

Liverpool Development Control Plan 2008
Part 3.8
Non-Residential Development
in Residential Zones

August 2026

Part **3.8** must be read in conjunction with Part 1

Check if any Locality Parts also apply

Part 3.8 Non-Residential Development in Residential Zones

1 Preliminary

Applies to

1. Part 3.8 applies to Non Residential Development on all land in the R2, R3, R4, & R5 zones, except in Liverpool City Centre under Part 4.
2. It applies to Part 2 Localities as well.
3. Parts 1.1 & 1.2 also apply to the land.

Background

Development in residential areas in Liverpool has been traditionally single dwellings on single lots. More recently there have been other forms of housing developed in residential areas. Nevertheless, the scale of new dwellings has generally not exceeded two storeys with the living areas at ground floor level with bedrooms upstairs.

In higher density areas there is the scope for dwellings to be wholly located above ground, with different expectations of amenity.

Within the residential areas there are also non-residential developments, which due to their likely number or extent of impact are considered acceptable in the residential environment subject to appropriate controls.

Residential development in Liverpool prior to the 1950's was concentrated around the current Liverpool CBD and a portion of Moorebank near Moorebank Avenue, and consisted generally of single detached dwelling houses. In the 1960's development took place in the Housing Commission area around Miller and on land at Moorebank. There was also development at Casula and Lurnea. Again it largely consisted of dwelling houses. There was some limited home unit re-development near the Liverpool City Centre.

The *Sydney Region Outline Plan*, released in 1968 identified areas on the fringe of Sydney for urban development. The bulk of the land to the west of Liverpool identified in the plan now forms Hoxton Park Release Area, Stages 1 & 2.

In the 1970's development took place in Chipping Norton and Moorebank and to a lesser extent at Green Valley and Casula. There was also some home unit urban re-development adjacent to Liverpool City Centre.

Development in the 1980's commenced in the area known as the Hoxton Park Stage 1 Release Area including Green Valley, Hinchinbrook and Casula. These areas consisted largely of dwelling houses although dual occupancy housing and multiple dwellings were also permitted in these areas.

In the 1990's the rate of residential development increased substantially. It commenced in Wattle Grove, Cecil Hills, Hoxton Park, Carnes Hill and Prestons. Again it consisted largely of dwelling houses although dual occupancy housing and multiple dwellings were also permitted in these areas.

In the early 2000's more re-development began to take place in the established areas of Liverpool, in the form of dual occupancy and multiple dwellings in suburban areas as well as substantial home unit re-development around the Liverpool City Centre.

During these periods non-residential developments took place in the residential areas including schools

and churches.

Relationship to zones in LEP

Liverpool LEP 2008 provides overall requirements and objectives for development in the residential areas of Liverpool. It does not just cover residential development but also non-residential development in residential areas.

Each zone provides objectives, which provide direction for the controls in the DCP. There are also general provisions for development in the residential zones as well as provisions for specific forms of development in the residential areas or for development on specific sites.

Objective

To provide controls for non-residential development to ensure that it achieves a high standard of urban design, that is compatible with the amenity and character of the area.

2 Child Care Centres

Objectives

- a) To ensure compliance with and provide controls to support the centre-based child care facility controls under Chapter 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* and the associated *Child Care Planning Guideline 2021*.
- b) To provide and maintain a safe learning and play environment for children.
- c) To ensure that centre-based child care facilities do not interfere with the amenity of adjoining properties and the surrounding area

Side and Rear Setbacks

Objectives

- a) To set centre-based child care centre facilities back from surrounding dwellings to provide visual and acoustic privacy.
- b) To ensure that neighbouring dwellings are provided with appropriate solar access.
- c) To maximise the amount of area available for the growth of trees and vegetation and shrubs to provide for improved amenity and to reduce the urban heat island effect.
- d) To increase on-site stormwater infiltration and promote water sensitive urban design.

Controls

- 1. Buildings shall be setback from the side and rear boundaries in accordance with Table 1.
- 2. All neighbouring properties must receive 3 hours of solar access between 9am and 3pm during the midwinter solstice.
- 3. For two storey developments, the side walls shall be articulated with additional side boundary setbacks of 300mm if the wall has a continuous length of over 10m.

Table 1 Side and Rear Setbacks

Item	Side Setback	Rear Setback
Single storey buildings	1.2 m	4 m
Second storey component of buildings	1.2 m	8 m
Access doors from children's internal space	4 m	4 m

For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.

Car Parking and Access

Objectives

- a) To provide car parking facilities on site that are convenient, safe and have sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.
- b) To ensure that adjacent and nearby streets are not impacted by traffic as a result of the child care centre parking arrangements.
- c) To ensure that adjacent and nearby residents are not impacted in terms of vehicular and pedestrian safety.
- d) Ensure that sufficient car parking arrangements are provided that avoid any adverse traffic and on-street parking impacts on the surrounding area.
- e) To ensure that the surrounding road and pedestrian network is capable of safely accommodating the additional traffic, pedestrian and active transport demand resulting from the child care centre.

Controls

- 1. Parking rates must comply with the minimum parking rates contained in Part 1 DCP (Table 11, Section 20.3).
- 2. Provide adequate turning areas for manoeuvring into and out of car parking spaces and/or garages so as to enable all vehicles to enter and leave the site in a forward direction.
- 3. Dead end streets, one-way streets, streets 6m wide or less, or cul-de-sacs present traffic movement and parking problems and are inappropriate locations for centre-based child care facilities.
- 4. On-street parking may not be used to satisfy the minimum car parking requirements for child care centres.
- 5. Provide separated safe access to and from the site for pedestrians and motorists.
- 6. Minimise the impact of driveways and parking areas on landscaping by requiring all parking and access driveways to achieve the minimum side boundary setback. These setbacks must be landscaped.
- 7. Provide sufficient car parking spaces to permit all pick-up and drop-off of children within the site.
- 8. Any basement car parking is to achieve the minimum side boundary setbacks and access driveways are to be in accordance with gradients required under Part 1, Section 20.5 of the DCP. All childcare centres that provide a basement must provide a lift to achieve disabled access requirements.
- 9. All centre-based child care facility applications must be supported by a Traffic Impact Assessment (TIA) and a parking study prepared by a suitably qualified traffic engineer. The TIA must also provide an associated Green Travel Plan (GTP) and an Operational Traffic Management Plan. These plans must address all operations of the Child Care Centre including any Parent - Teacher meeting days or Event Days.
- 10. Provide sufficient evidence that pedestrian access to the site is safe from a traffic, crime prevention through environmental design and casual surveillance and visibility perspective.

3 Education Establishments

Background

Education Establishments are permitted in most residential areas. There is a trend for private schools to locate in residential areas, sometimes in conjunction with a place of public worship. These are an

intensive use of land with the potential for significant impacts on the streetscape and residential environment.

Applies to

This section applies to the erection of Education Establishments in the Residential zones.

Objectives

- a) To ensure that Education Establishments are compatible with the residential environment.
- b) To minimise any adverse impact of Education Establishments on surrounding properties.
- c) To minimise any adverse impact of Education Establishments on road safety and traffic movement.

Controls

These controls are additional to those in the Part 2 where applicable.

3.1 Subdivision, Frontage and Lot Sizes

1. Where it has been demonstrated that a proposed new school, or extensions to an existing school, will require a regular bus service, a minimum site frontage of 60m shall be provided. This is the minimum length necessary for a bus and car set-down area and driveway entry and exit points. This includes a minimum length of 40m for a single bus bay.
2. Additional frontage, the equivalent of 12m per bus, may be required if a larger bus set-down area is needed. In this regard, the applicant shall provide written advice from the Ministry of Transport stating the minimum requirements for bus set-down areas for the proposed school population.

3.2 Site Planning

Objectives

- a) To ensure that Education Establishments are sensitive to site attributes, such as streetscape character, natural landform, drainage, existing vegetation, land capability, slope, solar access and if relevant, heritage items.
- b) To ensure privacy for neighbours.

Site Location

1. Education Establishments should be located;
 - In the general vicinity of recreation areas; and
 - Within proximity of Public transport; and
 - On corner lots; and
 - On streets with widths that permit adequate safe manoeuvrability of vehicles & lines of sight for pedestrians, cyclists and vehicles; and on approach streets within the road hierarchy such as on collector streets; and
 - Where traffic control devices do not impede vehicular access to sites; and
 - Where the children will not be adversely affected by lead contamination, offensive noise and air pollution or by adjacent land uses.
2. Education Establishments shall not be permitted:
 - Adjacent to industrial activities, which generate significant noise or air pollution.
 - Streets with a carriageway width of 6.5m or less.
 - Streets, which are culs-de-sac.
 - In areas where aircraft noise levels exceed 25 Australian Noise Exposure Forecast (ANEF).

Site Planning

1. Site planning should be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and land capability.
2. The site layout should enhance the streetscape through the use of landscaping and built form.

3. Site planning should enable buildings to address streets and public open spaces.
4. The site layout should ensure that the external play area is maximised and enjoys solar access.
5. The site layout should contribute to personal safety and to the protection of property by permitting casual surveillance of adequately lit outdoor spaces from windows and entries.
6. In areas exposed to significant levels of off-site noise, the site layout and building forms should assist in minimising noise entry.
7. The site layout should ensure that the front entrance to the school is easily located and accessible.
8. The layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access.
9. The siting of windows of habitable rooms on the first floor shall minimise overlooking to the principal private open space of neighbouring properties.
10. Stormwater from the site must be able to be drained satisfactorily. Where the site falls away from the street, it may be necessary to obtain an easement over adjoining property to drain water satisfactorily to a Council stormwater system. Where stormwater drains directly to the street, there may also be a need to incorporate on-site detention of stormwater where street drainage is inadequate. Refer to Water cycle management in Part 1.

3.3 Setbacks

Objectives

- a) To set Education Establishments back from the street and adjacent properties to provide reasonable space for landscaping, private open space and solar access.
- b) To set Education Establishments back from other dwellings to provide visual and acoustic privacy.
- c) To create a streetscape that provides a desirable and safe environment.
- d) To establish a streetscape of a scale and sense of enclosure appropriate to the locality.
- e) To maximise the amount of area capable of allowing the growth of trees and shrubs.

Controls

1. Buildings shall be setback in accordance with Table 3.

Table 3 Education Establishments Front Setbacks

Road	Front Setback	Secondary Setback
Classified Roads	7.5 m	7.5 m
Other Streets	5.5 m	4 m

For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.

2. Verandahs, balconies, eaves and other sun control devices may encroach on the minimum front and secondary setback by up to 1m.
3. The secondary setback is the longest length boundary.

Side and Rear Setbacks

Buildings shall be setback from the side and rear boundaries in accordance with Table 4.

Table 4 Education Establishments Side and Rear Setbacks

Item	Side Setback	Rear Setback
Single Storey buildings	4 m	4 m
Second storey component of buildings	8 m	8 m

For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.

3.4 Open Space and Landscaped Area

Objective

To ensure that a minimum amount of open space is provided for outdoor activities.

Outdoor Play Areas

1. These areas shall not be used for on site detention of stormwater.
2. The provision of outdoor play areas shall satisfy the requirements of the NSW Department of Education and Training.

Landscaped Area

Objectives

- a) To provide an area to allow vegetation to mature.
- b) To reduce the impact to neighbouring properties and natural waterways from stormwater runoff.
- c) To reduce the amount of impervious areas.
- d) To enhance the existing streetscape and soften the visual appearance of the buildings.
- e) To maximise the amount of landscaped area within the front setback of the buildings.

Note: All proposed developments require a landscape plan to be submitted with the development application.

Controls

1. A minimum of 25% of the site area shall consist of landscaped area, including lawn, deep rooted trees, garden beds and mulched areas.
2. There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of deep rooted trees.
3. A minimum of 50% of the front setback area shall be landscaped area.

3.5 Building Form, Style and Streetscape

Building Appearance

Objectives

- a) To encourage designs that will enhance the character of the neighbourhood.
- b) To promote variation of building facade and design.
- c) The building enhances the streetscape through the use of suitable built form design and landscaping.
- d) To ensure buildings address all street frontages.
- e) To ensure that the building design, detailing, colour and finish shall add visual interest to the street and shall compliment the street.

Controls

1. Where large glass areas cannot be avoided appropriate shade devices shall be incorporated in the design.
2. The roof design shall be compatible with surrounding properties with respect to height, pitch, building materials and colour.
3. Buildings shall be designed so that it is in character with the surrounding residential area in

terms of bulk, scale, size and height.

4. Buildings adjacent to a street shall be orientated to the street.
5. The front pedestrian entrance must be visible from the street.
6. The front building facades shall be articulated, this articulation may include front porches, entries, wall indents, changes in finishes, balconies and/or verandahs.
7. For two storey developments, the side walls shall be articulated if the wall has a continuous length of over 10m.

Security

Objectives

- a) To ensure buildings are orientated to allow surveillance from the street and adjoining buildings.
- b) To ensure entrances to buildings are clearly visible and easy to locate in order to minimise the opportunities for intruders.

Controls

1. Entrances to buildings should be orientated towards the front of the site facing the street.
2. The main entrance should not be from rear lanes and should be designed with clear directions and signage.
3. Blank walls addressing the street frontage and other public places must be avoided.

3.6 Landscaping and Fencing

Landscaping

Objectives

- a) To retain existing mature trees within the site in a way which ensures their ongoing health and vitality.
- b) To provide privacy, summer shade and allow winter sun.
- c) To enhance the existing streetscape and visual appearance of dwellings.
- d) To encourage landscaping that is appropriate to the natural, cultural and heritage characteristics of its locality.
- e) To ensure the visual impact of development is minimised and integrated into the streetscape.

Controls

1. A landscape plan must be submitted to Council with the development application. Refer to Part 1 of the DCP.
2. Areas of grass are to be limited to play areas. Other landscaped areas are to be planted.
3. Trees adjacent to/or within the play area, are to provide shade and allow winter sun entry. Trees adjacent to private open space areas and living rooms should provide summer shade and allow winter sun entry.
4. Landscaping species must be appropriate to prevent injury to children. No toxic, spiky or other hazardous plant species.
5. The setback areas of development are to be utilised for canopy tree planting. The landscape design for all development must include canopy trees that will achieve a minimum 8m height at maturity within front and rear setback areas. Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services.
6. Landscape planting should principally comprise of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local

microclimate and to improve solar access.

7. The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors.
8. Tree and shrub planting along side and rear boundaries should assist in providing effective screening to adjoining properties. The minimum height of screening to be provided is 2.5 to 3m at maturity.
9. Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from internal rooms as appropriate for gardener access.

Fencing

Objectives

- a) To provide a clear transition between public and private areas.
- b) To provide a visual element within the streetscape.
- c) To ensure fencing enhances the streetscape.

Controls

1. Side (behind the building setback) and rear fencing shall be 1.8m in height unless adjoining a park.
2. Where a fence adjoins a park it shall be of a high-grade material consistent in quality with the building and the context of the park, and shall be designed to address the park.
3. Fences shall be constructed of materials compatible with the proposed building.
4. Fencing shall be designed to minimise opportunities for graffiti.
5. Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the property or the street frontage.
6. Where noise insulation is required, consider the installation of double-glazing or other noise attenuation measures at the front of the building rather than construction of a high solid form fence.

Primary Frontage

1. Front fences shall have a maximum height of 1.2m, and constructed of masonry, timber and/or vegetation.
2. The front fence must be at least 30% transparent.
3. The front wall may exceed 1.2m (to a maximum of 1.8 m) only if:
 - The primary frontage is situated on a Classified road; and
 - The fence is articulated by 1m and has landscaping in front of the fence; and
 - The fence does not impede safe sight lines from the street and from vehicles entering and exiting the site; and
 - Front fences are to be constructed of materials compatible with the proposed design of the building.

Secondary Frontage

1. Side fences and walls must be a maximum of 1.8m in height, and constructed of masonry, timber and/or landscaped.
2. For side walls or fences along the secondary frontage, a maximum height of 1.2m is required for the first 9m measured from the front boundary, the remaining fence/wall may then be stepped up to a maximum of 1.8m. The secondary setback is the longest length boundary.

3. Side fencing to a public road or open space must not be constructed of sheet metal. However, metal sheet fencing is permitted on internal boundaries.

3.7 Car Parking and Access

Objectives

- a) To provide car parking facilities on site that are convenient, safe and have sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.

Site Access

1. All vehicles shall enter and leave the site in a forward direction.
2. Dead end streets or culs-de-sac present traffic movement and parking problems and are inappropriate locations for Education Establishments.

3.8 Amenity and Environmental Impact

Objectives

- a) To minimise the impact on the adjoining residential area.
- b) To minimise the impact of any on site risks.

Controls

Noise

1. A Noise Impact Assessment Statement prepared by a qualified Acoustics Engineer may be required to be submitted with the application depending on the scale and location of the proposed school.
2. As adjoining uses may be affected by increased noise, the design of the proposed school should take into account the projection of noise from various school activities. Buildings should be located in a manner, which optimises opportunities for ameliorating the noise generated from outdoor play areas.

Contaminants

All buildings whether to be built, extended, renovated or converted shall not contain any material or substance that will cause lead or asbestos or other contamination or poisoning.

Overshadowing

Objective

To minimise overshadowing of neighbouring dwellings and their private open space.

Controls

Adjoining properties must receive a minimum of three hours of sunlight between 9am and 3pm on 21 June to at least:

- One living, rumpus room or the like.
- 50% of the private open space.

Privacy

Objective

To site and design buildings in a manner which protects the visual privacy of adjoining dwellings and their private open space.

Controls

1. Windows facing side boundaries are to be offset by at least 1m from any habitable room windows in an adjoining dwelling.
2. Windows on the first floor that face the side boundary are to avoid unreasonable overlooking by

- having a minimum sill height of 1.5m, except where they face a street or public open space.
3. Building siting, window location, balconies and fencing must consider the importance of the privacy of on site and adjoining buildings and private open spaces.
 4. Landscaping should be used where possible to increase visual privacy of adjoining properties.

3.9 Site Services

Objectives

- a) To ensure that the required services are provided.
- b) To ensure that the services provided are easily protected or maintained.

Waste Management

1. Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site.
2. Any structure involving waste disposal facilities shall be located as follows:
 - Setback 1m from the front boundary to the street.
 - Landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape.
 - Not be located within 4m of adjacent to an adjoining residential property.
3. Details of the design of waste disposal facilities are shown in Part 1.2.

Letterboxes and Numbering

1. The Letterbox shall be located along the front boundary and be clearly visible and accessible from the street.
2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.

Frontage works and damage to Council assets

1. All areas designated for bus bays or pickup/drop-off zones must be located on the school side of the street.
2. Barrier kerbs must be provided for all street frontages.
3. Footpaths must be provided along all street frontages.
4. The full verge must be paved on the primary street frontage.
5. A 2.5m wide footpath must be provided on any secondary street frontages.
6. All primary schools must provide a children's crossing that is designed to meet current RTA standards.
7. Where a footpath, road works or access driveway works are required to be provided this shall be provided at no cost to Council.
8. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.
9. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
10. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may a condition of consent that street trees be provided in the footpath area immediately in front of the site, at a rate of 1 tree per 10m of school frontage.

4 Health Consulting Rooms

Background

There is the need for Health Consulting Rooms in residential areas in the same way as there is in commercial areas. While these are an intensification of the use of the site, these can potentially be carried out with minimal environmental impact.

Objectives

- a) To ensure that health consulting rooms are compatible with the residential environment.
- b) To minimise any adverse impact of health consulting rooms on surrounding properties.
- c) To ensure that the appearance of the building remains consistent with that of a dwelling house.

Controls

These controls are additional to those in the Part 2 where applicable.

4.1 Building Appearance, Streetscape and Layout

Objective

To ensure that health consulting rooms are consistent in appearance with dwelling houses.

Control

- 1. The building shall be designed so that it is in character with the surrounding residential area in terms of bulk, scale, size and height.
- 2. Health consulting rooms shall be located towards the front of the dwelling house.

4.2 Car Parking and Access

Objectives

- a) To provide adequate vehicle access and on-site car parking facilities for residents and visitors.
- b) To minimise reliance on on-street parking.

Controls

- 1. Car parking areas, internal driveways and access driveways must be clearly delineated.
- 2. Car parking areas should be located to minimise the impact on neighbouring residential development. (Car parking rates are specified within Part 1.2)
- 3. A minimum of 1m landscaping strip shall be provided between the car park and the street setback.

4.3 Amenity and Environmental Impact

Saturday with no work to be conducted on Sundays or public holidays.

4.4 Site Services

Objectives

- a) To ensure that the required services are provided.
- b) To ensure that the services provided are easily protected or maintained.

Controls

The storage of the garbage receptacles shall be screened from public view and from adjoining properties.

Letterboxes and numbering

- 1. Letterboxes shall be located along the front boundary and be clearly visible and accessible from the street.
- 2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.
- 1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided

this shall be provided at no cost to Council.

2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may a condition of consent that street trees are provided in the footpath area immediately in front of the site.

5 Neighbourhood Shops and Shop Top Housing

Background

Local shops can provide the day-to-day shopping needs of residents.

Objectives

- a) To facilitate convenient access to daily shopping needs within the neighbourhood.
- b) To ensure that Neighbourhood Shops and Shop Top Housing will not visually detract from the neighbourhood.
- c) To ensure that Neighbourhood Shops and Shop Top Housing do not interfere with the amenity of adjacent properties and the neighbourhood.

Applies to

This section applies to Neighbourhood Shops and Shop Top Housing in a R1, R3 & R4 zone.

Controls

These controls are additional to those in Part 2 where applicable.

5.1 Subdivision, Frontage and Lot Size

Objective

To ensure that there is sufficient street frontage for on street car parking.

Control

The lot should have a sufficient frontage to cater for parallel car parking of 3 motor vehicles.

5.2 Site Planning

Objectives

- a) To ensure that Neighbourhood Shops and Shop Top Housing are sensitive to site attributes, such as streetscape character, natural landform, drainage, existing vegetation, land capability, slope, solar access and if relevant, heritage items.
- b) To ensure privacy for residents and neighbours.

Controls

1. The Neighbourhood Shops and Shop Top Housing layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access (See figure 1.1).
2. Stormwater from the site must be able to be drained satisfactorily. Where the site falls away from the street, it may be necessary to obtain an easement over adjoining property to drain water satisfactorily to a Council stormwater system. Where stormwater drains directly to the street, there may also be a need to incorporate on-site detention of stormwater where street drainage is inadequate.

Site Location

Neighbourhood Shops and Shop Top Housing will not be permitted in streets with a carriageway width of 6.5m or less or cul-de-sacs.

5.3 Setbacks

Objectives

- a) To set Neighbourhood shops and Shop Top Housing back from the street and adjacent properties to provide reasonable space for landscaping, private open space and solar access.
- b) To set Neighbourhood shops and Shop Top Housing back from adjoining uses to provide visual and acoustic privacy.
- c) To create a streetscape that provides a desirable and safe environment.
- d) To establish a streetscape of a scale and sense of enclosure appropriate to the Locality.

Controls

Front Setbacks

1. Buildings shall be setback in accordance with Table 5.

Table 5 Neighbourhood Shops and Shop Top Housing Front Setbacks

Road	Front Setback	Secondary Setback
Classified Roads	7.5 m	7.5 m
Other Streets	5.5 m	4 m

For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.

2. The secondary setback is the longest length boundary.

Side and Rear Setbacks

1. Buildings shall be setback from the side and rear boundaries in accordance with Table 6.

Table 6 Neighbourhood Shops and Shop Top Housing Side and Rear

Item	Side Setback	Rear Setback
Single storey buildings	0.9 m	4 m

For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.

2. Activities associated with the operation of a Neighbourhood shops and Shop Top Housing shall be at least 2m from all neighbouring property boundaries. This area shall be landscaped and fenced in such a way, as to ensure that neighbouring premises are adequately buffered against visual impacts.

5.4 Building Design, Streetscape and Layout

Building Appearance

Objectives

- a) To ensure that the appearance of a Neighbourhood shops and Shop Top Housing is compatible with the residential environment.
- b) To encourage designs that will enhance the character of the neighbourhood.
- c) To promote variation of building facade and design.
- d) To ensure the building enhances the streetscape through the use of suitable built form design and landscaping.
- e) To ensure buildings address all street frontages.
- f) To discourage garages and in particular garage doors, from visually dominating the streetscape.
- g) To ensure that the building design, detailing, colour and finish shall add visual interest to the

street and shall compliment the street.

Security

Objectives

- a) To ensure buildings are orientated to allow surveillance from the street and adjoining buildings.
- b) To ensure entrances to buildings are clearly visible and easy to locate in order to minimise the opportunities for intruders.

Controls

1. Entrances to a Neighbourhood shops and Shop Top Housing should be orientated towards the front of the site facing the street.
2. Blank walls addressing the street frontage and other public places should be avoided.

5.5 Car Parking and Access

Objectives

- a) To provide car parking facilities on site that are convenient, safe and have sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.
- b) To minimise the need for on street car parking from new dwellings.

Controls

1. One employee car parking space is to be located on-site without affecting approved residential parking. Parking must not interfere with pedestrian access into the shop.
2. The street(s) to which Neighbourhood shops and Shop Top Housing has frontage must be;
 - Drained, constructed kerb to kerb with hard surface carriageway to Council's construction standards.
 - Sufficient width to allow for a kerbside parking aisle in front of the Neighbourhood shops and Shop Top Housing, and two – way traffic flow.
3. Neighbourhood shops and Shop Top Housing sites must be a sufficient distance from the nearest intersection, to ensure that traffic generated from the shop will not create a traffic hazard.
4. The street verge to which Neighbourhood shops and Shop Top Housing has frontage must be clear of above ground utilities and infrastructure, such as established bus stops, public telephone installations and service pillar-boxes.

5.6 Amenity and Environmental Impact

Amenity

The impact on the adjoining neighbours, and the street in which a Neighbourhood shop and Shop Top Housing is proposed to be located, will be taken into consideration when processing the DA. Impact on adjoining properties includes:

1. The visual impact of a proposed Neighbourhood Shop on the street (consistency in character with surrounding residential development).
2. Noise generated by activities at the shop and its patrons.
3. Hours of operation.
4. Deliveries.
5. Customer parking.
6. Traffic generated by the shop.
7. Pedestrian and vehicular access arrangements.
8. Waste removal.

9. Lighting.
10. Signage.

Light control

External lighting of Neighbourhood shops and Shop Top Housing is to be of a low-level incandescence. The lighting is to be constructed and shielded in a manner that directs illumination away from all nearby properties. Neighbourhood Shop lighting is to be consistent with the approved hours of operation. However, low-level all-night security lighting is permissible.

Hours of Operation

Generally the hours of operation of a Neighbourhood Shop is to be restricted to between 7am and 7pm weekdays, and 8am and 7pm weekends, subject to Council approval.

5.7 Site Services

Objectives

- a) To ensure that the required services are provided.
- b) To ensure that the services provided are easily protected or maintained.

Controls

Waste Management

1. Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site.
2. Any structure involving waste disposal facilities shall be located as follows:
 - Setback 1m from the front boundary to the street.
 - Landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape.
 - Not be located adjacent to an adjoining residential property.
3. Details of the design of waste disposal facilities are shown in Part 1 of the DCP.

Letterboxes and Numbering

1. Letterboxes shall be located along the front boundary and be clearly visible and accessible from the street.
2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.

Frontage works and damage to Council assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.
2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may a condition of consent that street trees be provided in the footpath area immediately in front of the site.

6 Places of Public Worship

Background

Many places of public worship are located in residential areas and are likely to continue to be located there.

Applies to

This section applies to the erection of Places of Public Worship in the R1, R2, R3, R4 & R5 zones.

Objectives

- a) To ensure that Places of Public Worship do not interfere with the amenity of adjoining properties.
- b) To maintain the existing streetscape in residential areas.
- c) To ensure that Places of Public Worship maintain the existing character of the surrounding environment.
- d) To ensure the amenity of the surrounding area is maintained.

Controls

These controls are additional to those in the Part 2 where applicable.

6.1 Site Planning

- a) To ensure that Places of Public Worship are sensitive to site attributes, such as streetscape character, natural landform, drainage, existing vegetation, land capability, slope, solar access and if relevant, heritage items.
- b) To ensure privacy for neighbours.

Site Location

- 1. Places of Public Worship should be located:
 - On corner lots.
 - On streets with widths that permit adequate safe manoeuvrability of vehicles & lines of sight for pedestrians, cyclists and vehicles; and on approach streets within the road hierarchy such as on collector streets.
 - Where traffic control devices do not impede vehicular access to sites.
- 2. Places of Public Worship shall not be permitted:
 - Adjacent to industrial activities, which generate significant noise or air pollution.
 - Streets with a carriageway width of 6.5 m or less.
 - Streets, which are cul-de-sac.
 - In areas where aircraft noise levels exceed 25 Australian Noise Exposure Forecast (ANEF).

Site Planning

- 1. Site planning should be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and land capability.
- 2. The site layout should enhance the streetscape through the use of landscaping and built form.
- 3. The site layout should contribute to personal safety and to the protection of property by permitting casual surveillance of adequately lit outdoor spaces from windows and entries.
- 4. In areas exposed to significant levels of off-site noise, the site layout and building forms should assist in minimising noise entry.
- 5. The site layout should ensure that the front entrance to Places of Public Worship is easily located and accessible.
- 6. The layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access.
- 7. Stormwater from the site must be able to be drained satisfactorily. Where the site falls away from the street, it may be necessary to obtain an easement over adjoining property to drain water satisfactorily to a Council stormwater system. Where stormwater drains directly to the street, there may also be a need to incorporate on-site detention of stormwater where street drainage is inadequate. Refer to Water cycle management in Part 1.

6.2 Setbacks

Objectives

- a) To set Places of Public Worship back from the street and adjacent properties to provide reasonable space for landscaping, private open space and solar access.
- b) To set Places of Public Worship back from dwellings to provide visual and acoustic privacy.
- c) To create a streetscape that provides a desirable and safe environment.
- d) To establish a streetscape of a scale and sense of enclosure appropriate to the locality.
- e) To maximise the amount of area capable of allowing the growth of trees and shrubs.

Controls

Front Setbacks

1. Places of Public Worship shall be setback in accordance with Table 7.

Table 7 Place of Public Worship Front Setbacks

Road	Front Setback	Secondary Setback
Classified Roads	7.5 m	7.5 m
Other Streets	5.5 m	4 m
For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.		

2. The secondary setback is the longest length boundary.

Side and Rear Setbacks

1. Buildings shall be setback from the side and rear boundaries in accordance with Table 8.

Table 8 Place of Public Worship Side and Rear Setbacks

Item	Side Setback	Rear Setback
Single storey buildings	0.9 m	4 m
Second storey component of buildings	1.2 m	8 m
For sites in Part 2 Localities, which involve controls for Land Subdivision and Development, refer to the controls for the particular site for setback requirements.		

6.3 Landscaped Area and Open Space

Landscaped area is defined in *Liverpool LEP 2008*.

Landscaped Area

Objectives

- a) To provide an area to allow vegetation to mature.
- b) To reduce the impact to neighbouring properties and natural waterways from stormwater runoff.
- c) To reduce the amount of impervious areas.
- d) To enhance the existing streetscape and soften the visual appearance of the dwelling.
- e) To maximise the amount of landscaped area within the front setback of the building.

Note: All proposed developments require a landscape plan to be submitted with the development application.

Controls

1. A minimum of 25% of the site area shall consist of Landscaped Area, including lawn, deep rooted trees, garden beds and mulched areas.
2. There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of deep rooted trees.

3. A minimum of 50% of the front setback area shall be landscaped area.
4. There must be an unencumbered area of 3 x 5m in the front setback for the opportunity to accommodate deep rooted trees.

6.4 Building Form, Style and Streetscape

Building Appearance

Objectives

- a) To encourage designs that will enhance the character of the neighbourhood.
- b) To promote variation of building facade and design.
- c) To ensure the buildings enhance the streetscape through the use of suitable built form design and landscaping.
- d) To ensure buildings address all street frontages.
- e) To discourage garages and in particular garage doors, from visually dominating the streetscape.
- f) To ensure that the building design, detailing, colour and finish shall add visual interest to the street and shall compliment the street.

Controls

1. Where large glass areas cannot be avoided appropriate shade devices shall be incorporated in the design.
2. The building shall be designed so that it is in character with the surrounding residential area in terms of bulk, scale, size and height.
3. The front pedestrian entrance must be visible from the street.
4. The front building facade shall be articulated. This articulation may include front porches, entries, wall indents, changes in finishes, balconies and/or verandahs.
5. For two storey developments, the side walls shall be articulated if the wall has a continuous length of over 10m.
6. Buildings that face two street frontages or a street and public space must address both frontages by the use of verandahs, balconies, windows or similar modulating elements.

6.5 Landscaping and Fencing

Landscaping

Objectives

- a) To retain existing mature trees within the site in a way which ensures their ongoing health and vitality.
- b) To provide privacy, summer shade and allow winter sun.
- c) To enhance the existing streetscape and visual appearance of dwellings.
- d) To encourage landscaping that is appropriate to the natural, cultural and heritage characteristics of its locality.
- e) To ensure the visual impact of development is minimised and integrated into the streetscape.

Controls

1. A landscape plan must be submitted to Council with the development application. Refer to Part 1 of the DCP.
2. Areas of grass are to be limited to play areas. Other landscaped areas are to be planted.
3. Trees adjacent to the place of Public worship are to provide summer shade and allow winter sun entry.

4. Landscaping species must be appropriate to prevent injury to children. No toxic, spiky or other hazardous plant species.
5. The setback areas of development are to be utilised for canopy tree planting. The landscape design for all development must include canopy trees that will achieve a minimum 8m height at maturity within front and rear setback areas. Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services.
6. Landscape planting should principally comprise of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate and to improve solar access.
7. The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors.
8. Tree and shrub planting along side and rear boundaries should assist in providing effective screening to adjoining properties. The minimum height of screening to be provided is 2.5 to 3m at maturity.
9. Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from internal rooms as appropriate for gardener access.

Fencing

Objectives

- a) To provide a clear transition between public and private areas.
- b) To provide a visual element within the streetscape.
- c) To ensure fencing enhances the streetscape.

Controls

1. Side (behind the building setback) and rear fencing shall be 1.8m in height unless adjoining a park.
2. Where a fence adjoins a park it shall be of a high-grade material consistent in quality with the building and the context of the park, and shall be designed to address the park.
3. Solid front fences and walls shall be a maximum of 1.2m in height.
4. Fences shall be constructed of materials compatible with the proposed building.
5. Fencing shall be designed to minimise opportunities for graffiti.
6. Wall finishes must have low reflectivity.
7. Fences should not prevent surveillance by the building's occupants.
8. Where noise insulation is required, consider the installation of double-glazing or other noise attenuation measures at the front of the building rather than construction of a high solid form fence.

Primary Frontage

1. Front fences shall have a maximum height of 1.2m, and be constructed of masonry, timber and/or vegetation.
2. The front fence must be 30% transparent.
3. The front wall may exceed 1.2m (to a maximum of 1.8 m) only if:
 - The primary frontage is situated on a classified road; and
 - The fence is articulated by 1m and has landscaping in front of the fence; and
 - The fence does not impede safe sight lines from the street and from vehicles entering and

exiting the site; and

- Front fences are to be constructed of materials compatible with the proposed design of the dwelling.

Secondary Frontage

1. Side fences and walls must be a maximum of 1.8m in height, and constructed of masonry, timber and/or landscaped.
2. For side walls or fences along the secondary frontage, a maximum height of 1.2m is required for the first 9m measured from the front boundary, the remaining fence/wall may then be stepped up to a maximum of 1.8m. The secondary setback is the longest length boundary.
3. Side fencing must not be constructed of sheet metal. However, metal sheet fencing is permitted on internal boundaries.

6.6 Car Parking and Access

Objectives

- a) To provide car parking facilities on site that are convenient, safe and have sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.
- b) To minimise the need for on street car parking.

Site Access

1. All vehicles shall enter and leave the site in a forward direction.

Note. Refer to Part 1.2 for the required amount of car parking.

6.7 Amenity and Environmental Impact

Overshadowing

Objective

To minimise overshadowing of neighbouring dwellings and their private open space.

Controls

Adjoining properties must receive a minimum of three hours of sunlight between 9am and 3pm on 21 June to at least:

1. One living, rumpus room or the like.
2. 50 percent of the private open space.

Privacy

Objective

To site and design buildings in a manner which protects the visual privacy of adjoining dwellings and their private open space.

Controls

1. Building siting, window location, balconies and fencing must consider the importance of the privacy of on site and adjoining buildings and private open spaces.
2. Landscaping should be used where possible to increase visual privacy between dwellings and adjoining properties.

Acoustic Privacy

Objective

To ensure appropriate noise and vibration attention measures are incorporated into the 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 and orientation of the buildings

Note: A Noise Impact Assessment Statement describing the hours of operation and predicted noise levels prepared by a suitably qualified Acoustics Engineer may be considered necessary dependant upon the scale and location of the proposed Place of Public Worship. Details on Special Events must also be included.

6.8 Site Services

Garbage Disposal

1. Garbage bins shall be stored where they are not directly visible from the street.
2. All garbage bins shall be wheeled to the street. Use of a garbage contractor removal service using commercial size trade bins is not permitted.

Waste Management

1. Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site.
2. Any structure involving waste disposal facilities shall be located as follows:
 - Setback 1m from the front boundary to the street.
 - Landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape.
 - Not be located adjacent to an adjoining residential property.
3. Details of the design of waste disposal facilities are shown in Part 1 of the DCP.

Letterboxes and numbering

1. Letterboxes shall be located along the front boundary and be clearly visible and accessible from the street.
2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.

Frontage works and damage to Council assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.
2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may a condition of consent that street trees be provided in the footpath area immediately in front of the site.

7 Exhibition Homes/Exhibition Villages

Background

Exhibition Homes and Exhibition Villages are a way for homebuilders to display finished dwellings in a residential environment. During their use as Exhibition Homes and Exhibition Villages there is a potential for significant traffic generation, particularly on weekends. The Exhibition Homes can eventually be sold for use as dwellings and become part of the residential environment.

Applies to

This section applies to the erection of Exhibition Homes and Exhibition Villages.

Objectives

- a) To ensure that Exhibition Homes and Exhibition Villages operate with minimal impact on the surrounding residential area.
- b) To ensure that Exhibition Homes and Exhibition Villages operate for a limited time after which they cease to operate.
- c) To ensure that Exhibition Homes and Exhibition Villages revert to a conventional residential environment.

Controls

These controls are additional to those in Parts 2 & 3 where applicable.

7.1 Subdivision, Frontage and Lot Sizes

Controls

1. Any subdivision of land shall be in accordance the requirements for dwellings in Liverpool LEP 2008.
2. Any proposed street within an Exhibition Village may be held as a lot within the development until the cessation of the operation of the Exhibition Village.

7.2 Site Planning

Objectives

- a) To ensure that Exhibition Homes/Exhibition Villages are sensitive to site attributes, such as streetscape character, natural landform, drainage, existing vegetation, land capability, slope, solar access and if relevant, heritage items.
- b) To ensure that when Exhibition Homes/Exhibition Villages cease that they become a residential area consistent with Parts 2 and 3.

Site Location

1. Exhibition Homes/Exhibition Villages should be located:
 - Close to classified roads or sub classified roads.
 - Where vehicular access is via collector streets.
 - Where the vehicular access is via minimum of residential street frontage.
 - On streets with widths that permit adequate safe manoeuvrability of vehicles & lines of sight for pedestrians, cyclists and vehicles.
 - Where traffic control devices do not impede vehicular access to and from the site.
2. Exhibition Homes/Exhibition Villages shall not be permitted:
 - Where access is via streets with a carriageway width of 6.5m or less;
 - On streets, which are cul-de-sacs.

7.3 Car Parking and Access

Objectives

- a) To provide car parking facilities on sites that are convenient, safe and have sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.
- b) To minimise the need for on street car parking.

Location

1. Car parking for Exhibition Homes shall be provided off street.
2. Exhibition Villages may include on street car parking in their provision of car parking where there

are no privately occupied dwellings opposite the individual Exhibition Homes.

Operation

Internal streets may be closed out of hours of operation only where the streets are not yet dedicated as public roads.

7.4 Amenities and Environmental Impact

Privacy

Objective

To site and design buildings in a manner which protects the visual privacy of adjoining dwellings and their private open space.

Control

During the operation of an Exhibition Home/Exhibition Village additional measures to maintain the privacy of adjoining residential development may be required.

Site Operation

Objective

To ensure minimal adverse impact on adjoining residential areas.

Controls

1. The hours of operation shall be limited to 7 am to 7 pm each day.
2. The operation of an Exhibition Village shall be limited to 3 years after which it shall cease to operate.
3. An Exhibition Village shall cease to operate when any of the individual Exhibition Homes ceases to operate as an Exhibition Home.
4. Buildings used for such uses as providing home finance, materials display or take-away food and the like shall cease to operate when the Exhibition Home/Exhibition Village.
5. Temporary buildings used for providing home finance, materials display or take-away food shall be removed and the site made good.
6. Security lighting shall be provided in such a way to minimise any adverse impact on adjoining residential areas.

7.5 Site Services

Waste Management

1. Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site.
2. Any structure involving waste disposal facilities shall be located as follows:
 - Setback 1m from the front boundary to the street.
 - Landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape.
 - Not be located adjacent to an adjoining residential property.
3. Details of the design of waste disposal facilities are shown in Part 1 of the DCP.

Letterboxes and Numbering

1. Letterboxes shall be located along the front boundary and be clearly visible and accessible from the street.
2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.

Frontage works and damage to Council assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.
2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting, it may a condition of consent that street trees be provided in the footpath area immediately in front of the site.

8 Home Businesses and Home Industries

Background

There is a demand for people to be able to work from home in residential areas. Such businesses have the potential to have significant impact on residential areas.

Objectives

1. To ensure that Home Businesses and Home Industries are compatible with the residential environment.
2. To minimise any adverse impact of Home Businesses and Home Industries on surrounding properties.

Applies to

This section applies to the use of land for a Home Business and Home Industry.

Controls

These controls are additional to those in Part 2 where applicable.

8.1 Site Planning

Objective

- a) To ensure that Home Businesses and Home Industries are sensitive to site attributes, such as streetscape character, natural landform, drainage, existing vegetation, land capability, slope, solar access and if relevant, heritage items.
- b) To ensure privacy for residents and neighbours.

Controls

1. The home business or home industry should be carried out in a dwelling, or a building ancillary to a dwelling.
2. The operation of a home business or a home industry is not to interfere with the amenity of the neighbourhood.

8.2 Setbacks

Impact on Private Open Space

Objective

To ensure that the Home Businesses and Home Industries do not adversely impact on the private open space of a dwelling.

Controls

1. There shall be no outside storage of materials in conjunction with the Home Businesses and Home Industries within the Private Open Space of the dwelling.
2. There shall be no adverse impact on the use of the Private open space of the dwelling.

8.3 Car Parking and Access

Objectives

- a) To provide car parking facilities on site that are convenient, safe and have sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.
- b) To minimise the need for on street car parking from new dwellings.

Control

Car parking shall be provided for the Home Business behind the setback to the street.

8.4 Amenity and Environmental Impact

Privacy

Objective

To site and design buildings in a manner which protects the visual privacy of adjoining dwellings and their private open space.

Controls

1. Building siting, window location, balconies and fencing must consider the importance of the privacy of on-site and adjoining buildings and private open spaces.
2. Landscaping should be used where possible to increase visual privacy between buildings and adjoining properties.

Amenity

Objective

To ensure that a Home Business and/or Home Industry does not have any adverse impact on adjoining dwellings.

Controls

1. Council may restrict the hours of operation to between 8.30am and 5.30pm, Monday to Friday and 8.30am to 12 noon on Saturday with no work to be conducted on Sundays or public holidays.
2. Council may require the preparation of a Noise Impact Statement prepared by a suitably qualified Acoustics Consultant in circumstances where the proposed Home Business and Home Industry is likely to generate significant noise levels.
3. Home Businesses and Home Industries which generate odours will only be approved if those odours can be controlled on the site.
4. Council reserves the right to issue a 12 month consent on Home Business and Home Industry proposals, where it is considered that some doubts may exist about the extent of the impacts of the use on the adjoining residential area. In proceeding with the commencement of the use, the applicant is advised that Council is under no obligation to extend the development approval in circumstances where it is demonstrated that the use in operation has a detrimental impact on adjoining residential properties and the residential neighbourhood.
5. Home Businesses and Home Industries involving food preparation shall provide details of suitable odour-controlling installations such as filtered exhausts (including full manufacturer's details and specifications) prior to approval being considered.

8.5 Site Services

Objectives

- a) To ensure that the required services are provided.
- b) To ensure that the services provided are easily protected or maintained.

Controls

Frontage works and damage to Council assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.
2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may be a condition of consent that street trees be provided in the footpath area immediately in front of the site.

Waste Management

Waste disposal facilities shall be provided for development and disposed of by private contractors.

9 Large Vehicle, Vessel and Trailer Parking

Background

There is a demand for people to be able to park large vehicles on their own property in conjunction with their business. The parking of such vehicles, vessels and trailers in residential areas has the potential to have significant impact on residential areas.

Objectives

- a) To ensure that the parking of large vehicles, vessels and/or trailers are compatible with the residential environment.
- b) To minimise any adverse impact of the parking of large vehicles, vessels and/or trailers on surrounding properties.

Applies to

This section applies to the use of land for the parking of large vehicles, vessels and/or trailers.

Controls

These controls are additional to those in Part 2 where applicable.

9.1 Lot Sizes

Controls

1. Parking of a vehicle, vessel and/or trailer over 4.5 tonne, 7.5m in length or 2.1m in height is not permitted on allotments with an area less than 600sqm.
2. A maximum of 1 vehicle, vessel or trailer over 4.5 tonne, 7.5m in length or 2.1m in height is permitted per property or per 1,000sqm of site area.

9.2 Parking and Access

Objectives

- a) To provide parking facilities on site that is convenient, safe and has sufficient space for vehicular manoeuvrability, whilst being visually unobtrusive.
- b) To minimise the need for on street parking.

Control

1. Development is not permitted for the routine parking or servicing of vehicles, caravans, vessels, earthmoving equipment and other machinery on any land in a residential zone (other than ancillary to an education facility) where the vehicle, vessel or trailer is greater than 6 tonne in weight, 8m in length, or 2.6m in height.
2. Development consent is required for the parking of vehicles, vessels or trailers which are between

4.5 - 6 tonne, 7.5 - 8m in length or 2.1 – 2.6m in height.

3. The entire vehicle must be able to be parked:
 - Wholly within the property.
 - In a driveway or designated parking area on the property (i.e. not on grass in the front yard).
 - Behind the main building line.

9.3 Amenity and Environmental Impact

Amenity

Objective

To ensure that the parking of large vehicles, vessels and trailers does not have any adverse impact on adjoining dwellings.

Controls

Council reserves the right to issue a 12 month consent on the parking of large vehicles, vessels and trailers, where it is considered that some doubts may exist about the extent of the impacts of the use on the adjoining residential area. In proceeding with the commencement of the use, the applicant is advised that Council is under no obligation to extend the development approval in circumstances where it is demonstrated that the use in operation has a detrimental impact on adjoining residential properties and the residential neighbourhood.

9.4 Site Services

Objectives

- a) To ensure that the required services are provided.
- b) To ensure that the services provided are easily protected or maintained.

Controls

Frontage works and damage to Council assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council.
2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.