
Residential Design Guidelines

Potts Hill

For: Landcom and Sydney Water
Date: November 17th, 2009

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Introduction

The Residential Design Guidelines for Potts Hill are based on consideration of the following policies and guidelines: the NSW Housing Code, the Landcom Built Form Guidelines, the Potts Hill Concept Plan Design Guidelines, which were part of the approved Concept Plan, and the Bankstown DCP 2005.

These Residential Design Guidelines provide controls that are mandatory for all attached and detached dwellings at Potts Hill.

The NSW Housing Code, which was introduced since the Potts Hill Concept Plan approval, has influenced some changes in thinking about what the most appropriate lot sizes should be. The Housing Code applies to lots 450m² and over, with a lot frontage of 12m or more. Currently the Code does not consider smaller or narrower lots. In the future, Compact Lot or Small Lot controls may be introduced as an Exempt and Complying Code. In this case, such compact or small lot controls may supersede the compact or small lot controls in these Potts Hill Residential Design Guidelines.

It is important that a proportion of the lots at Potts Hill be designed in a manner which makes the decision to use the Housing Code an attractive option but which also results in a good urban outcome regardless of the approval process used for each house..

It is also important that the developer controls included in these Residential Design Guidelines are generally in line with the NSW Housing Code in order to create a consistent urban form as far as setbacks, building heights, site coverage and landscape areas, are concerned. This is to ensure a home owner is not able to build closer to the side boundaries, for example, by deciding not to use the NSW Housing Code. Currently the Bankstown DCP, which would apply if there were no other developer controls, would allow a double storey house to be built 900mm from the side boundary, while the NSW Housing Code would require a 1.4m to 1.5m min. side setback depending on the buildings side wall height. For this reason the Potts Hill Residential Design Guidelines require a 1.4m min. side setback to all double storey detached houses to increase amenity on the streetscapes, through greater building separation, as well as for simplicity and consistency.

Lot Types

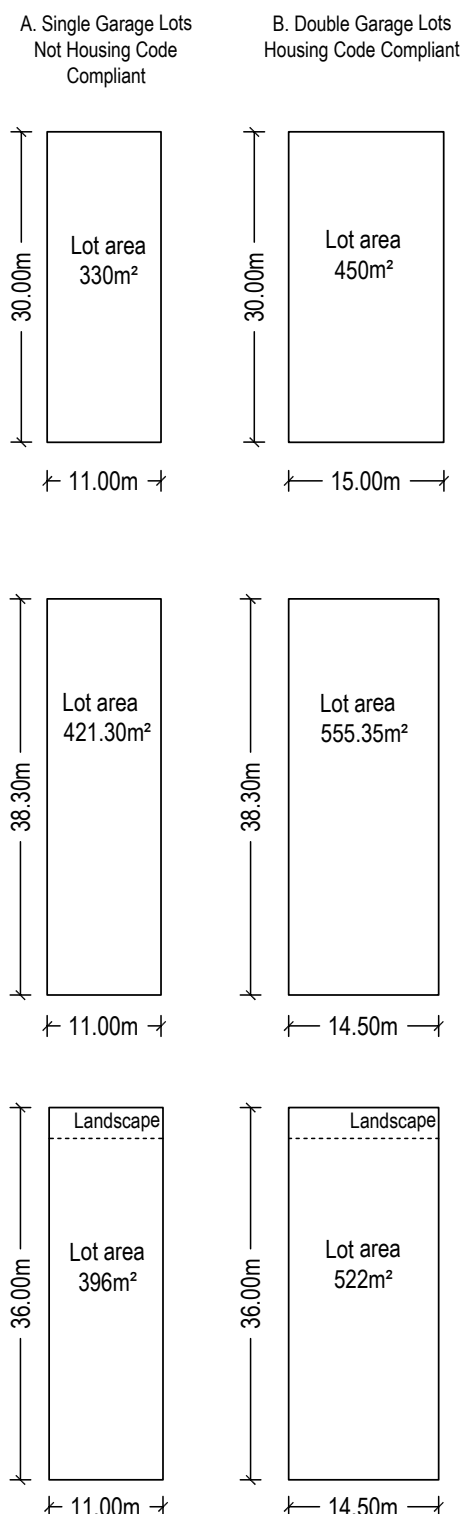


Fig. 1: Typical detached house lot sizes

Detached House Lots

The detached house lots at Potts Hill are generally either 30m, 36m or 38.3m deep. This range is in response to the slope, as the site has a significant fall in level towards the west, while providing relatively flat areas on each lot suitable for typical project home construction. In addition, an additional landscape zone is incorporated on those lots backing onto the existing Cooper Road lots.

Typical detached house lot widths have been determined with consideration of the NSW Housing Code as well as on assumptions relating to normal residential building practice. The NSW Housing Code requires approximately a 1.4m side setback for typical double storey houses (depending on the actual building height at the side wall), and 900mm for single storey houses up to 3.8m high at the side walls. These setbacks have been applied to all detached house lots in the controls for Potts Hill. Detached house lots at Potts Hill are typically 11m, 14.5m or 15m wide.

The width of a typical double storey house with a double garage is around 11.5m (the garage door being less than 50% of the width of the house), and 8m is assumed as a typical width of a house with a single garage (calculated on a single garage approximately 3m wide, a 1m central corridor and a 4m wide habitable room beside the corridor, totalling the 8m width).

Therefore the minimum width for a single garage lot is 10.8m (1.4m+8m+1.4m), and for a double garage lot is 14.3m (1.4m+11.5m+1.4m). To provide additional flexibility, the typical lots at Potts Hill have been increased from these minimum dimensions to 11m wide lots for single garage houses and to 14.5m or 15m wide lots for double garage houses.

The single garage lots are less than 12m wide, and less than 450m² in area, therefore the home builder would not be eligible to use the NSW Housing Code approval process for these lots.

The double garage lots are typically 14.5m wide and are 450m² or more wide, so the home builder would be eligible to use the NSW Housing Code approval process. For this reason the 30m deep double garage lots have been increased to 15m wide so they have a lot area of 450m².

There is more demand for double garage houses than single garage houses in the Potts Hill area so a higher percentage of larger lots which can accommodate a double garage house using the NSW Housing Code and these Design Guidelines has been provided.

A lot that is wide enough for a double garage house may have a house with only a single garage if preferred.

Lot Types



Fig. 2: Corner lot house at Landcom development, Stanhope Gardens

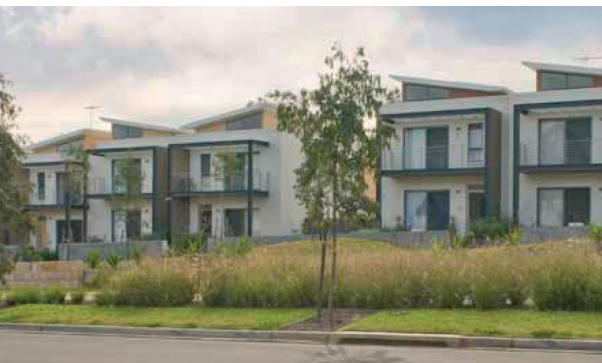


Fig. 3: Terraces at Landcom development The Ponds

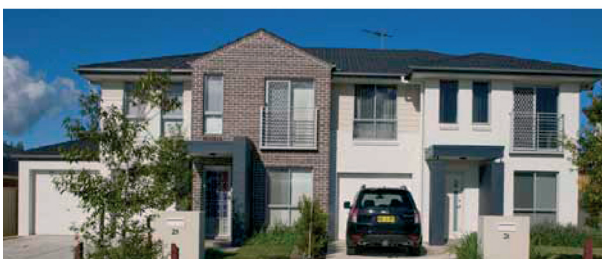


Fig. 4: Duplex at Landcom development, Garden Gates, Mt Annan

Detached Houses on Corner Lots

Houses on corner lots require an increased minimum side setback to the secondary street for landscaping and building articulation to address that street frontage. Corner houses are highly visible and the quality of the buildings and landscaping on these lots will affect the overall presentation of the development more than a mid block house.

The size of detached house corner lots has been determined assuming a two storey double garage house will be located on all corner lots. A larger house in these locations will define the corner and street better than a single storey house, especially where other houses in the street are predominantly double storey.

Housing Diversity at Potts Hill

In addition to detached houses, Potts Hill will include a range of diverse housing options including apartments and duplexes. These housing types are intended to appeal to a wide range of demographics and to address housing affordability.

Rear access lanes give the potential for narrower frontage lots by providing the opportunity for garages on the rear lane. The primary street frontage is improved by the lack of garages. Achieving amenity in the lanes also needs to be considered when designing these houses.

Rear access housing types provided in the dwelling mix for Potts Hill include:

- Attached terraces / Townhouses
- Duplexes (there are also some front access duplexes)
- 'Manor Homes' (incorporating 3 or 4 dwellings)
- Secondary Dwellings

Sustainability at Potts Hill

The urban design for Potts Hill addresses environmental, social and financial sustainability in line with Landcom's Triple Bottom Line Policy.

The subdivision layout maximises solar access to the majority of lots and streets, improving amenity and livability. Large areas of open space and generous street tree planting add to the already substantial vegetation around the site. In addition, all houses will need to achieve minimum BASIX targets.

The wide range of housing products and lot sizes will increase affordability at Potts Hill. Large parks will provide community meeting places to add strength to the social cohesion of the development and the surrounding area.

Lot Types

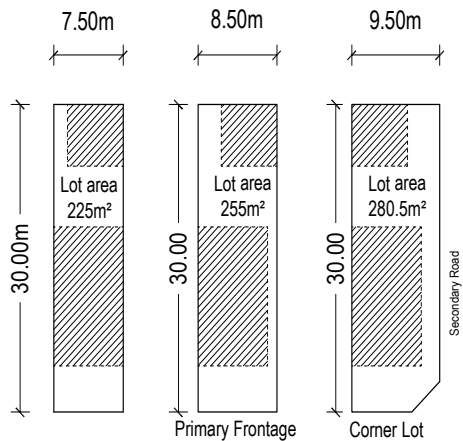


Fig. 5: Typical terrace house lot sizes

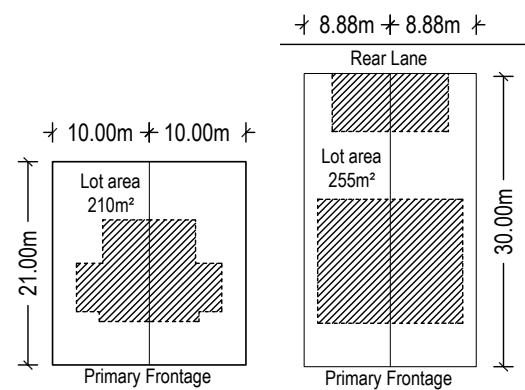


Fig. 6: Typical front access and rear access duplex lot sizes

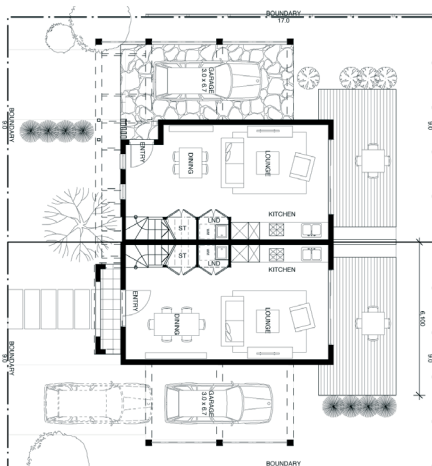


Fig.7: Front access duplex example from the Landcom Housing Diversity Guide

Attached Terraces / Townhouses

The terrace house/townhouse lot at Potts Hill is typically 30m deep and attached on one or both sides to adjoining dwellings. A maximum of 5 terraces can be joined with a side setback between groups required. The setback between groups of terraces is to be a minimum of 2m (composed of a minimum 1m side setback on each end terrace lot). All terraces have rear lane access with double garages located on these lanes with no setback required to the lane. Secondary dwellings may be located above selected rear lane garages.

The standard terrace lot widths at Potts Hill are 7.5m and 8.5m (or at least 9.5m on corner lots). It is generally assumed that the 7.5m wide terrace house will be attached on both sides, the 8.5m terrace may be attached on both sides or have a 1m setback on one side when at the end of a group of terraces, and the 9.5m corner lot will accommodate at least a 7.5m wide terrace, attached on one side and with a 2m secondary street setback.

All terraces/townhouses must be attached on at least one side.

Duplexes

Duplexes blend well into relatively low density suburbs while potentially having a smaller lot area per dwelling which can make the product more affordable. Front access and rear access duplexes are proposed at Potts Hill. Wider duplex lots are located on corners to accommodate the secondary street setback.

Typical Front Access Duplex Lots:

- 10m x 21m (per dwelling), 210m²
- 9m x 30m (per dwelling), 270m²
- Paired, north to rear, as well as on east-west lots

Rear Access Duplex Lots:

- 8.9m x 30m (each dwelling), 267m²
- Paired, on east-west lots
- Present as one house to the primary street frontage and blends well with traditional detached houses.

Lot Types

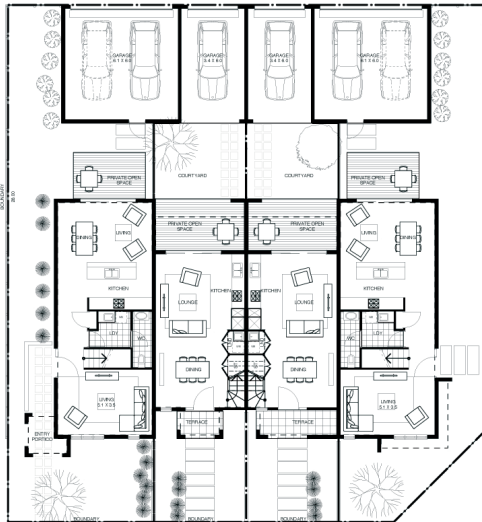


Fig. 8: 'Manor Home' example from Landcom Housing Diversity Guidelines

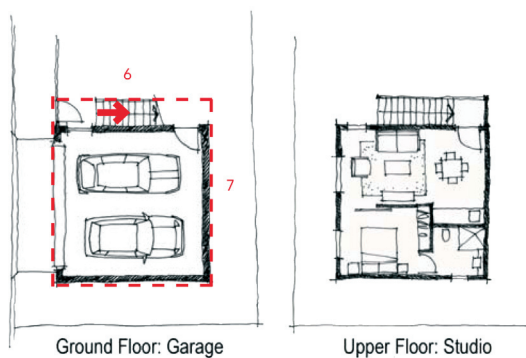


Fig. 9: Secondary dwelling example from Landcom Housing Diversity Guide



Fig.10: Example of secondary dwellings at Landcom development Park Central

'Manor Homes'

'Manor Homes' are 3 or 4 Torrens Titled dwellings combined into one building of a similar scale and character as the surrounding residential homes. They are often designed to look like a single large house.

Typical four dwelling 'Manor Homes' at Potts Hill are 30m x 30m and include 4 dwellings of the following sizes including private open space and garden: 2 x 151m² and 2 x 246m² (Figure 8).

Secondary Dwellings

Secondary dwellings are located above selected double garages on rear lanes, and at Potts Hill these dwellings are not separately titled from the main house. This dwelling type are generally located on corner lots and also where they will not negatively impact solar access to the adjacent outdoor living spaces. Secondary dwellings provide increased passive surveillance of the rear lane, provide housing diversity and add visual interest to the laneways.

Typical secondary dwellings are a minimum 6m x 7m (38m²) and above a double garage on a rear lane (Figure 9).

Apartments

There are two apartment sites at Potts Hill which will incorporate a number of buildings, a maximum of 3 stories high, housing a range of apartments of different sizes and price points.

The Potts Hill Concept Plan approval requires apartment sites to include a 3m landscape zone within the 6m setback to retained lands.

SEPP 65 applies to all apartments constructed at Potts Hill.

Residential Design Guidelines

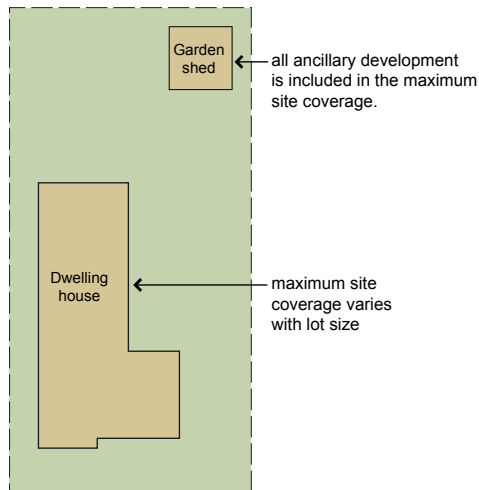


Fig. 11: Site Coverage

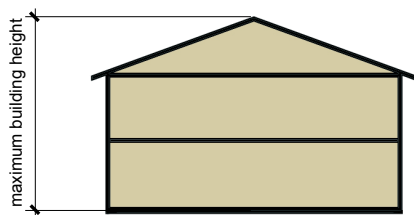


Fig. 12: Maximum building height

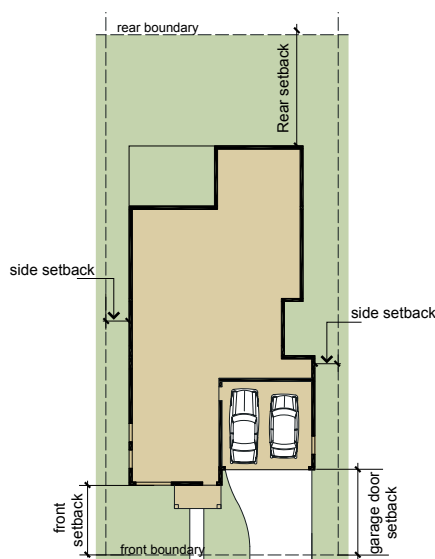


Fig. 13: Typical location of setbacks

Introduction

The following controls apply to all detached and attached dwelling lots at Potts Hill. The controls vary depending on the lot size or the dwelling type which they apply to.

1. Site Requirements

a. Site Coverage (Figure 11)

- Lots 450m² and over: 50% max. for two storey homes, 60% max. for single storey homes
- Lots over 320m² but less than 450m²: 60% max.
- Lots 320m² and less (i.e. each dwelling as part of a duplex, Manor Home or row of terraces): 70% max.

b. Maximum Floor Area

- 330m² for all lots

2. Maximum Building Height (Figure 12)

- Lots with 10% or less level change from front to back: 8.5m
- Lots with over 10% level change front to back boundary: 9.0m

3. Setbacks (Figure 13)

a. Front Setback

- 4.5m minimum setback regardless of lot type, except lots facing Road 5 Shareway
- 3m minimum setback to Road 5 Shareway

b. Articulation Zone (Figure 14)

- Lots 450m² and over: 1.5m beyond front building line & max. 25% of building width
- Lots less than 450m²: 2m beyond front building line & max. 50% of building width unless:
 - lot frontage is 8.5m or less where Articulation Zone is 2m & 100% of building width, or
 - facing Road 5 Shareway where Articulation Zone is 1.5m & 50% of building width.

Residential Design Guidelines

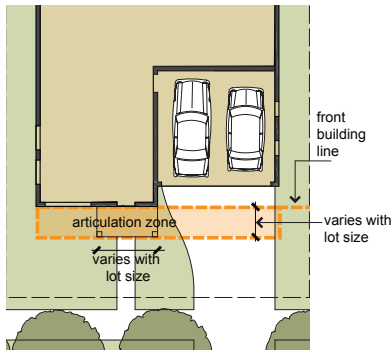


Fig. 14: Articulation Zone

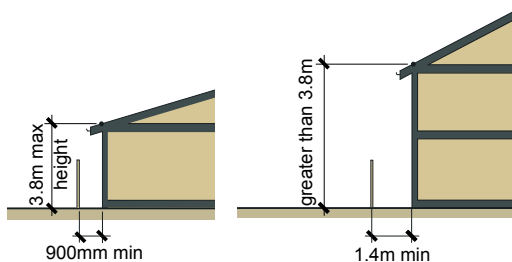


Fig. 15: Side setbacks varies for single and double storey houses

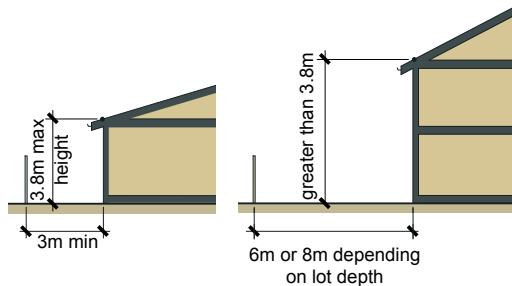


Fig. 16: Rear setback controls

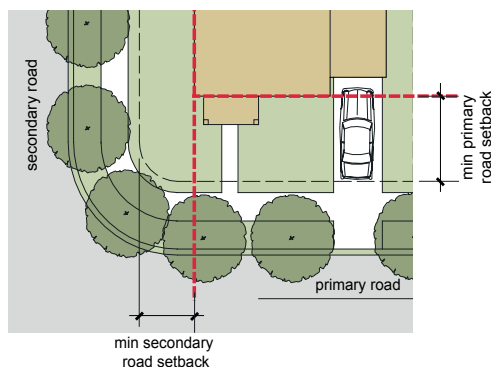


Fig. 17: A corner lot has a minimum setback to both street frontages

Setbacks (continued)

c. Side Setbacks (Figure 15)

- Lots 320m² and over: 1.4m min. setback for two storey homes and 900mm min. for single storey homes (where the side wall is up to 3.8m high, otherwise 1.4m min.)
- Duplexes & 'Manor Home' lots on unattached sides: 1.4m min. for two storey, and 900mm min. for single storey homes (where the side wall is up to 3.8m high, otherwise 1.4m min.)
- Terrace / townhouse lots:
 - Maximum 5 terraces to be attached in a row
 - 2m min. separation between terrace house groups
 - 1.0m min. side setback on unattached sides

d. Rear Setbacks (Figure 16)

- Detached house lots 30m or more deep: 3m min. setback for single storey with a rear wall height of up to 3.8m high, otherwise 8m min.
- Detached house, duplex or 'Manor Home' lots less than 30m deep at any point perpendicular to the front boundary: 3m min. setback for single storey with a rear wall height up to 3.8m high, otherwise 6m min.
- Rear setback for lots backing onto the Cooper Road properties: An additional 3m in the form of the 'landscaped zone' results in rear setbacks for these lots being 6m min. for single storey with a rear wall of up to 3.8m high and 11m min. otherwise.
- Rear access lots: 0m min. setback to rear lane for garages and accessory dwellings if applicable.

e. Secondary Road Setbacks (Figure 17)

- Detached corner lots: 3m min. setback
- Duplexes & 'Manor Home' corner lots: 3m min. setback
- Terrace / townhouse corner lots: 2m min. setback

Residential Design Guidelines

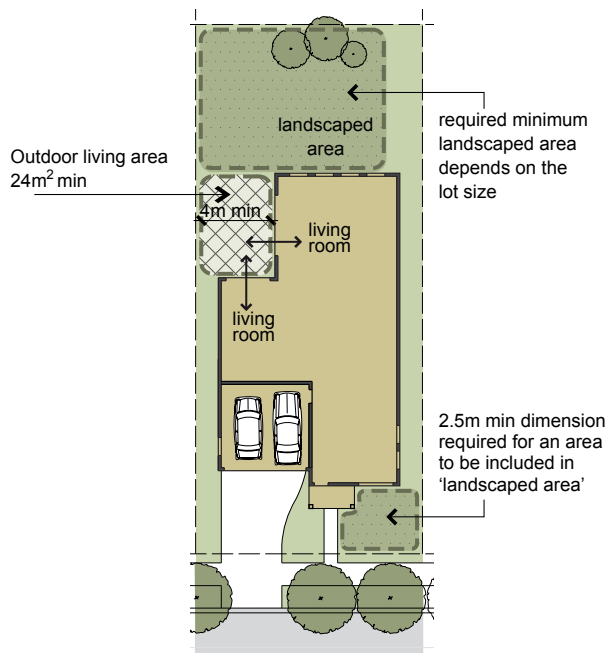


Fig. 18: Minimum landscaped area

4. Landscaping (Figure 18)

a. Landscaped Area

- Lots 320m² or more: Minimum 20% of total lot, at least 2.5m wide and at least 50% behind the front building line.
- Lots less than 320m²: Minimum 15% of total lot, at least 2.5m wide and at least 50% behind the front building line.

b. Outdoor Living Area (Principal private open space)

- A minimum area of 24m², at least 4m wide, flat and directly accessible from a living area.

5. Garages (Figure 19)

- Garage doors for front access lots to be setback 5.5m min. from the front lot boundary and 1m min. behind the front building line.
- Maximum width of garage doors to be 6m and a maximum of 50% of the total building width.
- Garage doors on rear access lots have 0m min. setback from the rear lane, a maximum width of 6m and 4.2m max. height.

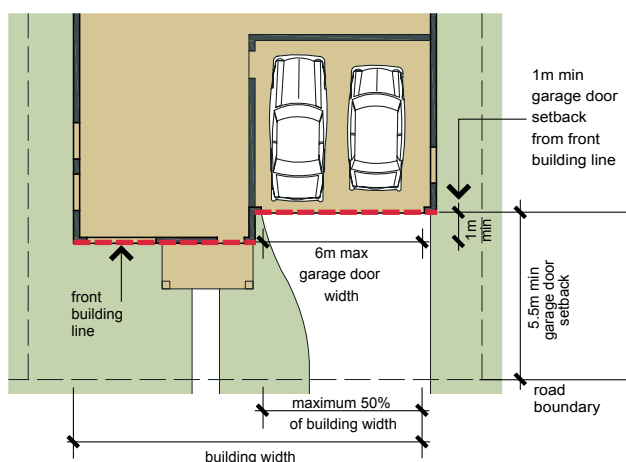


Fig. 19: Minimum garage setbacks and maximum garage door sizes

Residential Design Guidelines

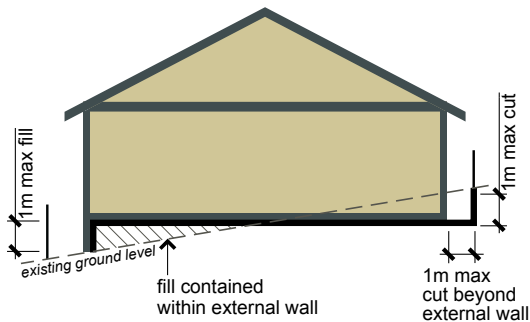


Fig. 20: Maximum excavation (cut) and fill

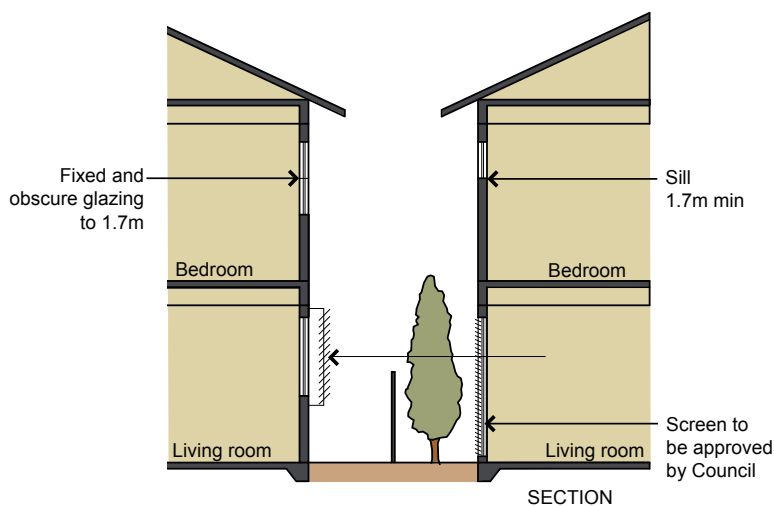
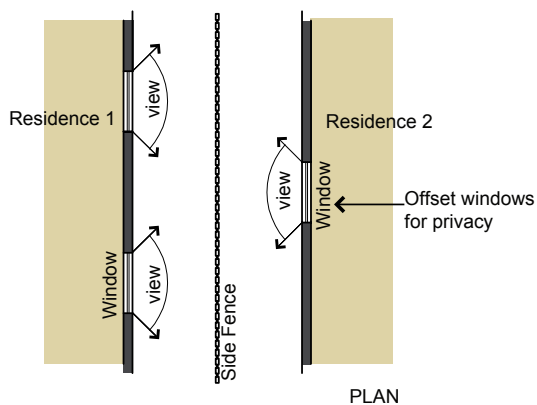


Fig. 21: Visual privacy options when required

6. Excavation & Fill (Figure 20)

- Detached house lots: Max. 1m cut not more than 1m beyond the external wall of the dwelling, and 1m fill contained wholly within external walls of the dwelling. Max. 500mm cut or fill on any boundary.

7. Fences

- A front fence is to be provided on all lots.
- Fences in the front setback area from a primary road are to be max. 1.2m high and of 50% open construction for the upper two thirds of the fence, other fences to be max. 1.8m high. The maximum height permitted for the fence is to be calculated from ground level at that point.
- On corner lots, the front fencing is to continue around the corner to the secondary street frontage for a min. 30% of the lot length.
- Metal fencing not permitted.

8. Eaves

- Eaves are required on all external walls except where there is a no setback from the boundary. Eaves to be at least 450mm (to the fascia).

9. Passive Surveillance

- A habitable room must be located so as to look over the primary street to provide passive surveillance.
- The main pedestrian entry of the dwelling is to be visible from the street.

10. Visual & Acoustic Privacy (Figure 21)

- Development must comply with the visual and acoustic privacy objectives and controls of the Bankstown Development Control Plan 2005 - Part D2 December 2005 - Section 8, see Appendix B.
- In addition, residences facing, or adjacent to, the Southern Sydney Freight Line railway corridor should comply with the provisions of Section 3.8 of the 'Development near Rail Corridors or Busy Roads – Interim Guideline' (or as amended) published by the Department of Planning in 2008.

Appendix A

Glossary

Glossary

Articulation Zone -

Area of three dimensional modelling at the periphery of the building, including any changes in facade alignment, balconies, bay windows and sun shading devices.

Building Line -

The line formed by the main external face of the building, excluding any balcony or bay window projections.

Building Height -

The vertical height of a building measured between a point at ground level (existing) and the highest point of the building immediately above, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Dual-occupancy -

Two dwellings (whether attached or detached) on one lot of land (not being an individual lot in a strata plan or community title scheme), but does not include a secondary dwelling.

Habitable Room -

Any room or area used for normal domestic activities including living, dining, family, lounge, bedrooms, study, kitchen, sun room and play room.

Family housing -

A flat attached to, and on the same allotment as, another dwelling with the flat having access and site facilities shared with the other dwelling and a floor area of not more than 75 square metres. The flat and other dwelling must be the only dwellings on the allotment.

Floor Area -

The sum of the areas of each storey of the dwelling house and carport, garage, balcony, deck, patio, pergola, terrace, verandah, measured at a height of 1.4m above each floor level, where the area is taken to be the area within the outer face of:

- (a) the external walls of the dwelling house, and
 - (b) the walls of the carport, garage, balcony, deck, patio, pergola, terrace or verandah,
- but excluding any of the following:
- (c) any part of an awning, blind or canopy that is outside the outer wall of a building,
 - (d) an eave,
 - (e) a lift shaft,
 - (f) a stairway,
 - (g) a void above a lower storey.

Non-habitable room -

Space of a specialised nature not occupied frequently or for long periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, photographic dark rooms and clothes drying rooms.

Row houses -

Three attached dwellings erected on a corner allotment of a public road with each having a common wall or walls with the adjoining dwelling or dwellings.

Secondary dwelling -

A self-contained dwelling that:

- (a) Is established in conjunction with another dwelling (the principal dwelling), and
- (b) Is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) Is located within, or is attached to, or is separate from, the principal dwelling.

Site Coverage -

The proportion of site area covered by buildings. However, the following are not included for the purposes of calculating site coverage:

- (a) Any basement,
- (b) Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) Any eaves,
- (d) Unenclosed balconies, decks, pergolas and the like.

Storey -

A level in a development. This includes attic spaces with habitable rooms. It does not include space used for car parking, laundries or storerooms if the ceiling above the space is not more than 12m (measured from the lowest point on the site) above ground level.

Villas -

Three or more dwellings on a site sharing part of the site for access or open space or site facilities.

Appendix B

Bankstown DCP

Section 8 - Visual and Acoustic Privacy

Bankstown DCP, Section 8

Bankstown City Council Development Control Plan 2005

– Part D2 December 2005

SECTION 8 – VISUAL AND ACOUSTIC PRIVACY

Objectives

The objectives are:

- a) To minimise the overlooking of a living area and private open space of a dwelling;
- b) To maximise privacy between buildings; and
- c) To ensure the design and siting of a building provide acoustic privacy for residents and neighbours in their dwellings.

Performance criteria

The performance criteria to achieve the objectives are:

- a) The privacy of a dwelling (particularly a living area) and a private open space should be protected through:
 - i) The building layout and setbacks
 - ii) The location and design of windows, balconies, terraces and the like; and
 - iii) Landscaping and screening;
- a) The building design should minimise overlooking in preference to a screening device, high sills, or obscure glass. Where used, these elements should integrate with the building design and have a minimal impact on the amenity of neighbouring properties;
- b) The siting of a noise sensitive room and private open space should be away from a noise source (such as an active recreational area, driveway and parking area, service equipment area, pool filter/pump, air conditioning unit, and burglar alarm) in addition to appropriate noise-shielding techniques; and
- c) The siting and construction of a development should:
 - i) Reduce the reflection of noise onto other buildings;
 - ii) Minimise the infiltration of noise into a building;
 - iii) Minimise sound transmissions through a building structure and common walls; and
 - iv) Provide an acoustic barrier to provide for communal open spaces.

Development controls

The development controls to achieve the objectives and performance criteria are:

Visual privacy

- 8.1 Where a development proposes a window that directly looks into the living area or bedroom window or an existing dwelling, the development must:
 - a. Offset the windows between dwellings to minimise overlooking; or
 - b. Provide the window with a minimum sill height of 1.7 metres above floor level; or
 - c. Ensure the window cannot open and has obscure glazing to a minimum height of 1.7 metres above floor level; or
 - d. Use another form of screening to the satisfaction of Council.
- 8.2 Where a development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
 - a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
 - b) the window has a minimum sill height of 1.7 metres above floor level; or
 - c) the window has translucent glazing to a minimum height of 1.7 metres above floor level; or
 - d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level of an adjoining dwelling
- 8.3 Council may allow an upper floor balcony to a dwelling house, dual occupancy, and family housing solely where the design and siting of the balcony:
 - a) Takes advantage of a vista or provides appropriate privacy screening devices; and
 - b) Is not accessible from a living area or hallway; and
 - c) Does not have an external staircase; and
 - d) Does not exceed a width of 1.5 metres throughout; and
 - e) Is partially recessed into the building
- 8.4 An upper floor balcony to rowhouses and villas may require screening where the open space overlooks more than 50% of the private open space of a lower-level or neighbouring dwelling. The screening must be in the form of a permanent fixed structure such as:

Bankstown DCP, Section 8

- a) A solid translucent screen or perforated panel that is:
 - i) Durable and designed to blend in with the development; and
 - ii) The sum of the perforated panel openings do not exceed 25% of the total surface area; or
 - b) Another form of screening to the satisfaction of Council
- 8.5 Council does not allow roof-top balconies and the like on an outbuilding, dwelling house, family housing, and a multi-unit development.

Acoustic privacy

- 8.6 Where an allotment adjoins an arterial road, a development must ensure the siting and design of any dwellings:
- a. Comply with AS 3671 – Acoustics – Road Traffic Noise Intrusion;
 - b. Consider a combination of acoustic treatments such as building design, dual aspect dwellings, setbacks, and landscaping; and
 - c. Council does not allow the erection of a noise attenuation wall
- 8.7 Where an allotment is located 60 metres or less to a railway corridor, the erection of a dwelling must incorporate noise and vibration attenuation measures in accordance with the State Rail document 'Interim Guidelines for Applicants – consideration of rail noise and vibration in the planning process'.
- 8.8 Where an allotment is in the vicinity of the Bankstown Airport, a development must comply with Clause 24 of Bankstown Local Environmental Plan 2001.
- 8.9 A shared common wall between dwellings must comply with the noise transmission and insulation requirements of the Building Code of Australia.

