

# **Development Control Plan 2016**

## **Volume 4 – Residential Development**



**Wollondilly**  
Shire Council

## PART 4 – CONTROLS FOR SPECIFIC LOCATIONS

### 4.6 R3 zoned land at Thirlmere

#### Application

This section applies to development for the purposes of multi dwelling housing located within R3 zoned land in Thirlmere.

The controls below override the controls in clause 3.18 to the extent of any inconsistency.

#### Objectives

- (a) To ensure the design of any multi dwelling housing development is in keeping with the prevailing character and streetscape.
- (b) To ensure that any multi dwelling housing development does not have any unacceptable impact on the amenity of the adjoining dwellings.
- (c) To ensure that future developments complement the existing setback pattern in the locality.
- (d) To provide for a transition to the adjoining R2 – Low Density Residential zoned land.

#### Controls

##### Setbacks

1. Any development exceeding single storey must either have a recessive second storey to reduce bulk and scale. Additional setbacks for second storey and above are required as mentioned below:

<b>First Storey</b>	Front Boundary Setback (Street setback)	Front boundary setback (including primary and secondary street frontages) shall be provided in accordance with 'Clause 3.18- Multi Dwelling Housing' in Volume 4 of Wollondilly DCP 2016 (WDCP 2016), except as mentioned below: <ul style="list-style-type: none"> <li>Any development along Carlton Road shall be provided with 10m setback from the street including corner lots.</li> </ul>
	Side Boundary Setback	Setbacks shall be provided in accordance with 'Clause 3.18- Multi Dwelling Housing' in Volume 4 of WDCP 2016.
	Rear Boundary Setback	
<b>Second Storey and above</b>	Front Boundary Setback (Street setback)	<ul style="list-style-type: none"> <li>Maximum 50% of first floor façade: Minimum 1.0m behind the front building line; and</li> <li>Remaining first floor façade: Minimum 1.5m behind the front building line.</li> </ul> <p>Note: This control only applies to the dwellings directly facing the primary or secondary street.</p>
	Side Boundary Setback	Setbacks shall be provided in accordance with 'Clause 3.18- Multi Dwelling Housing' in Volume 4 of WDCP 2016.
	Rear Boundary Setback	

Note: Building Line has the same meaning as defined in Volume-1 of WDCP 2016.

## Car Parking

2. On-site car parking shall not be located forward of the front building line.
3. Car parking spaces should be integrated within the built form and design. Continuous rows of car parking spaces with more than three car parking spaces shall be avoided.

## Built Form

4. New developments shall be designed with a traditional pitched roof form to keep it compatible with the prevailing character of the street.
5. Large spans of unbroken hipped roofs shall be avoided and gables or similar elements should be incorporated for articulation.
6. Walls going up to two storeys shall be provided with different finished materials or a break in the facade. Light coloured finishes should be used for second storey and above. Examples of how this control can be achieved are provided below:



Example 1: First storey brick finish, storey weatherboard finish



Example 2: Extended roof between the first and second second stories



Example 3: Recessed first floor



Example 4: Portico or verandah to break the continuous wall

7. The Statement of Environmental Effects submitted with any development application shall address the following matters to Council's satisfaction:
  - How the proposed built form is consistent with the built form of the surrounding developments, including the roof pitch.
  - How the amenity of the dwellings within an adjoining R2 - Low Density Residential zone (if applicable) has been addressed and mitigated.
  - How the proposed materials, finishes and details complement the existing built form of the street.