, Design Criteria and Design Guidance of the following *Apartment Design Guide* sections:
- 3F Visual Privacy
  - 4A Solar and Daylight Access
  - 4B Natural Ventilation
  - 4C Ceiling Heights
  - 4D Apartment Size and Layout
  - 4E Private Open Space and Balconies
  - 4F Common Circulation and Spaces
  - 4G Storage

**Note:** Refer to *SEPP (Housing) 2021* <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714>

**Note:** Refer to *Apartment Design Guide* at <https://www.planning.nsw.gov.au/apartmentdesignguide> "SEPP (HOUSING) 2021" on page 19

## 7C.2 COMMUNAL OPEN SPACE

Further controls that may apply	
SECTION A PART 1B - Dictionary	

**Objectives**

- 1 *To provide adequate safe, useable, attractive and accessible communal open spaces for residents.*
- 2 *To provide communal open space that adds to the amenity of the development and facilitates social interaction.*
- 3 *To provide communal open space that is responsive to the site and its context.*
- 4 *To ensure high quality communal open space that is well integrated within the development.*
- 5 *To provide a Primary communal open space that is of a size conducive to outdoor activities by families and groups.*
- 6 *To ensure that the design of communal open space protects the privacy of onsite and neighbouring residents.*
- 7 *To ensure occupants have direct access to sunlight within areas of communal open space.*
- 8 *To ensure early consideration of storage of equipment, access to water, ease of rubbish removal and effective drainage for garden maintenance.*

**Controls**

- 1 At least 10% of the site area is to be provided as communal open space. Each parcel of communal open space is to have a minimum dimension of 5m.
- 2 At least one single parcel of Primary communal open space is to be provided with the following requirements:
  - i) a minimum area of 80m<sup>2</sup>; and
  - ii) a minimum dimension of 8m.
- 3 The Primary communal open space is to be directly accessible from the internal common circulation areas.
- 4 The Primary communal open space is to be located at or above finished ground level behind the building line. Roof top Primary communal open space may be provided where the ground level cannot meet performance requirements or is undesirable.
- 5 Secondary communal open spaces are to have a minimum dimension of 5.0m and may be provided on roof tops.
- 6 Access to and within the Primary communal open space is to be provided for people with a disability Part 2 Section 7 of AS1428.
- 7 The location and design of the Primary communal open space is to optimise opportunities for active and passive social and recreation activities, solar access and orientation, summer shade, outlook, and maintain the privacy of residents on adjoining sites zoned differently for lower density residential development sites.
- 8 At least 50% of the area of the Primary communal open space and any Secondary communal open space are to receive direct sunlight for at least two hours between 9am and 3pm on 21st June.
- 9 Communal open space is to be integrated with any significant natural feature(s) of the site and soft landscaping areas.
- 10 The communal open space is to have surveillance from at least two onsite apartments for safety reasons.
- 11 Communal open space design is to avoid creation of concealment or entrapment areas.

**Note:** Communal open space is to be well lit with an energy efficient lighting system to be used in conjunction with timers or daylight controls. All light spill is prohibited.

## 7C.2 COMMUNAL OPEN SPACE (continued)

### Objectives

- 9 *To prevent subterranean communal open areas.*

### Controls

- 12 Shared facilities such as barbecue facilities, shade structures, play equipment and seating, are to be provided within the Primary communal open space.

**Note:** Selected items within communal open spaces are to be appropriate to the space and demonstrate consideration of the amenity of nearby apartments.

- 13 Garden maintenance storage areas, drainage and connections to water taps are to be provided with the Primary communal open space. Secondary communal open spaces are to have adequate connections to water for maintenance purposes.

**Note:** Proposals are to demonstrate entry and access to communal open spaces and common areas for maintenance purposes.

**Note:** Refer to Section A Part 1B Dictionary for definitions of Communal Open Space and Common Area.



Figure 7C.2-1:  
Communal open space overlooked by adjacent apartments for casual surveillance.

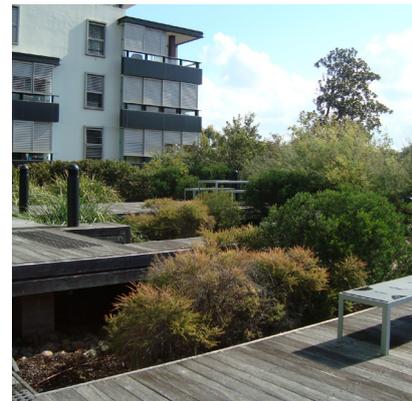


Figure 7C.2-2:  
Well designed communal open space with lighting and seating.

## 7C.3 GROUND FLOOR APARTMENTS

Further controls that may apply	
SECTION A PART 1B.1 - Dictionary	SECTION C PART 21.1 - Earthworks and Slope

## Objectives

- 1 To ensure adequate outlook and amenity is preserved to all ground floor apartments and their private open space.
- 2 To enable access to private open areas from the common area.
- 3 To minimise excavation on the site for residential apartments.
- 4 To ensure ground floor apartments are designed to limit noise impacts of activities from adjacent areas.
- 5 To assist in preventing dampness and water ingress into buildings and to enable effective long term maintenance and servicing to all external walls of apartments.

## Controls

**Relationship to Ground Line**

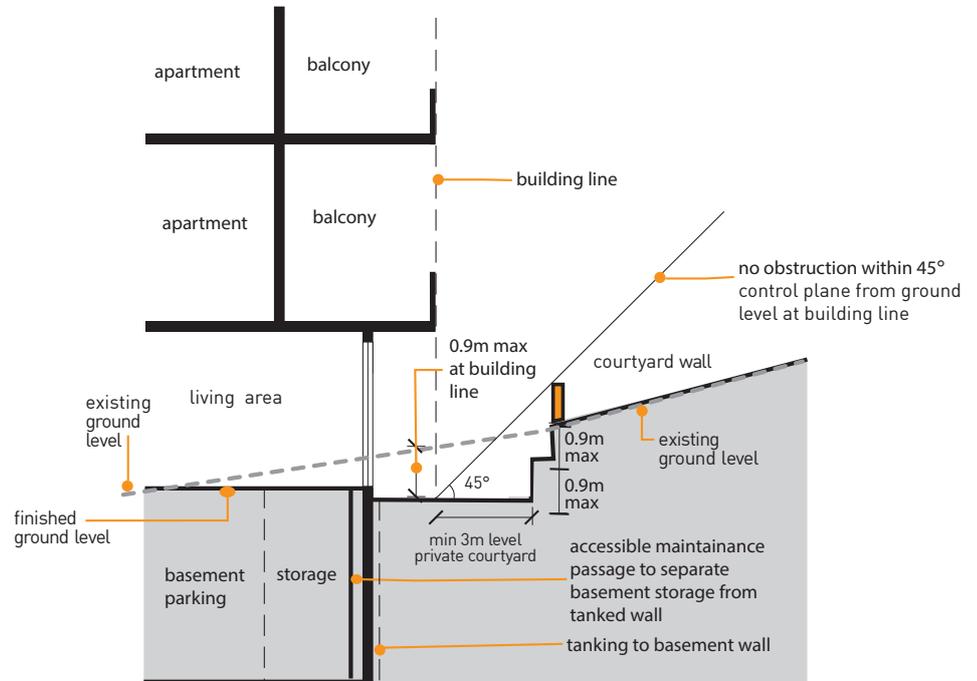
- 1 Ground floor apartments are to be separated from noise sources such as common areas, communal open space and the public domain.
- 2 Ground and podium level apartments are to have private outdoor areas differentiated from communal areas by at least one of the following:
  - i) a change in level;
  - ii) walls to deflect noise;
  - iii) planting, such as hedges and low shrubs;
  - iv) a fence/wall to a maximum height of 1.8m. Any solid wall component is to be a maximum height of 1.2m with at least 30% transparent component above.
- 3 A gate is to be provided from each ground floor apartment private open space into common areas where practical.
- 4 Subterranean rooms are not permitted to any part of any apartment.  
**Note:** Refer to Part 1B Dictionary for the definition of subterranean room.
- 5 No ground floor apartments are to be accommodated as a result of excessive excavation.  
**Note:** Refer to Part 21.1 Earthworks and Slope for excavation, earthworks and retaining walls.
- 6 No part of any wall used to accommodate any residential apartment uses, including storage areas outside the apartment, is to be in direct contact with soil or rely on any form of tanking including spaces that act as tanking.  
**Note:** Tanking is only acceptable to basement parking levels.
- 7 Tanking may only be provided to basement parking levels. Where basement storage is located adjacent to external walls, they are to be separated from the tanked wall by an accessible maintenance passage. (See Figure 7C.3-2)



Figure 7C.3-1  
Level area outside living  
space on sloping site

## 7C.3 GROUND FLOOR APARTMENTS (continued)

### Controls



**Figure 7C.3-2:**  
Ground floor apartments located below ground level

- 8 The internal finished floor level of any part of a ground floor apartment and/or private open space is not to be more than 0.9m below existing ground level at the building line.
- 9 Where the internal finished floor level of a ground floor apartment and/or private open space is not more than 0.9m below the existing ground level at the building line, the ground level adjacent to the building is to be levelled to the finished floor level for a distance of 3.0m from the building line (see *Figure 7C.3-2*).
 

**Note:** A step at the threshold for compliance with waterproofing requirements is acceptable.

**Note:** Thresholds to the primary private open space are to be accessible for all Platinum Level dwellings.
- 10 All obstructions, such as retaining walls or fences, are to be located below a 45° control plane, drawn from the finished ground level at the building line. Landscaping plants may project beyond the 45° control plane (see *Figure 7C.3-2*).

## 7C.4 APARTMENT MIX AND ACCESSIBILITY

Further controls that may apply	
SECTION A PART 1B.1 - Dictionary	SECTION C PART 22.1 - Equitable access

**Objectives**

- 1 *To increase housing diversity and choice within Ku-ring-gai through provision of a range of apartment sizes and types.*
- 2 *To increase the housing choice for seniors, people with disabilities and for families.*
- 3 *To promote flexible housing for all community members and for changing household requirements now and in the future as needs change due to ageing and disability.*
- 4 *To ensure all developments and dwellings incorporate Livable Housing Design Guide provisions and National Construction Code accessibility requirements, to and within dwellings, regardless of the steepness of a site.*

**Controls**

- 1 A range of apartment sizes (one, two, three bedroom) and a mix of types are to be included within the development.
- 2 A mix of one, two and three-bedroom apartments are to be located on the ground level.

**Accessible Housing**

- 3 All units in the residential flat building development are to be of Silver Level, and 15% of those are to be of Platinum Level as indicated in the *Livable Housing Design Guideline*.

**Note:** For details on the *Livable Housing Design Guideline* refer to [www.livablehousingaustralia.org.au](http://www.livablehousingaustralia.org.au).

- 4 All developments are required to meet the KDCP Livable Housing Design Guideline provisions and National Construction Code accessibility requirements regardless of steepness of site.

**Note:** This control applies to development on all sites including those that are steeper than 1:14.

- 5 All development is to provide an accessible path of travel:
  - i) from the street entry to the front door of each dwelling; and
  - ii) from the basement carparking to the dwelling entry; and
  - iii) from the dwelling to the primary communal open space and each type of room or space for use in common by the residents.

Note: Provision is to be made for wheelchair turning circles where required.

**Note:** The control above applies to all development regardless of the steepness of the site.

- 6 Where the internal finished floor level of a ground floor dwelling and/or private open space is not more than 0.9m below the existing ground level at the building line, the ground level adjacent to the building is to be levelled to the finished floor level for a distance of 3.0m from the building line.

**Note:** A step at the threshold for compliance with waterproofing requirements is acceptable, however thresholds to the primary private open space are to be accessible for all Platinum Level dwellings.

- 7 For Platinum level units with more than one level, an internal lift is to be provided to allow access to all levels.

**Note:** Provision of a lift is not in lieu of accommodating Platinum Level provisions required at the dwelling entry level.

- 8 Chair lifts, platform lifts and the like are not permitted on internal and external communal/shared paths and circulation areas. Where lifts are required they are to be constructed within lift shafts with full weather protection for users.

7C.5 BUILDING ENTRIES

<b>Further controls that may apply</b>	
	<b>SECTION C PART 22.1 - Equitable access</b>

**Objectives**

- 1 To ensure the building entry and address is a clear and identifiable element in the street and is safely accessible to all.
- 2 To ensure the building entry contributes positively to the streetscape and building facade design.
- 3 To provide direct legible, safe and pleasant entry to internal circulation spaces.
- 4 To provide adequate common circulation spaces to allow for the easy removal of furniture and to satisfy access and egress.
- 5 To ensure mail boxes are appropriately located.
- 6 To soften the impact of hard landscaping within the site.



**Figure 7C.5-1:**  
Extensive use of glazing to stairway area assists to identify entries.

**Controls**

- 1 The residential flat building entry is to be clearly expressed using appropriate architectural elements.
- 2 Buildings are to address the street by providing visible entry points with the following:
  - i) main building entrances that are level and directly accessible from the street; or,
  - ii) where site configuration is conducive to having a side entry, the path to the building entrance is readily visible from the street, and the building entrance is signalled with appropriate architectural elements.
- 3 Entry foyers are to be no more than 1m above ground level. Any ramped access required is to be integrated into the design of the building or landscape. Mechanical chairlifts and the like will not be accepted.
- 4 Buildings are to have a clearly visible building entry for each vertical circulation core with clear way-finding signs integrated into the external circulation pathway system.
- 5 The building entry is to be legible and integrated with horizontal and vertical building facade architectural elements. At street level, the entry is to be articulated with awnings, porticos, recesses or projecting bays for clear identification.
- 6 All entry areas are to be well lit and designed to avoid any concealment or entrapment areas and avoid dog leg entry foyers. All light spill is prohibited.



**Figure 7C.5-2:**  
Clear signage to building entry.



**Figure 7C.5-3:**  
Clear signage to apartments.

## 7C.5 BUILDING ENTRIES (continued)

### Controls

- 7 Lifts are to be directly visible from the building entry doorway.
- 8 Lockable mail boxes are to be:
  - i) provided close to the street; and
  - ii) be at 90 degrees to the street and to Australia Post standards; and
  - iii) integrated with front fences or building entries.
- 9 On large development sites comprising multiple separate buildings, each building is to have its own clear entry with good sightlines. Way-finding signs are to be provided.
- 10 All entries are to be integrated into the external circulation pattern of the development.
- 11 Buildings on corner sites are to address both street frontages and provide entry points and direct level access from both street frontages.
- 12 Building entry paths are to be minimum 1.2m wide and located within the common area with a minimum dimension of 1.2m on either side for landscape planting. Paths are to provide extra width at building entries to allow easy passing between pedestrians and to allow effective turning.

**Note:** This may result in increased side setbacks.
- 13 All common circulation corridors are to be at least 1.5m wide, and the area outside lifts is to be at least 1.8m wide.



**Figure 7C.5-4:**  
Well defined residential entry integrated with the building facade design.

## 7C.6 BUILDING FORM AND FACADES

### Further controls that may apply

**PART 1B** - Dictionary  
**PART 12** - Signage and  
Advertising

**SECTION C**  
**PART 23** - General Building Design  
and Sustainability  
**PART 23.3** - Sustainability of  
Building Materials  
**PART 23.4** - Materials, Finishes  
and Colours  
**PART 23.6** - Building Services

### Objectives

- 1 *To promote well-designed buildings of high architectural quality that contribute to the desired local character.*
- 2 *To ensure the 3-dimensional built form and the setback is clearly articulated to reduce the bulk and scale of the building.*
- 3 *To limit the unarticulated length of buildings.*
- 4 *To create a garden setting for the building, in keeping with the Ku-ring-gai landscape character.*
- 5 *To create building facades that are environmentally responsive.*
- 6 *To integrate building elements into the overall building form and facade design.*
- 7 *To ensure air conditioning and tele communication devices are concealed and do not detract from, or clutter the building's visual quality.*
- 8 *To ensure that building facade design contributes to the safety of the public domain.*
- 9 *To demonstrate appropriate levels of architectural detail that will achieve the desired urban character of Ku-ring-gai.*

### Controls

- 1 All building facades at ground level are to be designed to avoid the creation of entrapment areas.
- 2 No single wall plane is to exceed 81m<sup>2</sup> in area.
- 3 The following are to be avoided on all building elevations:
  - i) large flat walls;
  - ii) undifferentiated window openings;
  - iii) applied treatments;
  - iv) one single predominant finish or material.
- 4 All facades are to place entries, habitable room windows, and balconies so that they maximise outlook and passive surveillance of the street and to common areas surrounding the building.
- 5 All building elements including shading devices, signage, drainage pipes awnings/colonnades and communication devices are to be coordinated and integrated into the overall facade design.  
**Note:** Refer to Section A Part 12 Signage and Advertising for other signage controls.
- 6 Telecommunication structures are to be located within roof structures or basements and not be visible from any road or public domain area.
- 7 Screening between adjacent apartments is to be integrated into the overall building design.
- 8 Notches, slots or indentations in the perimeter of the building are to be at least as wide as they are deep.
- 9 Facade elements that result in poor architectural design outcomes for internal spaces, such as snorkel windows, are not permitted.  
**Note:** Refer to Section A Part 1B Dictionary for definition of snorkel window.
- 10 All facades are to be designed to minimise on-going maintenance and weathering through measures such as:
  - i) selecting appropriate robust materials/finishes; and
  - ii) including appropriate building edge, balcony edge, sill, head and parapet detailing that demonstrates protection from prevailing weather and harsh solar aspects.

## Objectives

- 10 To enable the building facade openings to directly relate to the street frontage and to the common open landscaped gardens around the building.
- 11 To provide private open spaces that are integrated into the overall design of development.
- 12 To co-locate sustainable design features as integrated building elements which enhance the buildings appearance.
- 13 To ensure openings and articulation on the elevations do not compromise the liveability of the internal areas.
- 14 To provide distinct building articulation on corner sites that reinforce the street intersection and create a unique memorable building that supports urban wayfinding.

## Controls

**Facade Articulation**

- 11 All building facades are to be articulated with wall planes varying in depth by not less than 0.6m, and supplemented with architectural elements.
- 12 Facade articulation is to be well composed with attractive proportions and coherent rhythms and integrated into the building form and structure. Methods of achieving articulated facades include:
- defining a base, middle and top relating to the overall proportion of the building;
  - expressing the internal building layout or structure, such as vertical bays or party walls;
  - using a variety of window types to create rhythm or express the building uses;
  - using recessed balconies and deep windows to add visual depth;
  - use of eaves, louvres and sun shading devices to openings.
  - using elements that cast shadow and accentuate the appearance of depth;
  - using changes of material, texture and colour integrated with the building articulation to break down large or repetitive facades and reduce the bulk and scale of the building.
- 13 Blade walls are not to be the sole element used to provide articulation.
- 14 All developments are to utilise shading/glare control devices to articulate the facade and contribute to the streetscape. Design solutions can include:
- providing external horizontal shading to north-facing windows, such as eaves, overhangs, pergolas, awnings, colonnades, upper floor balconies, and/or deciduous vegetation;
  - providing vertical shading to east and west windows, such as sliding screens, adjustable louvres, blinds and/or shutters;
  - providing shading to glazed and transparent roofs;
  - integration of shading devices with solar energy collection technology.



Facade articulation to be 0.6-2.5m in depth.

Single wall plane to be 81m<sup>2</sup> or less in area.

**Figure 7C.6-1:**  
Controls for building facade articulation.

## 7C.6 BUILDING FORM AND FACADES (continued)

### Controls

#### **Building Length**

- 15 The continuous length of a single building on any elevation is not to exceed 36m.
- 16 The length of a single building elevation facing the side or rear boundary may exceed 36m provided that:
  - i) the façade is recessed in depth and width to appear as distinctive and separate building bays or wings; and
  - ii) the recess is retained as common area with landscaping which includes at least one medium tree (at least 8m canopy diameter at maturity).

#### **Balconies**

- 17 Balcony or terrace design may incorporate building elements such as pergolas, sun screens, shutters, operable walls and the like to respond to the street context, building orientation and residential amenity. The use of such building elements are not to enable the balcony or terrace to be used as a habitable room.
- 18 Balconies that run the full length of the building facade are not permitted.
- 19 Continuous transparent or translucent balustrades are not permitted to balconies or terraces.
- 20 Balconies are not to project more than 1.5m from the outermost wall of the building facade.

**Note:** Refer to Part 23.4 Materials and Finishes, Control 22 for further requirements on balconies.



Figure 7C.6-2:  
Building layout expressed through vertical facade articulation and elements.



Figure 7C.6-3:  
Well articulated building facade with the use of balconies. Sun shading devices incorporated into the balcony design for solar access control.



Figure 7C.6-4:  
Good building facade proportion created by a distinctive base.

## 7C.6 BUILDING FORM AND FACADES (continued)

### Controls

#### **Corner Sites**

- 21 Street corners are to be emphasised architecturally by accentuating parts of the building facade. This may be through:
- i) changes in height, colour or facade materials;
  - ii) changes at the corner;
  - iii) change in building articulation;
  - iv) facade orientation;
  - v) change in roof expression;
  - vi) splayed setbacks or curves;
  - vii) providing corner building entries.



**Figure 7C.6-5:**  
Partially recessed balconies add visual interest to the facade.



**Figure 7C.6-6:**  
Distinct form to highlight the building corner.

## 7C.7 BUILDING STOREYS

### Objectives

- 1 To ensure that buildings are responsive to the site.
- 2 To provide for quality dwelling interior spaces and private open space areas.
- 3 To ensure roof articulation, lift overruns and services are incorporated into the allowable building height.
- 4 To ensure additional height is available at the ground level to solve the relationship of the building to the topography.

### Controls

- 1 Sites with the following maximum building heights under the KLEP are to have a maximum number of storeys above the basement as in the table below and illustrated in Figure 7C.7-1:

Maximum building height (m)	Maximum number of storeys
11.5	3
14.5	4
17.5	5
20.5	6
23.5	7

**Note:** The 1<sup>st</sup> storey is measured from a maximum 1m above the existing ground level.

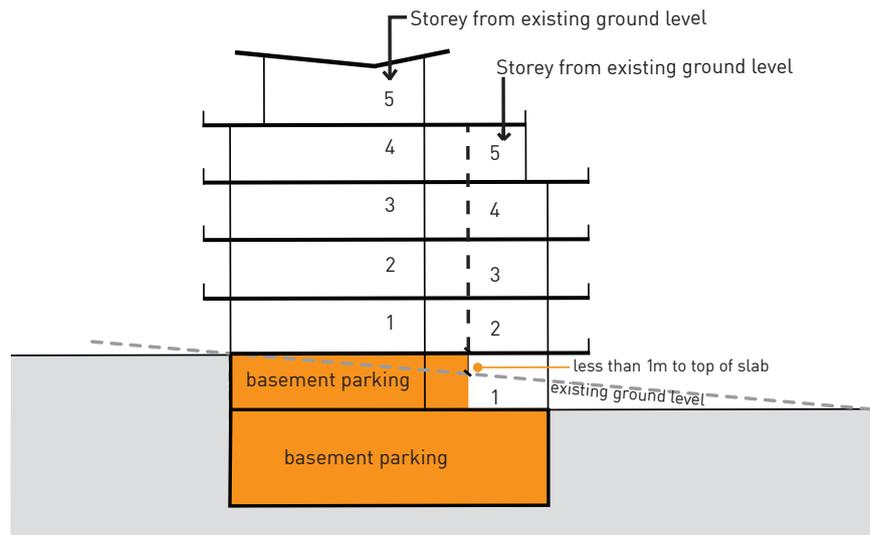


Figure 7C.7-1  
Building Storeys

- 2 On steep sites, the size of the floor plate is to reflect the topographic constraints.

**Note:** Smaller stepping floor plates can assist to negotiate the topography.

**Note:** Accommodating building storey levels through excavation and creation of subterranean rooms to ground floor apartments will not be accepted

## 7C.8 TOP STOREY DESIGN AND ROOF FORMS

### Objectives

- 1 To ensure that the design of the top floor of buildings minimises visual bulk.
- 2 To ensure that the design and location of the top floor minimises overshadowing.
- 3 To contribute to the overall design and environmental performance of buildings.
- 4 To differentiate the visual appearance of the top floor of the residential flat building from the floors below.



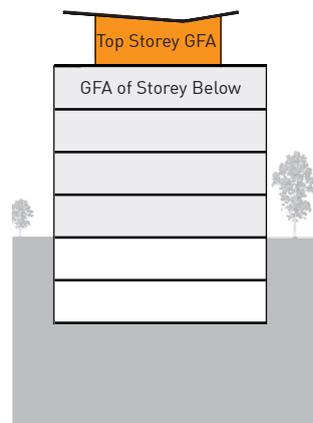
**Figure 7C.8-3:**  
The upper storeys of the building articulated with mezzanine penthouse.



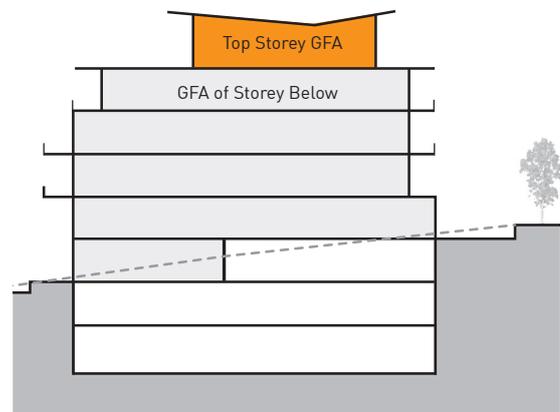
**Figure 7C.8-4:**  
Distinctive roof design.

### Controls

- 1 The top storey of a building is to be designed so that:
  - i) the GFA of the top storey of a residential flat building does not exceed 60% of the GFA of the storey immediately below it (see Figure 7C.8-1); and
  - ii) for the purposes of this section, the top storey applies to the building as a whole and does not apply to the top level of each part of a stepped building (see Figure 7C.8-2).



**Figure 7C.8-1:**  
Top storey floor area calculation for level sites.



**Figure 7C.8-2:**  
Top storey floor area calculation for sloping sites.

- 2 The top storey of a building is to be set back a minimum of 2.4m from the outer face of the floors below on all sides (roof projection is allowed beyond the outer face of the top storey).
 

**Note:** Lift cores are to be located internally within the building to facilitate the top storey setback
- 3 The upper storeys of residential buildings are to be articulated with differentiated roof forms, maisonettes or mezzanine penthouses and the like.
- 4 Service elements are to be integrated into the overall design of the roof and not be visible from the public domain or any surrounding development. These elements include lift overruns, plant equipment, air conditioning units, chimneys, vent stacks, water storage, communication devices and signage.
- 5 Roof design is to respond to solar access and prevailing weather with the use of eaves, skillion roofs, awnings and the like with a minimum overhang of 0.6m.
- 6 Where solar panels are provided they are to be integrated into the roof line or elevation.
- 7 Lightweight pergolas, sun screens, privacy screens and planters are permitted on the roof or podium, provided they are integrated with the building and facade design and do not increase the bulk of the building, create visual clutter or impact on significant views from adjoining properties.
- 8 Roof top gardens for private or communal use are encouraged.

## 7C.9 LAUNDRY AND AIR CLOTHES DRYING FACILITIES

### Objectives

- 1 To ensure buildings maximise the opportunities for sun and wind drying of clothes and reduce the use of electric dryers.
- 2 To provide external air clothes drying areas that do not detract from the visual appearance of the building and common areas.

### Controls

- 1 Each apartment is required to have access to an external air clothes drying area, such as a screened balcony, a terrace or clothes lines within the common area (see Figure 7C.9-1).
- 2 All external air clothes drying areas are to be screened and not be visible from any public domain area.
- 3 Storage volume calculation within laundries is to exclude the space required to accommodate a washing tub, washing machine and dryer.
- 4 Where clothes drying is provided within private open space within a communal open space, its area is to be additional to that required for the private open space or communal open space.

Screened area is concealing clothes line from public domain



Figure 7C.9-1:  
Screened balconies for external air clothes drying area.

## Objectives

- 1 *To ensure fencing design responds to the character of the streetscape in terms of:*
  - i) *open landscape character;*
  - ii) *visibility and security;*
  - iii) *materials selection;*
  - iv) *solid or transparent qualities;*
  - v) *height;*
  - vi) *vertical and horizontal composition of the materials; and/or*
  - vii) *location of entries and gates.*
  - viii) *noise sources*
  - ix) *topography*
- 2 *To ensure that fencing does not detract from the overall visual amenity and character of the area.*
- 3 *To ensure on site fencing and courtyard walls are integrated with the built form and provide separation and privacy to the private open areas.*

## 7C.10 FENCING

### Controls

- 1 Front boundary fences and walls (to a public street) and side boundary fences within the street setback are not to be higher than:
  - i) 0.9m if of closed construction (such as masonry, lapped and capped timber or brushwood fences); or
  - ii) 1.2m if of open construction (such as open paling and picket fences).

**Note:** Open fencing includes: panels set into a timber frame or between brick piers, where any solid base is not taller than 0.9m, and panels are spaced pickets, palings, or lattice.
- 2 Closed front fences with a maximum height of 1.8m may be considered where the site fronts a busy road or other sources of undesirable noise. These fences are to be set back at least 2m from the front boundary and screened by landscaping.
 

**Note:** Rendered masonry boundary walls are generally inappropriate to the landscape character of Ku-ring-gai.
- 3 Fences and walls are to step down and follow the natural contours of the site.
- 4 Hedges and shrub planting are preferred to the street frontage, but no higher than 1.2m along the entire front boundary, or 1.8m on a site fronting a busy road.
- 5 All fencing is to be designed to highlight entrances, and be compatible with buildings and letterbox areas.
- 6 External finishes for fencing are to be robust and graffiti resistant.
- 7 Groundfloor private open space, courtyard and terrace wall and fence heights are not to exceed
  - i) 1.2m to any street frontage
  - ii) 1.8m to any side or rear boundary with a maximum 1.2m high solid component and a minimum 30% transparent component above.

7C.11 ACOUSTIC PRIVACY

Further controls that may apply

SECTION C  
PART 23.7 - General Acoustic Privacy

**Objectives**

- 1 *To ensure high standards of acoustic privacy to habitable rooms and private open space both within the development and to neighbouring development.*

**Controls**

- 1 For requirements on noise levels associated with air conditioning, kitchen, bathroom, laundry ventilation, or other mechanical ventilation systems and other plant refer to Part 23.8 of this DCP.

7C.12 SERVICES

Further controls that may apply		
		<b>SECTION C</b> <b>PART 23.6 - Building Services</b> <b>PART 25 - Waste Management</b>

**Objectives**

- 1 *All developments are to design and locate utility infrastructure to minimise their impact on the streetscape.*

**Controls**

- 1 All developments are to make provision for waste and recycling storage and collection within the building basement.
- 2 Building services, including within basements and on rooftops, are not to be visible from the public.