

Division D – Dwelling houses & secondary dwellings

Advice

Interpretation & the LEP

- *For the meaning of words and terms refer to clause 4 of Division A – Introduction, for more information.*
- *Dwelling houses and secondary dwellings are permitted with consent by the LEP in R1 General Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use zones. Refer Division C for R2 Low Density Residential and R5 Large Lot Residential zones.*
- *Cl. 23 of the Affordable Rental Housing SEPP permits secondary dwellings as complying development, provided the development standards in Schedule 1 of this SEPP are complied with.*
- *The floor area of a secondary dwelling is limited by cl.5.4(9) of the LEP, to the greater of 60m² or 25% of the floor area of the principal dwelling.*
- *A secondary dwelling must be on the same lot as the principal dwelling, meaning their subdivision is prohibited.*
- *For the provision of public utilities and infrastructure to development, cl.7.6 of the LEP applies.*
- *Ancillary development, including sheds, garages and other outbuildings, require development consent, when they do not satisfy requirements to be exempt or complying development under the Codes SEPP.*
- *Most fencing within Residential zones does not require Council's approval, being classified as exempt development. Development standards for exempt development are contained in the Codes SEPP.*
- *Diagrams and illustrations are located in the Schedule at the end of this part, to assist interpretation of guidelines in the Development Guidelines Tables.*

Utility installations

- *When preparing a development application, applicants should contact:*
 - *Council regarding stormwater drainage, water and sewer services, and*
 - *Providers of gas, electricity and telecommunications services,**to determine service availability, approval requirements or restrictions for servicing (if any).*
- *When necessary, development is to be designed to accommodate any on-site infrastructure in accordance with standards and approvals of relevant agencies.*
- *Development applications are to include details of all existing and proposed services.*
- *Location of any proposed water or sewer mains are to be supplied with the development application.*
- *Servicing through areas with significant vegetation is to be avoided when practical.*
- *On bush fire prone land, proposed development is to provide for access and a water supply for fire-fighting in accordance with the NSW Rural Fire Service guidelines.*

Tree & vegetation management

- *Trees and vegetation should be retained where possible. Refer to Part 5 of this DCP for further information.*

Consultation & collaboration

- *When preparing a development application, applicants are encouraged to discuss proposed development with Council's planning/assessment officers.*

ALBURY DCP PART 10 – DEVELOPMENT IN RESIDENTIAL ZONES

1. Objectives

Objectives for development to which Division D applies are to be considered by Council when a development application is determined. The objectives are, to:

- a. Ensure dwelling houses, secondary dwellings and ancillary development respond to the environmental conditions of the site and the locality.
- b. Enable dwelling houses, secondary dwellings and ancillary development to be compatible with the streetscape and to contribute positively to the character of the locality in which development is proposed.
- c. Create reasonable amenity for occupants of dwelling houses and secondary dwellings without causing unreasonable impact to neighbours' amenity.

2. Dwelling houses & secondary dwellings

- a. This clause applies to the erection of new dwelling houses, secondary dwellings and adaptation of and alterations and additions to existing buildings to create a dwelling house or secondary dwelling.
- b. Satisfaction of performance criteria is to be demonstrated to justify departures from numerical guidelines and non-numerical guidelines as set out in the Development Guidelines Table to this clause.
- c. Where there is no guideline for a design element, information is to be provided with a development application to demonstrate that relevant performance criteria are satisfied.

Development Guidelines Table

Division D cl. 2 Dwelling houses & secondary dwellings

| Design elements | Guidelines | | Performance criteria |
|---|---|--|---|
| a. Site Planning. | | | |
| i. Min. landscaped area. Refer to Figure 13 in the Schedule. Min. width of landscaped areas (to count as part of min. landscaped area). Min. proportion of the primary street setback to be landscaped area. | Lot Area | Min. Landscaped area as % of lot area | Adequate landscaped area is provided, to ensure: <ul style="list-style-type: none">• Space for growing plants, including trees,• Absorption of rainwater into the ground,• Reasonable amenity for residents,• Lots are not over-developed with buildings, structures and paving, and• Paving and buildings do not dominate the streetscape. |
| | 300m ² – 450m ² | 15% | |
| | > 450m ² – 600m ² | 20% | |
| | > 600m ² – 900m ² | 30% | |
| | > 900m ² – 1,500m ² | 40% | |
| | > 1,500m ² | 45% | |
| | 1m | | |
| 25%, on a lot up to 18m wide. 50%, on a lot greater than 18m wide. | | | |

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|---|---|--|
| Design elements | Guidelines | Performance criteria |
| ii. Development on a battle-axe lot. | | <p>Development on a battle-axe lot:</p> <ul style="list-style-type: none"> Provides reasonable amenity for occupants and neighbours. Is compatible with the public domain and the character of the locality. Addresses public open space or another type of public reserve, or land in an environmental protection zone, when the lot adjoins or when development on the lot would have an outlook to that reserve or land in an environmental protection zone. |
| iii. Max. basement area. | Within applicable building setbacks. | Basements do not impact the ability to maintain or plant vegetation on the lot. |
| b. Building height. | | |
| i. Max. no. storeys for a dwelling house. | 2. | Building height and the number of storeys is compatible with the streetscape and the character of the locality. |
| ii. Max. no. storeys for a secondary dwelling, when not in the same building as the principal dwelling. | 1. | Development reasonably maintains acceptable relationships with adjoining development in terms of bulk and scale, and resident-amenity. |
| iii. Max. no. of storeys in the rear 40% of a lot, measured as a percentage of the average length of the two side boundaries. | <p>1.</p> <p>This guideline does not apply in the R3 and B4 zones (except when the rear of the lot adjoins land in the R1 or R2 zones), or when the lot adjoins a rear lane, or is a corner lot, or is in a heritage conservation area.</p> | Development in the rear of a lot maintains resident amenity and is compatible with local character. |
| <p>iv. Earthworks, retaining walls & other related structures.</p> <p>Refer to Figures 14 & 15 in the Schedule.</p> | <p>Development is to be stepped to align as closely as possible with the slope of the lot.</p> <p>Earthworks and related structures are not to result in finished ground levels that differ by more than 600mm from existing ground levels at any boundary with adjoining land.</p> | Adverse impacts of earthworks and related structures on adjoining land, resident-amenity, streetscape and the character of the locality are avoided, or acceptably minimised or mitigated. |

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| Design elements | Guidelines | Performance criteria |
| | <p>Earthworks that result in finished ground levels that differ by more than 600mm from existing ground levels are only to be carried out:</p> <ul style="list-style-type: none"> • Within the dwelling house's footprint, to provide for habitable or non-habitable rooms or spaces. • To provide access to the dwelling house or those habitable or non-habitable rooms or spaces mentioned above. <p>If the lot was benched when the land was subdivided, earthworks and related structures are not to further increase or decrease finished ground levels at any boundary with adjoining land.</p> <p>All earthworks and associated structures are to be properly drained and not direct surface water onto adjoining land.</p> | |
| | Structures related to earthworks that differ by more than 600mm from existing ground levels, including any retaining, drainage works or other works, are to be designed by a suitably qualified and experienced engineer. | Earthworks and related structures and infrastructure are properly designed. |
| | <p>Appropriate construction techniques, including minimising where possible, are to be implemented to assist in erosion and sediment control during and post construction.</p> <p>An erosion and sediment control plan is to be submitted with a development application, except when development does not involve soil disturbance or when soil disturbance is insignificant.</p> | Construction of earthworks and related structures does not adversely impact stormwater flows and the environment. |
| v. Max. floor height of balconies decks, patios and the like. | <p>0.5m within 2m setback.</p> <p>2m with 2m - 3m setback.</p> <p>3m with 3m – 6m setback.</p> | Maintains acceptable built form and amenity relationships with neighbouring development. |
| c. Setbacks. | | |
| <p>i. Min. primary street setback for a dwelling house.</p> <p>Refer to Figure 16 in the Schedule.</p> | <p>Average setback of the two buildings closest to the lot, in the same street and on the same side of the street.</p> <p>4m when averaging as set out above is impractical.</p> | Setbacks are compatible with the setback of neighbouring buildings. |

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| Design elements | Guidelines | Performance criteria |
| ii. Min. primary street setback for a secondary dwelling. | Behind the principal dwelling, when the secondary dwelling is in a building separate from the principal dwelling. Alterations and additions to the principal dwelling to create a secondary dwelling, are to have the same, or be behind the, primary street setback of the principal dwelling. | Setbacks contribute to a consistent streetscape and character in the locality. |
| iii. Min. secondary street setback on a corner lot. | 50% of the primary road setback. | Maintains compatibility with neighbouring development and the streetscape. Utility of the site is not unreasonably diminished. |
| iv. Min. setback for a garage when facing any road, except a lane. | 0.5m behind the primary street setback of the dwelling house. | Garage doors and openings do not dominate the streetscape. Adequate area available for ingress and egress of private vehicles. |
| v. Min. side setback. | 900mm, when building height closest to the boundary does not exceed 4.5m. 1.5m, when building height closest to the boundary exceeds 4.5m. | Adequate building separation is provided at side boundaries, for amenity, boundary fencing, access, safety, and maintenance. |
| vi. Min. rear setback. | 2m, when building height closest to the boundary does not exceed 4.5m. 6m, when building height closest to the boundary exceeds 4.5m. | Adequate building separation is provided at rear boundaries, for access, safety, private open space, privacy and sunlight access. |
| vii. Min. garage setback from a rear lane. | 0m, provided there is adequate area for access into and egress from a garage. Entry to and exit from a garage is to be demonstrated by plans of swept paths of vehicles, if required. | Safe and practical entry to and exit from a garage off a rear lane is provided. |
| viii. Build-to boundary/zero setbacks (0mm-900mm). | Not permitted on a lot > 20m wide at the primary street setback. 0 – 900mm setback is permitted to one side boundary only. Walls setback < 900mm must be of masonry construction and have no openings. 3m max. wall height. Unbroken length cannot be greater than 10m, or one third of the boundary length, whichever is less. | Appropriate flexibility for building siting and design is enabled on lots < 20m in width. Access between the front and rear of a lot is available on at least one side of a dwelling. Adequate area is provided for building maintenance. Amenity of occupants of neighbouring development is maintained or created. |

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| Design elements | Guidelines | Performance criteria |
| | <p>Max. length of 15m provided that the wall contains at least one break of at least 3m.</p> <p>A building adjacent to a wall with a zero setback is to be set back 1.5 metres from the common boundary, despite any other provision of this DCP.</p> | A harmonious streetscape is maintained or created. |
| ix. Exceptions to the primary street setback. | <p>In areas undergoing change in their character due to various circumstances (e.g. a change in zoning or land economics), a site and context analysis is to be carried out to establish an appropriate setback to the street, when an exception is sought to the primary street setback.</p> <p>Applicants are to consult with Council regarding the appropriate application of this guideline when preparing a development application.</p> | The primary street setback is established in accordance with a site and context analysis, that has considered the area's character and specific circumstances related to the site and its development. |
| x. Other exceptions to setbacks. | <p>450mm is the min. side setback for any aerial, antenna, awning, eave, flue, chimney, pipe, cooling or heating appliance, any rainwater tank greater than 1.8m in height, or any other structure, installation or appliance associated with the provision of a utility service.</p> <p>Side or rear setbacks do not apply to fences, fascias, gutters, downpipes, light fittings, electricity or gas meters, driveways, open carports, paths or paving.</p> <p>Setbacks from streets and lanes do not apply to driveways, fences, paths, or retaining walls.</p> | <p>Services and utilities are able to be located within side and rear setbacks, without unreasonable adverse impacts on resident-amenity.</p> <p>Adequate access is maintained to side and rear boundaries and for access between the front and rear of the lot.</p> <p>Siting is enabled, of ancillary works that must be located on, over or between lot boundaries and buildings.</p> |
| d. Character & the public domain. | | |
| i. Character. | The building is designed to be compatible with the streetscape and character of the locality. | Development is of high architectural quality and contributes positively to local character and a safe public domain. |
| ii. Design, massing & articulation. Refer to Figure 17 in the Schedule. | <p>Massing and articulation are to reduce apparent scale and bulk and create visually interesting buildings.</p> <p>Materials, textures and colours are to complement the massing and design of the building.</p> <p>Buildings are to be suitably articulated using harmonious architectural elements</p> | <p>The choice of materials, textures and colours are compatible with surrounding development and contribute to a pleasant and attractive public domain.</p> |

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| Design elements | Guidelines | Performance criteria |
| | <p>in the design, such as verandahs, porticos, awnings, bay windows, balconies or terraces. Elements such as these may be forward of the primary street setback.</p> <p>Simple roof forms are to be designed to complement other building elements and minimise bulk and scale of the building. Roof forms are to be compatible with those of nearby buildings.</p> <p>Infrastructure and services are to be integrated into the development's design or screened.</p> | <p>The mass and form of development integrates with and promotes diversity in the locality through quality urban design.</p> |
| iii. Community safety & surveillance. | <p>Principal pedestrian entries are to address, be readily identifiable and directly accessible from the street.</p> <p>Principal pedestrian entries are not to be from a lane.</p> <p>When a building façade faces a reserve or other element of the public domain, that façade is to include windows and/or doors to address that reserve or other element of the public domain.</p> <p>Fencing and landscaping are not to unacceptably diminish informal surveillance of the public domain.</p> | <p>A safe method of access to and egress from development is provided.</p> <p>Development contributes to community safety and informal surveillance of the public domain.</p> |
| e. Resident-amenity. | | |
| i. Sunlight access. Refer to Figures 21 & 22 in the Schedule. | <p>Windows and doors of habitable rooms (except bedrooms) and private open space of all dwellings are to be sited and oriented to receive at least 3 hours direct sunlight between 9am and 3pm on the winter solstice.</p> | <p>Sunlight access to primary indoor living areas and private open space is optimised.</p> <p>Sunlight access enables passive solar heating in winter and provides a pleasant and healthy indoor environment.</p> |
| ii. Overshadowing. | <p>Proposed development must retain at least 3 hours of sunlight between 9am and 3pm on the winter solstice for existing neighbouring residential accommodation's:</p> <ul style="list-style-type: none"> • Windows and doors of habitable rooms except bedrooms, • At least 50% of private open space, • Photovoltaic and solar hot water systems, and • Outdoor clothes drying facilities. <p>If areas or utilities specified in the above paragraph of existing neighbouring residential accommodation receive less</p> | <p>Sunlight access to existing neighbouring residential accommodation is reasonably maintained.</p> |

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| Design elements | Guidelines | Performance criteria |
| | <p>than 3 hours sunlight at the time a development application is lodged for adjoining land, the amount of sunlight received is not be reduced as a result of proposed development.</p> <p>When existing neighbouring residential accommodation may have its sunlight access impacted by proposed development, a shadow diagram is to be submitted with the application for the proposed development, based on the winter solstice, in hourly intervals from 9am to 3pm.</p> | |
| <p>iii. Climate management for west-facing residential accommodation.</p> <p>Refer to Figure 18 in the Schedule.</p> | <p>Where habitable rooms face west (between north-west and south-west), architectural elements are to be used, such as:</p> <ul style="list-style-type: none"> • Extended eaves, • Verandahs, • Shutters, or • Awnings. <p>Architectural design elements may be complemented by landscaping.</p> | <p>Heat-gain is reduced to improve thermal performance and comfort for occupants of residential accommodation.</p> |
| <p>iv. Privacy.</p> <p>Refer to Figure 23 in the Schedule.</p> | <p>When privacy of occupants of proposed development or neighbours is likely to be affected, siting and design of proposed development is to maintain reasonable levels of privacy.</p> <p>Principal siting and design techniques to consider and use, include:</p> <ul style="list-style-type: none"> • Building orientation, • Position of habitable rooms, • Window size and location, • Building separation and setbacks, • Avoiding or minimising direct lines of sight, and • Location of balconies and terraces adjacent indoor living areas. <p>When principal techniques may not maintain reasonable levels of privacy, supplementary techniques to consider and use include:</p> <ul style="list-style-type: none"> • Recessed balconies or vertical fins, • Solid or partially solid balustrades, • Bay or pop-out windows, • Planter boxes, • Privacy screens, • Sill heights, or • Opaque window glazing. | <p>Reasonable privacy is maintained between occupants of the dwelling house and its outbuildings, with occupants of neighbouring dwellings.</p> |

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| Design elements | Guidelines | Performance criteria |
| <p>v. Private open space.</p> <p>Min. area.</p> <p>Min. length and width.</p> <p>Max. grade.</p> <p>When provided above ground, min. length and width to count towards min. private open space area.</p> <p>Refer to Figure 19 in the Schedule.</p> | <p>36m².</p> <p>4m.</p> <p>1:10.</p> <p>2m.</p> | <p>Private open space is sited and designed to accommodate various functions such as outdoor leisure and dining, gardening and landscaping, clothes drying, and bin storage.</p> |
| <p>vi. Principal private open space.</p> <p>Min. area.</p> <p>Min. length and width.</p> <p>Max. grade.</p> <p>Refer to Figure 19 in the Schedule.</p> | <p>Principal private open space is located adjacent to and directly accessible from a habitable room in a dwelling, other than a bedroom.</p> <p>Principal private open space is included in a dwelling's private open space.</p> <p>16m².</p> <p>4m.</p> <p>1:50.</p> | <p>Principal private open space is located and designed to provide high amenity for dwelling occupants.</p> |
| <p>vii. Provision of principal private open space for a secondary dwelling can be shared with the principal dwelling.</p> <p>viii. Principal private open space for a secondary dwelling, when provided its own area:</p> <p>At ground level:</p> <p>Min. area.</p> <p>Min. length and width.</p> <p>Max. grade.</p> <p>Above ground level, when attached to principal dwelling:</p> <p>Min. area.</p> <p>Min. length and width.</p> | <p>Principal private open space is located adjacent to and directly accessible from a habitable room in a secondary dwelling.</p> <p>16m².</p> <p>4m.</p> <p>1:50.</p> <p>12m².</p> <p>2m.</p> | |

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| Design elements | Guidelines | Performance criteria |
| ix. Noise & air quality. | <p>Development is to be sited and designed to acceptably reduce the impact of noise in the locality.</p> <p>When there is a risk development will be impacted by a nearby source of noise or offensive or hazardous emissions to the atmosphere, the development is to be designed and sited to acceptably reduce that risk.</p> <p>When deemed necessary by Council, a noise impact assessment is to be submitted with a development application and the development's design is to adopt the recommendations of that assessment.</p> | Impacts of noise and air-emissions are avoided or effectively mitigated and minimised. |
| x. Waste Management. | <p>Provide bin storage in accordance with Council's kerbside requirements, in a readily accessible location for residents.</p> <p>Bins are not to be stored forward of the primary street setback, or in a location visible from the public domain.</p> <p>Construction and demolition waste is to be managed and disposed of in accordance with the requirements of Council or another authority, when applicable.</p> | <p>Waste storage meets residents' requirements, reasonably maintains resident-amenity and the qualities of the streetscape and the character of the locality.</p> <p>Waste from the development is effectively managed in accordance with applicable requirements.</p> |
| xi. Building materials. | Reflective building materials are not to be used. | Building materials do not unreasonably diminish neighbours' amenity. |
| f. Boundary treatments (fences & walls). | | |
| <p>i. Max. height of a boundary treatment forward of the primary street setback.</p> <p>Refer to Figure 24 in the Schedule.</p> | <p>1.2m, or</p> <p>1.8m, with at least 50% being see-through.</p> | <p>Amenity is protected for residents without adverse impact on the streetscape.</p> <p>Informal surveillance is enabled, and the boundary treatment contributes positively to the streetscape.</p> |
| ii. Max. height of a gate, forward of the primary street setback. | As above. | Gates are of the same height as and compatible in appearance with the remainder of front boundary treatment and maintain safety on the public road. |
| iii. Max. height of side and rear boundary treatment behind the primary street setback. | 1.8m. | Side and rear fencing enables privacy and security without being visually intrusive or dominant. |

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| Design elements | Guidelines | Performance criteria | | | | | | | | |
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| iv. Boundary treatment materials and colours. | <p>To be consistent with materials and colours of the dwelling house and compatible with the streetscape.</p> <p>On a lot adjoining semi-rural or rural land, or land in an Environmental zone, boundary treatments on that lot are to be compatible with the character of the land adjoining the lot.</p> <p>Post and rail or post and wire fencing are examples of suitable fencing. Solid metal or timber fencing, or masonry walls are discouraged.</p> | Boundary treatments contribute positively to the streetscape and are compatible with the character of the locality. | | | | | | | | |
| g. Access & parking. | | | | | | | | | | |
| i. Min. no. car parking spaces for a dwelling house. | Specified by Part 17. | The number of on-site parking spaces is adequate and does not unreasonably reduce parking supply on local streets. | | | | | | | | |
| ii. Min. parking for a secondary dwelling. | Additional parking not required if existing parking exceeds min. number of spaces specified by Part 17. | | | | | | | | | |
| iii. Max. garage width when facing any road, except a lane. Refer to Figure 20 in the Schedule. | <table><tr><th>Lot Width</th><th>Max. width of garage door</th></tr><tr><td>7m – 12m</td><td>3.2m</td></tr><tr><td>>12m – 24m</td><td>6m</td></tr><tr><td>>24m*</td><td>9.2m*</td></tr></table> <p>*An additional single garage may be erected adjacent to a double garage if:</p> <ul style="list-style-type: none">The entry to the additional garage is set back at least 1m behind the entry to the other garage, andThe width of the driveway at the garage openings tapers gradually to a max. width of 6m at the property boundary. | Lot Width | Max. width of garage door | 7m – 12m | 3.2m | >12m – 24m | 6m | >24m* | 9.2m* | <p>Adequate area is available for ingress and egress of private vehicles.</p> <p>Garage doors and openings do not dominate the streetscape.</p> |
| Lot Width | Max. width of garage door | | | | | | | | | |
| 7m – 12m | 3.2m | | | | | | | | | |
| >12m – 24m | 6m | | | | | | | | | |
| >24m* | 9.2m* | | | | | | | | | |
| iv. Carports forward of the primary street setback. | <p>A carport erected forward of the primary street setback is to:</p> <ul style="list-style-type: none">Have max. dimensions of 6m x 3m,Be setback at least 1m from the front boundary,Not exceed 4.5m in height,Only be enclosed one side, either at the rear of the carport or on the side closest to a side lot boundary, andBe designed and built of materials and colours compatible with the main building(s) on the lot. | Carports forward of the primary street setback do not unreasonably affect the amenity of neighbours and are compatible with other buildings on the lot and the streetscape. | | | | | | | | |

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| Design elements | Guidelines | Performance criteria |
| v. Pedestrian and vehicle access for secondary dwellings. | Secondary dwellings are to use the primary dwelling access and driveway. Separate access can be provided from a secondary street on a corner lot. | Suitable access is provided to secondary dwellings. |
| h. Utility infrastructure. | | |
| i. Access to the development and associated road works. | | Access to the development and associated road works are consistent with Council's <i>Engineering Guidelines for Subdivisions and Development Standards</i> . On bush fire prone land, access is provided in accordance with RFS guidelines. |
| ii. Water and sewer supply. | | If required, arrangements are made with Council, the water and sewer authority, for provision of water and sewer services. Such arrangements are consistent with Council's <i>Engineering Guidelines for Subdivisions and Development Standards</i> . On bush fire prone land, water supply is provided in accordance with RFS guidelines. |
| iii. Stormwater management. | A stormwater management concept plan is to be submitted with a development application. | Stormwater management is consistent with Council's <i>Engineering Guidelines for Subdivisions and Development Standards</i> . |
| iv. Electricity, gas and telecommunications services. | | Evidence is provided to Council, that these services are available, before issue of an occupation certificate. |

3. Ancillary development, including sheds, garages & other outbuildings

- a. This clause applies to ancillary development, including sheds, garages and other outbuildings as defined by the Codes SEPP, that is not exempt or complying development under that policy or any other environmental planning instrument.

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- b. Satisfaction of performance criteria is to be demonstrated to justify departures from numerical guidelines and non-numerical guidelines as set out in the Development Guidelines Table to this clause.

Development Guidelines Table

| Division D cl. 3 Ancillary development, including sheds, garages & other outbuildings | | |
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| Design elements | Guidelines | Performance criteria |
| i. Max. gross floor area of a shed or a garage (when not part of a dwelling house), or both. | 60% of the gross floor area of the dwelling house. The gross floor area of other ancillary development will be considered on merit. | <p>Ancillary development, including sheds, garages and other outbuildings, are compatible with buildings on the lot, on neighbouring land and the streetscape or landscape qualities of the locality, as they are:</p> <ul style="list-style-type: none"> Suitably sized as a proportion of the lot size and in relation to all buildings on the lot, Sited and designed to ensure the impact of their siting, bulk, height and scale is minimised, Sited and designed to reasonably maintain sunlight access of neighbouring dwellings and private open space, Constructed of compatible building materials and colours, and Landscaped to maintain reasonable amenity. |
| ii. Min. landscaped area and private open space. | Ancillary development does not reduce the min. landscaped area or private open space to an amount less than that required. | |
| iii. Max. building wall height, measured from existing ground level to the eaves. | 3.3m with a minimum side and rear setback of 900mm 3.6m with a minimum side and rear setback of 1.5m. | |
| iv. Min. front setback. | 3m behind the primary street setback of the dwelling house. | |
| v. Min. side setback. | 900mm. | |
| vi. Min. rear setback. | 900mm. | |
| vii. Build to boundary/zero setbacks (0-900mm). | Not permitted on a lot >20m wide at the primary street setback. 0-900mm setback permitted to one boundary only. 3.3m max. wall height. An unbroken wall length is not to exceed 10m, or one third of the boundary length, whichever is less. | |
| viii. Materials & colours. | Sheds and other outbuildings are to be constructed of non-reflective materials and colours that are compatible with other buildings on the lot. | |
| ix. Earthworks, retaining walls & other related structures. | Cl. 2. b. iv. applies. | Adverse impacts of earthworks and related structures on adjoining land, resident-amenity, streetscape and the character of the locality are avoided, or acceptably minimised or mitigated. |