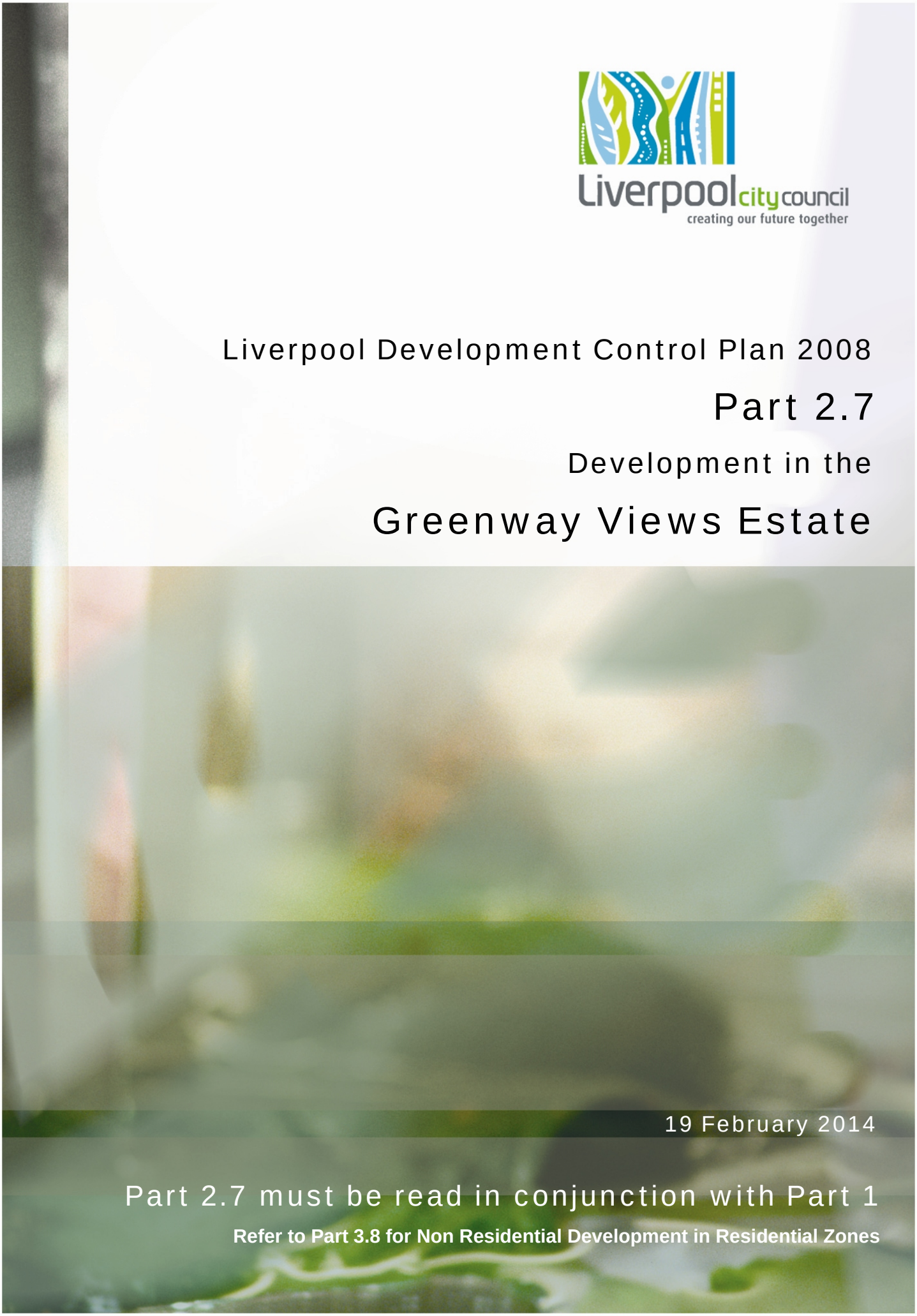

Liverpool city council
creating our future together

Liverpool Development Control Plan 2008

Part 2.7

Development in the

Greenway Views Estate

19 February 2014

Part 2.7 must be read in conjunction with Part 1

Refer to Part 3.8 for Non Residential Development in Residential Zones

Liverpool Development Control Plan 2008

Part 2.7 Greenway Views Estate

Table of Contents

Table of Figures

1. Preliminary

Applies to

1. Part 2.7 applies to the land, shown in Figure 1.
2. Part 1 applies to the land shown in Figure 1.
3. Part 3.8 also applies for non residential development on the land.
4. Parts 3.1 – 3.7 do not apply to the land.

Background

Greenway Views offers a wide variety of lot sizes and configurations to promote diversity of housing. The majority of lots are in the order of 480sqm with 15m frontages or 360 - 400sqm with generally 12 – 15m frontages.

The lots all have potential for innovative design solutions. Building to one of the boundaries offers opportunity to maximise usable outdoor space. Some lots have generous landscape edges and others focus living areas on courtyard spaces for equally relaxed settings and minimum maintenance.

Where lots face important entry streets or open space a greater level of design consistency is required to create the desired integrated streetscape. Greenway Views aims to create a residential lifestyle unprecedented for its anticipated market.

Eastern Precinct

Detached dwellings and larger lots have been located along the steeper portions of the site which relate to similar proportioned dwellings and lots in Pine Ridge to the east.

Western Precinct

A predominance of multiple dwellings and housing in the form of attached dwellings has been located on the shallower gradient of the site. Smaller lots are easily sited in this area. To the south of the precinct, the topography is steeper. This is reflected in the detached lots in this area, allowing for a direct relationship with the adjacent low density housing.

2. Subdivision, Frontage and Lot Size

The below table shows the land that is capable of further subdivisions.

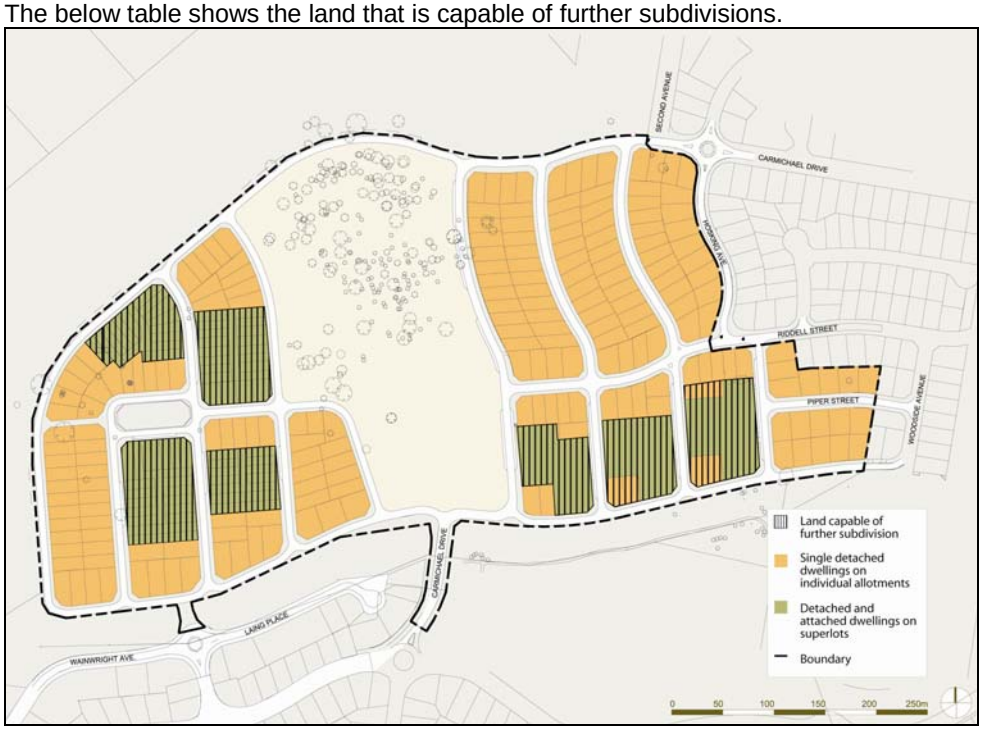

Figure 1 Land capable of further subdivision

3. Site Planning

Objectives

a) To achieve a site layout that provides a pleasant, attractive and energy efficient living environment.

b) To assist in microclimate management such as solar access and shade.

c) To ensure privacy for residents and neighbours.

d) To address the anticipated lifestyle needs of the likely future residents.

Controls

1. A Site Analysis must accompany each application. A checklist is attached as Appendix 1.

4. Setbacks

Objectives

a) To setback dwellings from the street and adjacent properties to provide reasonable space for landscaping, private open space and solar access.

b) To setback dwellings from one another to provide visual and acoustic privacy.

c) To establish a streetscape of a scale and sense of enclosure appropriate to the locality.

d) To provide convenient and unobtrusive vehicle access and parking without the use of long driveways.

Controls

General

1. Front Setbacks are to accord with Figure 2 – Front Setbacks.

Figure 2 Front Setbacks

2. Side Setbacks are generally 900mm, except in the case of boundaries within or adjacent to super lots, or in the case of zero lot development.

3. Zero lot lines:

   - Refer to Figure 3 - Zero Lot Lines Permissible.
   - Walls are generally to be 180mm clear of the side boundary to allow for gutter and eaves overhang.
   - The length of the zero lot line wall is limited to 50% of the adjacent side wall boundary.
   - No windows are permitted in the zero lot line wall.
   - A maintenance easement of at least 900mm has been identified for zero lot line allotments as part of the Torrens title allotment. Should an allotment not be identified as having an easement, then a 900mm easement is required to be provided on the adjoining property boundary. Refer to Figure 4.

- Zero lot line construction is permissible only on one side boundary of the allotment. A minimum setback of 1.2m shall be observed on the opposite side boundary.

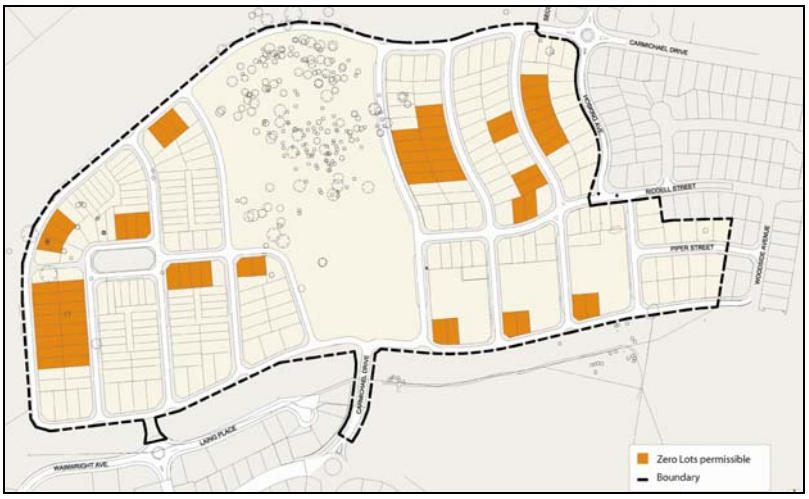

Figure 3 Zero Lot Lines Permissible

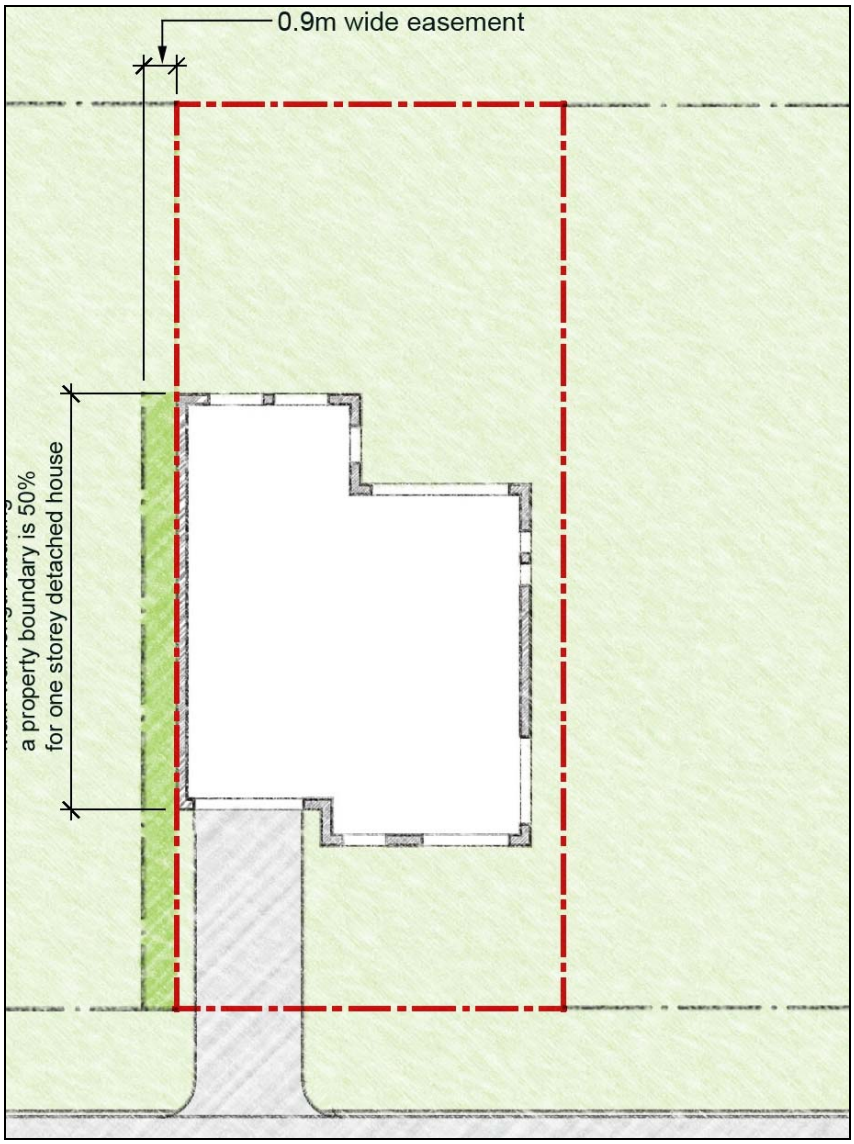

Figure 4 An example of a maintenance easement

4. Rear setbacks:

   - Dwellings are to have a minimum rear setback of 5m. This does not apply to garages/loft structures off a private driveway.
   - Council may consider a variation if justification can be provided for a better design outcome for the proposed dwelling and neighbouring dwellings. Building encroachments may only occur if it is seen as beneficial for open space, solar access and the internal layout of the dwelling. The dwellings living areas should open out to open space.

5. Corner sites:

   - Corner sites are to provide a frontage to both streets and should articulate their corner location with an architectural feature such as a wrap around verandah, bay window, corner entry or roof feature.
   - A setback of 3m for a maximum length of 9m is permitted on both street frontages except where greater setbacks are required for Bushfire Asset Protection Zones. The setback distance measured from the splay corner is to be a minimum of 1m.

- The setback for garages with access off the secondary frontage shall either be:
    - Between 0.5 and 1m from the boundary if that garage is detached, no higher than 3m and the lot shares a common rear boundary; or
    - 5.5m from the secondary frontage otherwise.

6. Envelope articulation:
    - Envelope articulation to the first and second levels are to be flush or offset by equal to, or greater than, 1.5 m. Refer to Figure 5 – Envelope Articulation.

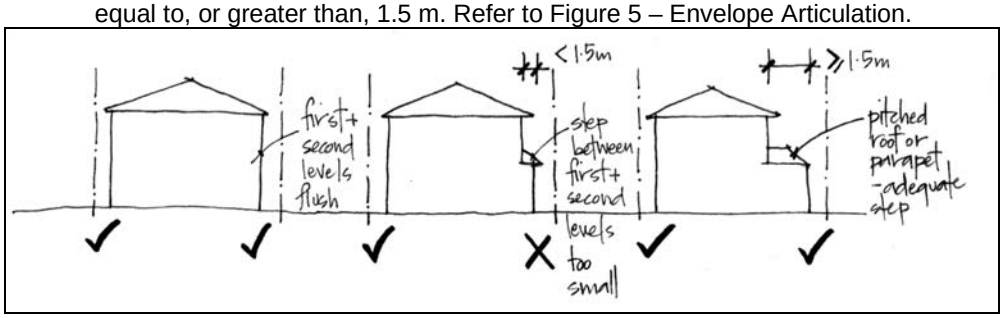

Figure 5 Envelope Articulation

Single Dwellings

1. A minimum setback of 900mm is required on the single dwelling allotment where it adjoins a super lot. At the edges of a single dwelling allotment and a super lot, a minimum setback of 900mm is required, excluding garages.

Super Lots

1. Within super lots there must be a minimum 2.4m gap between a group of attached dwellings and a detached dwelling, that is, 2 storeys in height. This excludes garages.
2. Within super lots there must be a minimum 2.4m gap between groups of attached dwellings that are 2 storeys in height.
3. A minimum setback of 1.5m is required on the super lot where it adjoins a single dwelling allotment.

5. Landscaped Area and Private Open Space

Landscape are is defined in *Liverpool LEP 2008*

Private open space is an area within the site (usually at the rear) that is set aside for: outdoor activities. Clotheslines, BBQ areas, pergola (unroofed structure), patio, garden sheds and pools can be included in the private open space.

Principal private open space is an area that is directly accessible from at least one living room and is included in the private open space calculations (the principle private open space area may be paved or sealed).

Landscaped Area

Objectives

a) To provide private open space to relate to living spaces, windows, access and egress points and the functions of the dwelling.

b) To maximise pervious landscaped areas with planting beds, ground covers, shrubs, trees, turf and other permeable materials such as mulch, ground pebbles, stepping stones and mounding/earth banks or terraces.

Controls

Single Dwellings

1. A minimum of 25% of the site must consist of landscaped area at ground level. Refer to Figure 6.
2. A maximum of 50% of the front setback can be paved or sealed.

Super Lots

3. A minimum of 20% of the site must consist of landscaped area at ground level.

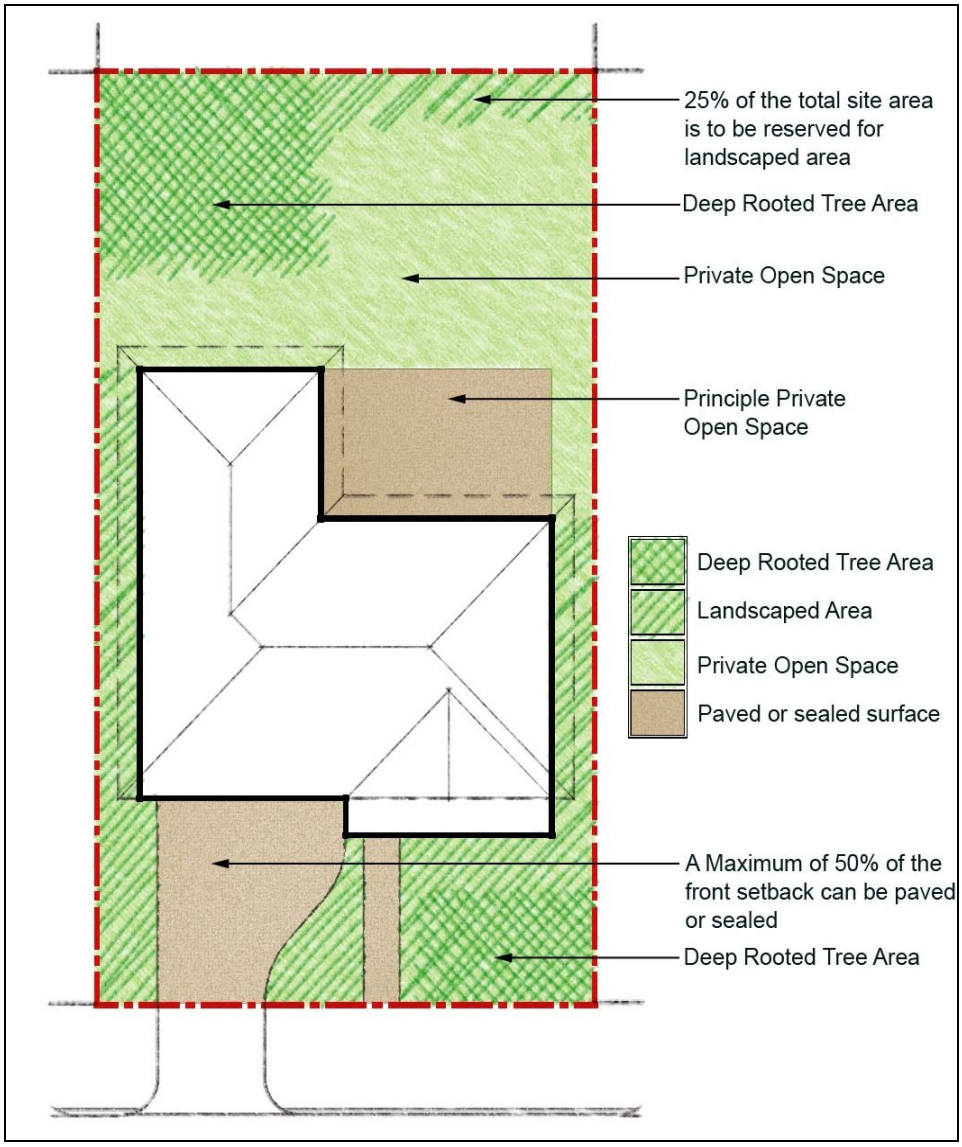

Figure 6 An example of Landscaped Area and Private Open Space

Private Open Space

Objective

To ensure that private open space meets residents' needs for outdoor activities, privacy, outlook and landscaping.

Controls

General

1. The primary internal living space and external living areas shall be linked to maximise an outdoor lifestyle.
2. Trees in private gardens to be an appropriate mature scale, not greater than 18m high at maturity.

3. It is recommended that lawn areas be established on the northern side of buildings. Planting against fences and walls, pergolas and other structures should aim to screen and soften by use of groundcovers, shrubs, trees and climbers. Shade tolerant plants should be used on the southern sides of buildings and structures, and other planting to be appropriately selected for microclimate conditions.
4. All dwellings on single allotments are to provide ground level private open space adjoining the main living area of the dwelling. The private open space is to include:
    - a principal private open space area of at least 25sqm with a minimum dimension of 4m, having access from a major living area.
    - an external area for clothes drying, with at least 2 hours of full solar access between 9:00am and 5:00pm on the winter solstice, screened or not visible from the street.
5. Houses to maximise north-facing courtyards.

Single Dwellings

No specific controls apply other than those listed under "General".

Super Lots

No specific controls apply other than those listed under "General".

6. Cut and Fill, Building Design, Streetscape and Fencing

Cut and Fill of Land

Objectives

a) To reduce the incidence of change in natural ground levels.

b) To encourage the architectural designs of dwellings which suit the contours of the land.

c) To provide controls for cut and fill of land designed to minimise the incidence of soil erosion and subsequent sedimentation of waterways.

d) To ensure that development on adjoining properties is not threatened or prejudiced by proposed cut and fill practices.

e) To discourage and eliminate, where possible, the construction of retaining walls on allotment boundaries.

f) To minimise overshadowing of neighbouring dwellings, their private open space or any solar panelling.

Controls

1. The maximum cut on a site must not exceed 600mm.
2. All retaining wall structures shall be masonry construction and designed by a suitably qualified person, or constructed as specified by the manufacturer of the product. The retaining wall shall be constructed wholly inside (within) the boundary of the site.
3. All slab constructions for dwellings that are above natural ground level are to be constructed using dropped edge beams to retain fill. The maximum fill within the confines of the slab must not exceed 1m. All fill must be contained within the dwelling footprint. Refer to Figure 7
4. Contaminated fill, either imported or found on site is not permitted.

   Note: In the event of approval being granted to the erection of retaining wall(s) to contain proposed cut, Council will require the completion of such retaining wall(s) PRIOR TO the release of the occupation certificate.
5. Where an applicant considers that an allotment has characteristics which warrant exemption from this policy, an application for exemption may be made by the submission of a development application to Council for consideration. In addition to normal requirements the submission should include:

   - A plan showing existing contours (at 0.5m intervals) of the subject site and all adjoining sites.
   - A plan showing future contours (after proposed cut and fill) of the subject site and all adjoining sites.
   - Full details of any proposed retaining wall(s).

   Note: In the event of approval being granted to the erection of retaining wall(s) to contain proposed cut and fill, Council will require the completion of such retaining wall(s) PRIOR TO the commencement of any building works.

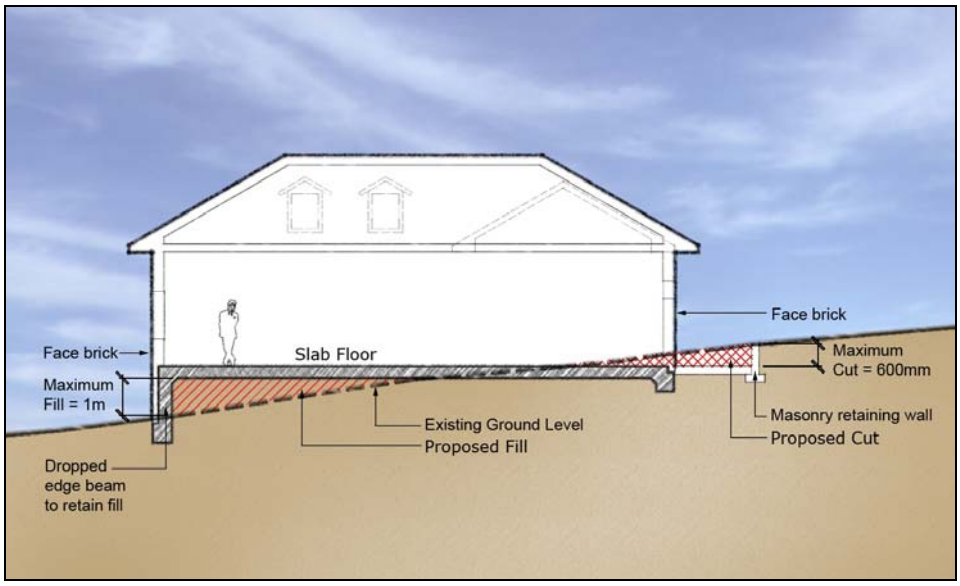

Figure 7 Example of Cut and Fill

Building Design

Objectives

a) To achieve development which is sympathetic to its neighbourhood context.

b) To encourage innovative contemporary designs which enhance and reinforce the character of the neighbourhood.

c) To maintain and enhance the landscape character of the neighbourhood.

d) To ensure that building appearance from public streets and adjoining sites responds to and is visually compatible with either the predominant character of existing surrounding residential development or, where identified, the future urban character of the area.

e) To ensure that garages, in particular garage doors, do not visually dominate the streetscape.

Controls

1. All buildings are to be orientated to the street. Refer to Figure 8.

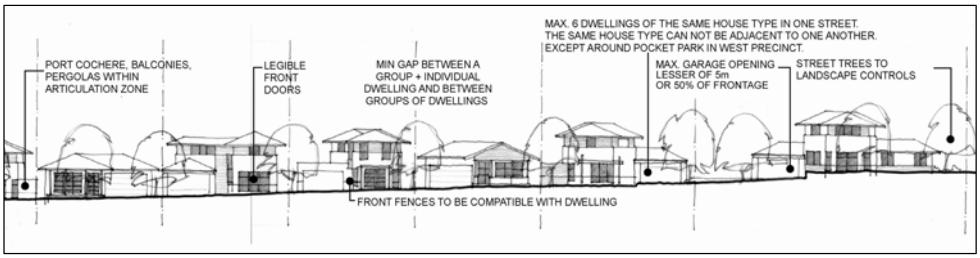

Figure 8 Detached Dwelling streetscape principles

2. All dwellings shall have habitable rooms located to the front of the dwelling for security and surveillance to the public domain.

3. Corner lots shall address both street frontages with verandahs, pergolas or similar modulating elements.

4. Roofs to be gable, hip, or skillion. Mixtures of hip and gable will only be allowed on merit.
5. Walls shall be a mix of masonry, rendered or bagged, and painted, lightweight clad and painted, and/or flush joint face brick. Justification will be required for 100% face brick facades or 100% rendered and painted brick and will be assessed on merit.
6. Eaves overhang are to provide sun shading and protect windows and doors and provide aesthetic interest – see Figure 9. Except for walls built to the boundary, eaves should have a minimum of 400mm overhang and be provided to a minimum of 70% of the dwelling.

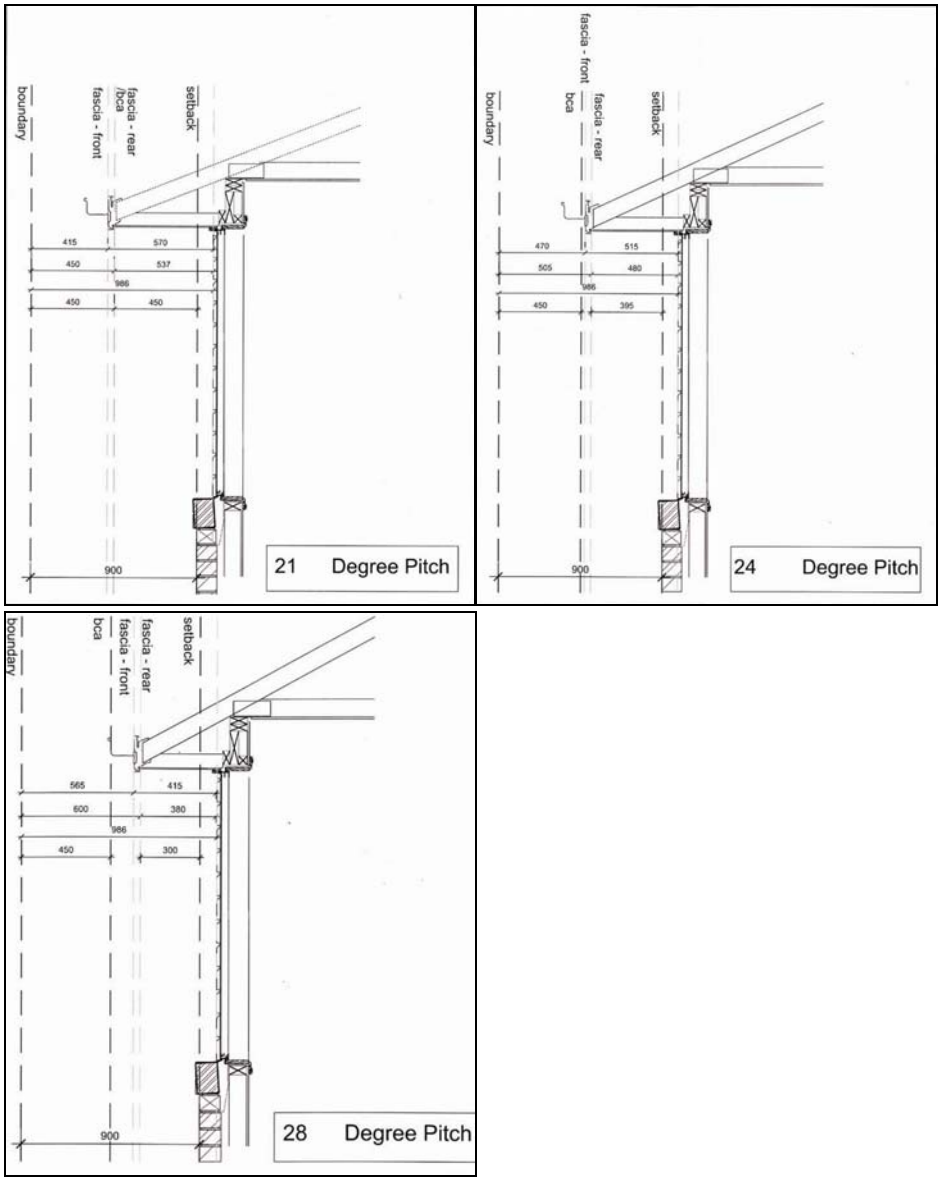

Figure 9 Suggested roof overhang

7. Incorporate front porches, entries, pergolas and verandahs on front facades. 'Blank' facades will not be permitted.
8. Innovative, contemporary design to prevail. Avoid pseudo-historic decorative effects or styles, e.g. finials, lions, Corinthian columns, etc.

9. Exterior materials and colours are to be in accordance with those provided in the accompanying palettes. The colour palettes are available through Design Review Panel.
10. The entry of each dwelling shall be emphasised
11. The maximum length of any second storey wall is 14 m.
12. Provide a building frontage and entry clearly legible from the street or access place.
13. Facades can be articulated by:
    - Use of different materials and detailing;
    - Inclusion of balconies, verandahs, pergolas, landscaped beds and shading devices. Refer to Figure 10.
14. Proportion of windows and other openings to be compatible with the scale of the building.
15. Modulation of the façade should be integral to the design (Refer to Figure 10 Building design).

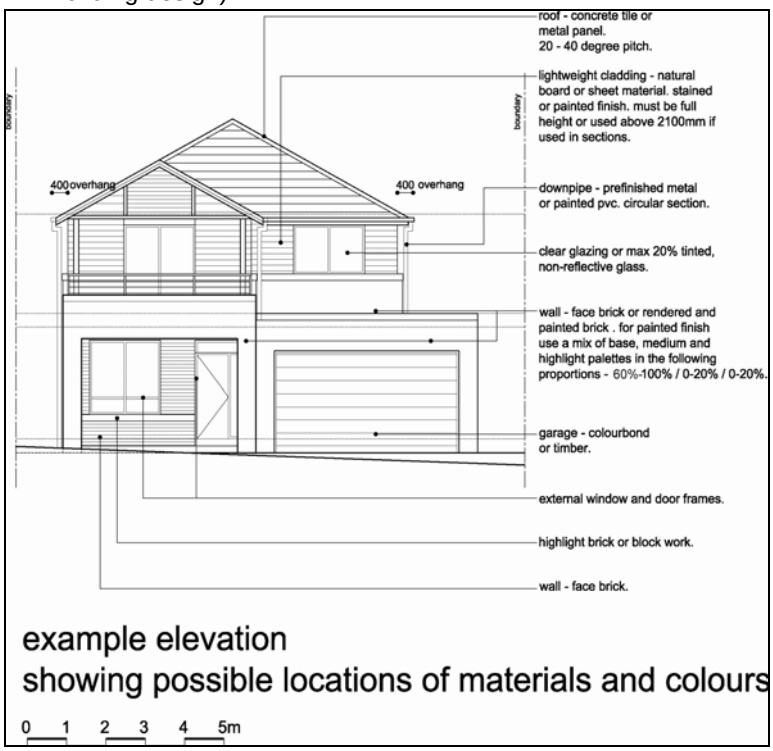

Figure 10 Building design

16. Roofs should be simple in the form of gable, hip or skillion design. Roof pitches are to be between 20 and 40 degrees. Gutters should be half round or quad with rectangular or tubular down pipes. Gutters and downpipes can be either metal or PVC.
17. Pitched roof cladding can either be:
    - Prefinished metal in custom orb or plain ribbed tray profile.
    - Concrete or terracotta tile.
18. Porches and entries should be used to:
    - Create a legible access and building entry area.
    - Provide shelter to people entering the dwelling.

- Provide design detail and articulation that adds character to the streetscape.
- Form part of the dwelling and not appear to be 'stuck on'.
- An extension of the street's landscape.

19. Verandahs and pergolas should be provided to:
    - Provide a seamless link between and help create useable internal and external living areas.
    - Protect/shade all elevations that are exposed to western and northern sun.
    - Improve energy efficiency.
    - Appear as an extension of the house.
    - Be comprised of timber battens, or metal frames.
20. Balconies and terraces:
    - Should have sufficient drainage control.
    - Should be used to connect external and internal living areas but not dominate the landscape area.
    - Should be utilised to provide external living areas to upper floor areas.
    - Can be either of a recessed or protruding design.
    - Can form a design detail to the street or corner elevation.
    - Can provide additional opportunities to overlook the street and other public places for security.
    - Should be designed to limit intrusion of privacy to adjacent dwellings.
    - Should use materials of a permeable or semi-permeable nature on ground level where possible.
21. Solar hot water units:
    - Solar panels for hot water should be located flush with the roofline to minimise their visibility from the street and public spaces.
    - No solar panels are to be on the street elevation.
    - Water storage tanks are to be located on the ground, not on the roof.
22. The following wall treatments are acceptable:
    - Face brick in smooth, unfigured, unmottled finish (unless justification is provided).
    - Rendered and painted brick.
    - Bagged and painted brick.

    Lightweight cladding:
    - Timber boarding or equivalent fibre cement profile, painted.
    - Timber boarding or plywood boarding, stained.
    - Lightweight cladding elements must be full height or above 2.1m if used in sections. Refer to Figure 11.

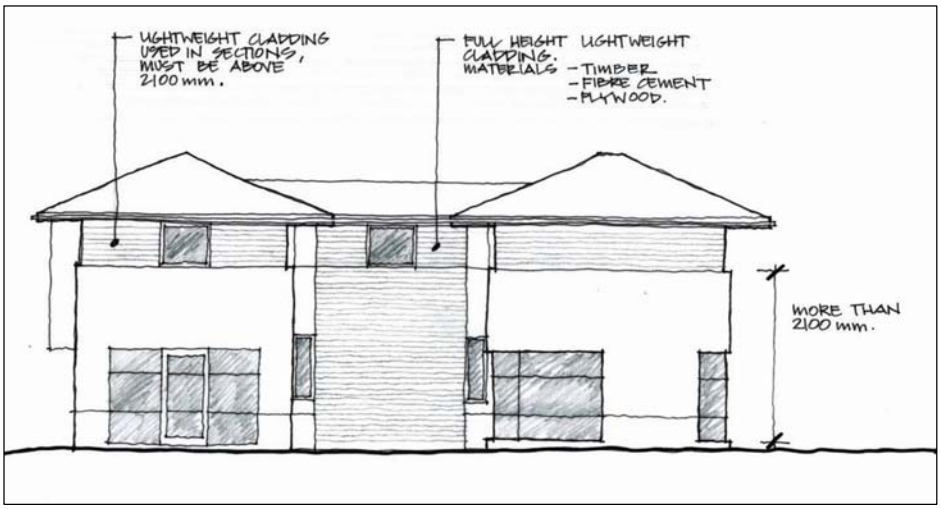

Figure 11 Lightweight cladding options

23. Both painted or stained timber and pre-coloured aluminium window and door frames are acceptable.
24. All glazing should be clear or maximum 20% tinted, non-reflective glass.
25. Opaque or translucent windows are not permitted to the street facade.
26. Sunscreens and awnings made from timber battens or exterior fabric on timber or metal frames are encouraged and are required over glazing which is otherwise unprotected. Refer Figure 1 – Sun shading principles.
27. Incorporate garages that are adjacent to dwellings into the envelope of the house with living rooms or pergolas forward of the garage face and visible from the street.
28. Garages will not be permitted forward of the building line. Note: on larger lots, garages can be located separately and detached from the main dwelling.
29. No repetition of the same detached dwelling type next to one another, except around open space. Maximum of seven (7) detached dwellings of the same type to be in the same street. Repetition of the same detached dwelling type is encouraged around open space. A change in materials and/or colour does not make a dwelling a new type.

Single Dwellings

No specific controls apply other than those listed under "General".

Super Lots

Maximum of six (6) attached two storey dwellings in a row.

Streetscape and Fencing

Objectives

a) To provide streetscapes which enhance the built form, landscape and environmental conditions of the locality.

b) To maximise the attributes of a site while establishing a good relationship between dwellings on a site and with neighbouring buildings.

c) To provide a clear transition between the public and private areas.

d) To provide variety in the streetscape.

Controls

General

1. Dwellings and garages to be designed to create streets that are not dominated by garages.
2. Garages to be built in complementary materials to the dwelling.
    - A minimum width of a dwelling's ground level from elevation must include an entrance door and window of a habitable room.
    - Recessed garage doors or those shadowed by an overhanging element, such as a balcony, are preferred.
3. Front fences are to be built across the full frontage, except for driveways and entry gates.
4. Front fences to be a minimum of 600mm and a maximum of 900mm high, constructed of masonry, timber and/or landscaped. See Figure 14.
5. Planting, shrubs and groundcovers to be provided and maintained along front fences (in accordance with the landscaping guidelines), except for driveways and entry gates.
6. Where retaining walls are proposed, planting should endeavour to conceal and soften both top and bottom of walls.
7. The retaining wall structure including footings and fence shall be contained wholly on private land. No encroachment is permitted on public land or road reserve.
8. Front gardens should extend to the street boundary and be defined by a fence , shrubs, mass planting, or hedges that clearly defines the private and public domains.
9. Mass planting, shrubs and hedges to 1.5m width, or fences are generally required at the street boundary of dwellings to clearly delineate the public and private domain.
20. The options for a masonry fence are rendered and painted/bagged and painted/faced masonry.
21. Where timber battened is used for the fencing, it shall be either painted or stained. The framing is to be on the inside and batten sizes are a maximum 75mm width with spaced gaps between 30 - 70mm. Battens can be either vertical or horizontal.
22. For corner sites, the property boundary on the secondary frontage must be clearly defined. The same fencing or other boundary treatment used on the primary street frontage must be extended along the secondary frontage.
23. Driveways are to be a minimum of 6m from the tangent to the kerb return on corner allotments.
24. Pedestrian gates are encouraged. Decorative effects should be avoided.
25. Driveways do not necessarily need to have gates. Driveway and entrance gates are to be at least 50% open and constructed from galvanised steel, painted or pre-finished, or timber with battens, painted or stained.
26. Side and rear fences between allotments to be 1.8m maximum and of lapped and capped timber construction. Painted high side fences are to end 1.5m back from the building setback line and to be 600 – 900mm maximum between the front boundary and the building line. Refer to Figure 14.
27. Fences and walls should aim to provide privacy and security while not eliminating views, outlook or light. Fences should also, where possible, be screened or partly screened with trees, shrubs, informal hedges or climbers.
28. Fencing is to be provided as per Figure 13, 14, 15 and 16.

29. Sectional panel lift garage doors are preferred.
30. The dwelling entry is to be lit for safety.
31. The use of garden lighting is strongly encouraged although not required. Lighting associated with letter boxes, gate pillars, in-ground garden lighting and pathway bollard lighting are the preferred types. External light fittings are to be 240v/compact fluorescent lights, 12v low voltage lighting or preferably solar powered lighting.
32. Bins and drying areas should be located in the least visible position, especially where lots have two street frontages. Where unavoidable, a timber battened screen with climbers covering should be used to eliminate visibility from the streets.
    - Each dwelling should have its own space for garbage and recycling bins.
    - For detached and semi-detached dwellings, this may be provided within the garage area.
    - For attached dwellings it can be provided in a separate enclosure that has the same appearance and finish of the main built forms and is integrated into the building façade.
    - Separate enclosures should be located in areas that are accessible but not overtly visible and behind the front building line.
33. Where retaining walls on boundaries are proposed, the designer shall ensure that an adequate drainage discharge point is available for the subsoil drainage line.

Single Dwellings

1. Maximum garage opening is to be no more than 50% of lot width or 5m, whichever is the lesser.

Super Lots

1. No garage is permitted in line with the street crossing.
2. Rear garages with potential lofts are permitted.
3. Each private driveway is to have a minimum of 2 lofts over their garages.

   Refer to Figure 12 for controls.
4. Each private driveway is to have a secure gate at the street boundary entry.

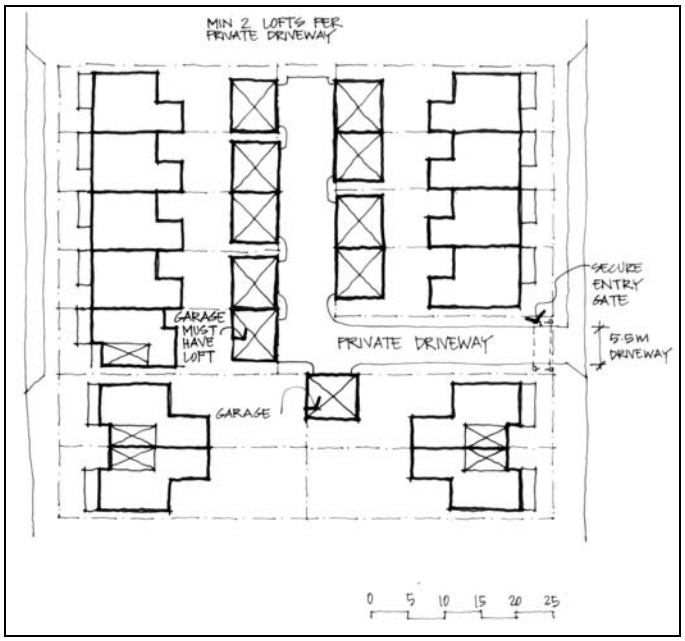

Figure 12 Private driveway controls

Figure 13 Fence Type and Location

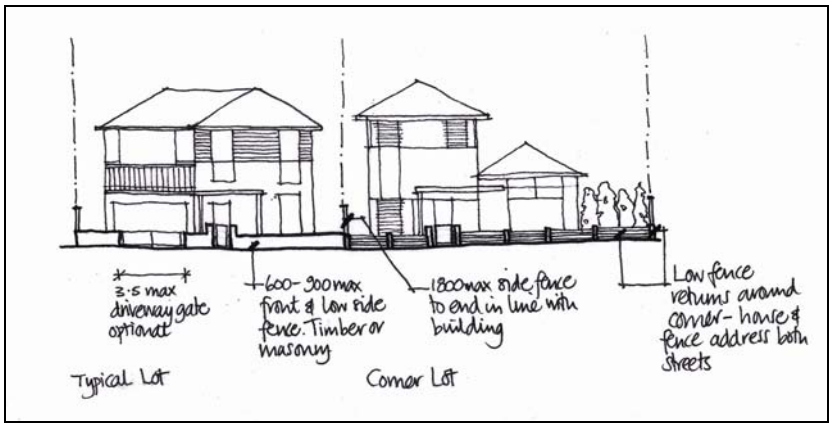

Figure 14 Fence principles in elevation

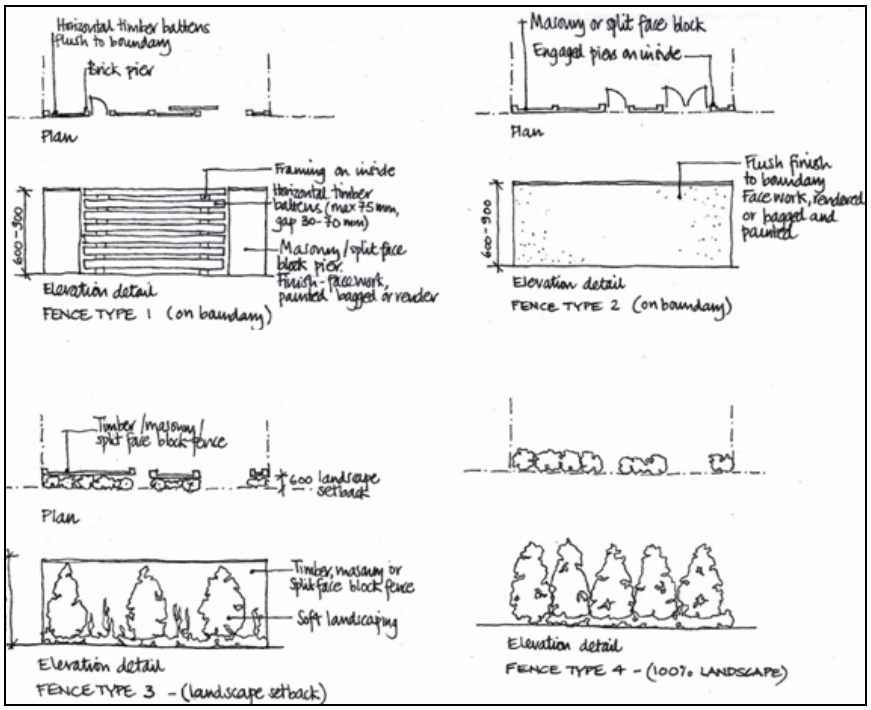

Figure 15 Fence options

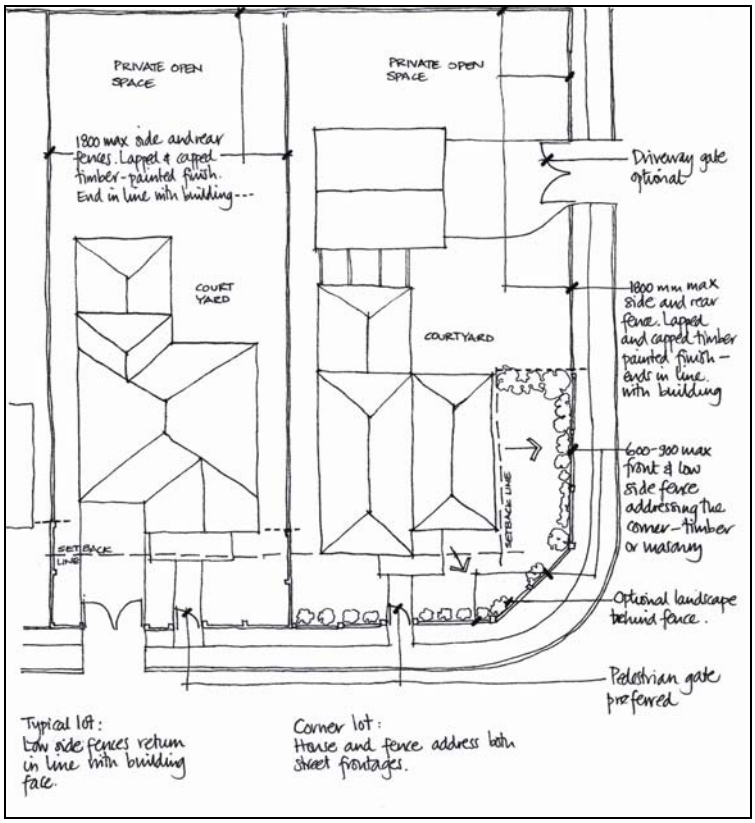

Figure 16 Fence Principles in plan

Barrier Free Access, Safety and Security

Objectives

a) To consider the needs of people with particular access requirements, including people with prams, wheelchair users, those with walking difficulties, sight, hearing or intellectual impairment.

b) To promote community safety.

c) To provide personal security for residents.

Controls

General

1. House plans must ensure that there is adequate surveillance of streets provided from living areas on the ground floor and bedrooms above.
2. It is likely that the main living areas will be located at the rear of lots; however, secondary activities (studios, bedrooms, etc.) must be located at the front of the dwellings to promote visual surveillance of the street.
3. Dwelling entries shall be well lit at night.
4. Casual surveillance of the street from balconies should be encouraged by the use of permeable materials such as batten screening.
5. On site parking shall be designed so that it does not restrict casual surveillance.
6. Landscaping shall be designed so that it does not significantly obscure sight lines between the dwelling and the street.
7. Spaces that cannot be easily overseen by either the public or residents are to be avoided.

7. Landscaping

Objectives

a) To retain existing mature trees within development in a way that ensures their ongoing health and vitality.

b) To reinforce and enhance the existing streetscape, house lot frontages/entries and visual appearance of houses.

c) To provide wind protection in exposed areas.

d) To facilitate surveillance of public spaces (including shared zones such as cycleways, pedestrian ways and public areas such as the school and private shared driveways);

e) The principles driving the private residential landscape design should:

- Maximise solar access and microclimatic benefits. For example, tree planting for summer shade and winter sun.
- Provide areas of privacy, protection and screening, especially to rear gardens. For example, planting of hedges, shrubs, trees and climbers, and use of trellises, pergolas and tree placement.
- Maximise views where appropriate and relevant, both immediate and distant views, views to streetscapes, focal points and axis points.
- Utilise an appropriate landscape design according to soil profile and conditioning regime to provide optimum growing conditions and plant selection.
- Enhance and reinforce predominantly native and robust streetscape character within private lot boundary through an adoption of an efficient low water usage landscape design.

Controls

1. As a frontage to the road, the landscape can be addressed in one of two ways. It is important to have a green buffer between the buildings and the roads for both privacy and to give the streetscape a green leafy character.
2. Setback the boundary fence/wall by 500 – 1500mm and plant a lush evergreen strip of planting (refer to Appendix 3 – Planting Schedule: Road Margins), or immediately behind the front fence/wall into the property 500 – 1500mm planting bed of evergreen flowering plants (refer to Planting Schedule: Shrubs available through the Design Review Panel).
3. Tree and shrub planting in gardens should compromise 30% native species. Where a lot has frontage to open space, 50% of the planting to the frontage is to be native plants. Proposed trees, shrubs and plants should be chosen for their ability to survive and flourish in the local environment and with low water consumption.
4. A minimum of two substantial trees are to be planted in the rear yard between 800mm to 5m from the rear boundary or between 500mm to 3m from side boundaries, with at least one as a native species, however three or four trees will give a better canopy and in most cases a more pleasant microclimate. A minimum of 30% of all rear yard planting is to be native. Refer Planting Schedule: Trees available through Australand and Landcom).
5. Where underground services are located, trees are to be planted at least 1m away from these services.
6. Tree location and selection criteria are to be carefully considered where services run overhead.

7. Each tree selection should be carefully considered, as the selection criteria can be misleading. For example a 30m high palm tree will have a lesser effect than a 30m plane tree in regards to shadowing, foliage drop and root ball size. Therefore the suitable proximity of trees to buildings, fence lines, and services will vary in accordance to tree selection.
8. The following tree selection and suitability criteria should be considered when choosing suitable trees in residential situations:
9. Tree canopies not to encroach over adjacent properties more than 3m from boundary.
10. Landscape should endeavour to create a pleasant outdoor environment and microclimate with variety and practical/useable spaces.
11. Other criteria, which will need to be considered, includes:
12. Maintenance requirements. For example pruning, fertilising, mulching, crown lifting.
13. Scale of the tree, scale of the garden, scale of the other trees and landscape surrounding.
14. Special features of the specimen. For example fruit, flowers, fragrance, habit and form,
15. Other detrimental characteristics of the specimen, e.g. suckering of roots, thorns, poisonous parts, limb drop, and invasive roots.

Note: For a list of suitable trees for rear yard planting, refer to Planting Schedule: Trees available through the Design Review Panel.

8. Car Parking and Access

Car Parking

Objectives

To provide convenient and safe parking which is adequate for residents and visitors and which is not visually obtrusive.

Controls

1. The siting of car spaces and garages should in general show scope for a minimum of 2 vehicles to be accommodated within the private property of each residence. Tandem parking meets these criteria.
2. At least one car parking space is to be located behind the main building line.
3. The parking area per vehicle is to be in accordance with *AS 2890:1*.
4. Garages are to be setback a minimum of 1.5m from the main façade of the building.
5. Detached garages must have a minimum setback of 5.5m from the street.
6. Parking is to be provided so that at least one space per dwelling is covered.

Single Dwellings

No specific controls apply other than those listed under "General".

Driveways

Objectives

a) To make appropriate provisions for vehicle turning movements.

b) To ensure the safety of pedestrians, cyclists and vehicles.

c) To enhance and compliment the visual appearance of development.

d) To ensure that driveways not to visually dominate the appearance of dwellings and streetscape.

Controls

1. Use of unit pavers, or of insitu coloured paving for driveways are to be in accordance with the Colour Palettes.
2. The location and design of driveways and parking areas should enable the opportunity for landscaping to modulate the streetscape.
3. Driveways are preferred to be located a minimum of 1.6m from the base of street trees where possible.
4. Driveways are preferred to be paved with a unit paver of maximum size of 600 x 400mm, with a preference of standard brick or block proportions. Clay or concrete pavers are acceptable. Also acceptable are poured surfaces, e.g. coloured concrete (refer to Colour Palettes), in a monolithic finish or plain unit expression if properly marked.
5. Stencilled, stamped and patterned concrete finishes are permitted. Colours should be in keeping with the Colour Palettes.
6. Pavers are not permitted on Council owned land. That is, from the kerb to the private lot boundary. The driveway in this area shall comprise of insitu concrete. Pavers may only be used on privately owned lots.

Single Dwellings

1. The driveway crossing is to have at the property boundary and at the kerb, a maximum width of 5m.
2. A preferred range of colours and textures is provided but decorative effects should be avoided. Generally non-glare mid tones is sought with preference expressed for light brown/honey colours.

Super Lots

1. The shared private driveway crossing is to have at the property boundary and at the kerb a maximum width of 5.5m.
2. Shared private driveways are to have soft landscaped areas on either side, to a minimum of 600mm suitable for infiltration.
3. Shared private driveways are to have the smallest configuration possible to serve the required parking facilities and vehicle turning movements.

Note: Colour Palettes are available from the Design Review Panel.

9. Amenity and Environmental Impact

Privacy

Objectives

a) To site and design buildings in a manner which protects the visual and acoustic privacy of nearby dwellings and private open space.

b) To contain noise between dwellings or in communal areas without unreasonable transmission to adjoining dwellings.

Controls

1. All air conditioner units must be screened from public view and located so that they do not create any noise impacts to adjoining properties.
2. Acoustic treatment is required for habitable rooms that have a zero lot line, other than for garages or if the room forms a party wall.
3. Ensure that upper floor window placements avoid overlooking of adjacent open outdoor living space.
4. Stagger placement of upper floor windows to avoid direct visual intrusion.
5. Use screening where possible when the above strategies cannot be achieved.
6. Habitable room windows that have a direct outlook to the principle private open space or habitable room windows of an adjacent dwelling within 9m are to:
    i. be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows; or
    ii. have sill heights of 1.5m above floor level; or
    iii. have fixed obscure glazing or screening devices to any part of the window as appropriate.
7. The design of attached dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.
8. In attached dwelling, living areas and service equipment must be located away from bedrooms of neighbouring dwellings.
9. In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.

Single Dwellings

No specific controls apply other than those listed under "General".

Super Lots

No specific controls apply other than those listed under "General".

Sunlight

Objective

To provide living areas and private open space areas of proposed and adjoining development with adequate sunlight.

Controls

1. Provide 3 hours solar access to 50% of the required principle private open space area from 9:00am to 5:00pm on 21st June.

- any overshadowing of neighbouring properties must not result in less than 4 hours of sunlight access to any habitable rooms in the principle open space area, between 9.00am and 5.00pm on the winter solstice (June 21).

2. Sun shading:

- screens and pergolas with climbers, sunscreens and awnings, comprised of timber battens, exterior fabric or metal louvres are encouraged for all elevations and are required for otherwise unprotected western elevations unless appropriate glazing is applied.

- Refer to Sun Shading Principles diagram for required locations – Figure 17.

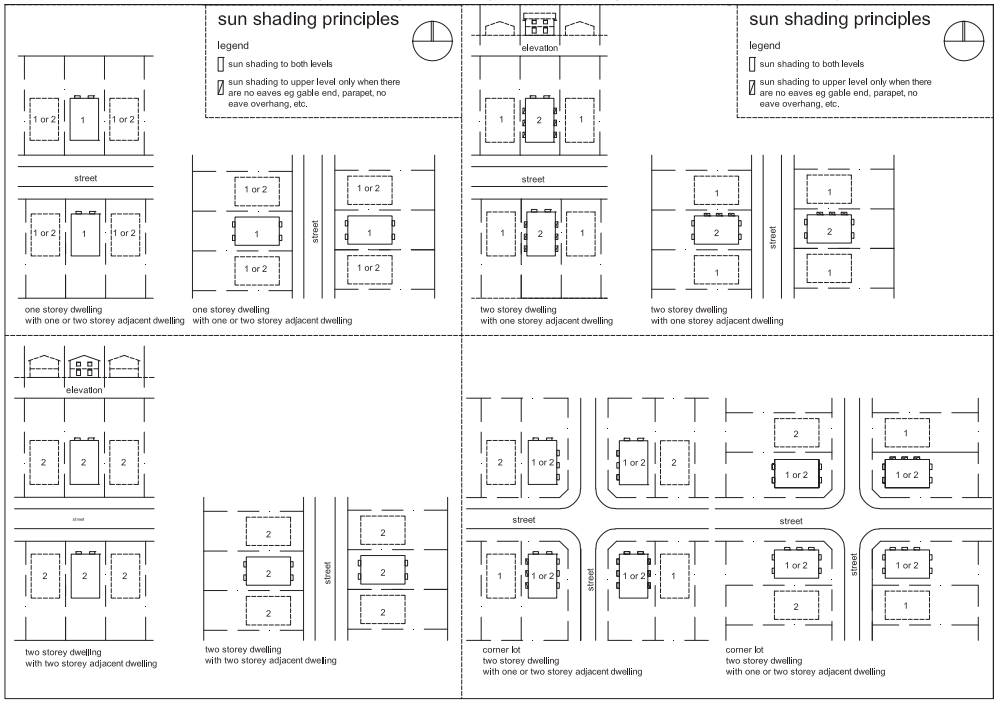

Figure 17 Sun shading principles

Acoustic Privacy

Objective

To ensure appropriate noise and vibration attention measures are incorporated into residential development.

Controls

1. Noise attenuation measures should be incorporated into building design to ensure acoustic privacy between on-site and adjoining buildings.
2. Developments in areas adversely impacted upon by rail or traffic related noises must incorporate the appropriate noise and vibration mitigation measures into the design in terms of the site layout, building materials and design, orientation of the buildings and location of sleeping and recreation areas.
3. Where party walls are provided they must be carried to the underside of the roof and be constructed in accordance with *Part F5 of the Building Code of Australia*.
4. The proposed buildings must comply with the Environment Protection Authority criteria and the current relevant Australian Standards for noise and vibration and quality assurance.

10. Site Services

Utilities/Site Facilities

Objectives

a) To ensure site facilities are designed to be conveniently reached.

b) To ensure utilities and site facilities blend in with the development and streetscape character and require minimal maintenance.

Controls

General

1. Letter boxes should be incorporated into front walls or fences and be designed to reflect the main building character and design. Letter boxes must be located so that they are accessible from the public domain with the opening to the street. They cannot be free standing elements.
2. Homes are expected to have a minimum amount of storage. Sufficient storage should be provided both within the dwelling and in outside storage for elements such as garden and sports equipment. The following volumes have been identified:
   - External 3.5m³ for single garage, 6.0m³ for double garage
   - Internal 4.5m³ per household
3. Utility boxes, and other similar elements are to be housed within the building façade or integrated into fencing walls or be suitably screened.
4. Developments comprising two or more dwellings should provide one common TV antennae or satellite dish for access by all dwellings.
5. Clothes lines are to be provided to all dwellings.
6. Clothes lines are to be carefully positioned so as to be hidden from the street and screened from neighbouring properties.
7. Fold down, wall mounted clothes lines are preferred.
8. A domestic air conditioning system must be located in a position on the premises not closer than 3m from any boundary line or fence.
9. Noise emissions generated from the air conditioning unit must not exceed the ambient background level plus 5 dBa when measured at the boundary of the premises.
10. Where a domestic air conditioning system is to be located on a property closer than 3m from any boundary line or fence, an acoustical enclosure must be provided and installed in that the noise levels recorded at 1m from the window or door (whether open or closed) of any other dwelling or adjoining premises dwelling does not exceed 60 dBa.
11. The acoustical enclosure is to be constructed in accordance to the provisions of the *Building Code of Australia*, be aesthetically acceptable in respect to visual impact, and not cause loss of amenity to any adjoining premises or the neighbourhood.
12. The acoustical enclosure must not restrict any vehicular or pedestrian access to or from the premises or site.

Single Dwellings

No specific controls apply other than those listed under "General".

Super Lots

No specific controls apply other than those listed under "General".

11. Secondary dwelling/Studio

Objective

To provide housing choice within a standard residential lot for the use of a separate dwelling within the existing title.

Controls

1. A Secondary dwelling can be a maximum of one storey high, unless the granny flat is above the garage facing a rear laneway, where the granny flat must be one storey high above the garage.
2. A Secondary dwelling should be attached to the main dwelling, as provided by Part 2 of the DCP. However, Council may consider applications for detached Secondary dwelling on a merit base.
3. A Secondary dwelling should compliment the main dwelling design by using the same style of construction and a similar colour.

Note: Secondary dwellings will be included in the overall floor space ratio of a property, and only one Secondary dwelling is permitted per lot.

12. Additional Information

12.1 Greenway Views Design Review Panel

1. The principle aim of the Greenway Views Design Review Panel is to assist in creating a high quality development within a parkland community that is distinctive within West Hoxton, setting Greenway Views apart as a special place to live. The Development Control Plans controls are intended to produce a consistent image while maintaining opportunities for diversity of product and variety in design within each part of the community. This strategy will help to protect the values of property and provide the ability for variation in building concepts within the context of an integrated community.
2. The key purposes of the Panel is to:
   - Assist purchasers, designers and builders in selecting, designing and building detached dwellings that are well suited to the lot, taking maximum advantage of open space and internal planning.
   - Produce detached dwellings that create streetscapes which maximise the amenity and attractiveness of the public domain, including streets and parks, and that are not dominated by cars and garages.
   - Distinguish particular places and frontages where a defined treatment should be incorporated such as along main entry routes.
   - Minimise delays in the processing of applications with the relevant authorities.
3. The Panel will ensure that the dwellings achieve the level of quality expected in these controls rather than merely 'checking boxes'. Careful attention must be given to fences, gates and security doors, materials, colours, proportions, scale, address and relationship to neighbouring dwellings. The Panel will operate until the last allotment or super lot is developed.
4. The Panel consists of Landcom, Australand, Council representatives and the Estate Architect. A Landscape Architect is to consult. Landowners will be given an information package including Design Controls. Within this guide are suggested siting guidelines and examples to assist purchasers in selecting a house type that best suits their needs and the selected allotment.
5. Once the purchaser has selected a house type the development application is to be submitted to the Panel. A recommendation from the Panel is required prior to DA submission to Council.
6. A favourable endorsement of the design will be provided by the Panel and should form part of the documentation submitted with Council.
7. This endorsement will enable Council staff to assess your application within seven (7) days providing the owners of adjoining properties have signed the plans submitted as part of the DA.
8. This process (of 7 days) does not apply to multi unit housing.

Colour Palettes and Planting Schedule

The approved colour palettes and Planting Schedule are available from the Design Review Panel.

Appendix 1

Site Analysis Checklist

A site analysis is the first important step in preparing a DA and helps to determine development options for the site. Essentially, this analysis will be in the form of a plan providing important information relating to the site and its surroundings.

All applicants are to complete this checklist, indicating whether the following features have been shown on the site analysis plan lodged with their DA. This checklist is also to be lodged with the DA.

The Site	Yes (4)
Site dimensions and site area	
North point	
Spot levels and contours measured to AHD, highlighting areas of slope >18%	
Easements for drainage and services	
Location and species name of existing vegetation, including the height and spread of established trees	
Location of existing buildings and other structures	
Orientation and noise sources	
Views to and from the site	
Access points	
Assessment of potential for contamination to exist on the site	
Identification of any previous use, contaminated soils or filled areas	
Location of fences, boundaries and any other notable features (natural or historical)	
Prevailing winds	
Natural drainage channels, watercourses and overland flow paths	
Pedestrian and vehicles access	
Any overshadowing of the site by neighbouring structures	
The Site	Yes (4)

Location of any existing dams and an assessment of any associated contamination or salinity	
The location, height and use of neighbouring buildings and outbuildings (including location of any facing doors and windows)	

The Site	Yes (4)
Any adjacent private open spaces and living room windows which have outlooks towards the site, particularly those within 9m of the site	
Characteristics of any adjacent public open space	
Location and height of walls or fences built to or near the site's boundary	
Views and solar access enjoyed by adjacent residents	
Major trees on adjacent properties, particularly those within 9m of the subject site	
Street frontage features such as poles, street trees, kerb crossovers, bus stops and other services	
The built form and character of adjacent and nearby development, including characteristic fencing and garden styles	
In the case of medium and high density development direction and distances to local shops, schools, public transport, parks and community facilities	
The difference in levels between the subject land and adjacent properties	
Sources of nuisance and noise such as flight paths, roads or commercial/industrial development	
Major trees and vegetation	

Council Administration Centre Level 2, 33 Moore Street, Liverpool NSW 2170

Postal Address Locked Bag 7064, Liverpool BC NSW 1871

Customer Contact Centre 1300 36 2170

Fax 02 9821 9333

NRS (National Relay Service) 133 677

Email lcc@liverpool.nsw.gov.au

Website www.liverpool.nsw.gov.au