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| **State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - All Buildings** | | | |
| **Section** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 5, 4.3  Height of Buildings |  |  | Select |

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| **State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - Dwelling Houses** | | | |
| **Section** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 5, 4.1A  Minimum Lot Sizes for Other Development | ≥1,000m² lot size on land zoned C4 Environmental Living |  | Select |
| **Oran Park Development Control Plan 2007 - Residential Development on All Lots** | | | |
| \*Asterisks denote Denbigh Transition Area specific controls (refer to Part B3) | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 7.5.1  Site Analysis | A site analysis plan must be provided |  | Select |
| 7.5.2  Cut and Fill | ≤1m cut and fill |  | Select |
| For lots adjoining the Denbigh curtilage ridgeline, ≤2m cut and fill (excluding basement garages)\* |  | Select |
| Cut and fill must be designed and undertaken in a manner which does not impact on the structural integrity of the earth mound\* |  | Select |
| Fill within 2m of a boundary contained by a drop edge beam |  | Select |
| Drop edge beam ≤1m above existing ground level |  | Select |
| Excavation or filling alongside driveways retained by a retaining wall |  | Select |
| Retaining walls ≥300mm from property boundaries |  | Select |
| Retaining walls are to be designed and constructed to allow installation of boundary fencing without impact on the structural integrity of the retaining wall and its footings\* |  | Select |
| Height of voids ≤3m (refer to Figure 39) |  | Select |
| 7.5.3  Sustainable Building Design | Indigenous plant species are preferred |  | Select |
| Compliance with BASIX requirements |  | Select |
| 7.6.2  Streetscape and Architectural Design | Primary street facade must incorporate ≥2 design features |  | Select |
| Secondary street facade must incorporate ≥2 design features |  | Select |
| ≥450mm eaves overhang measured from the fascia board (except for walls built to the boundary) |  | Select |
| Pitch of hipped and gable roof forms on main dwelling between 22.5º and 30º |  | Select |
| Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling |  | Select |
| Front facade to feature ≥1 habitable room with a window facing the street |  | Select |
| Dwellings which have a frontage to the ridgeline interface road are to be constructed utilising materials and finishes which correspond with a rural character, comprising neutral/recessive colours which minimise the visual impact of dwellings within the landscape\* |  | Select |
| The roof of all dwellings are to be of materials and colours with neutral/recessive tones consistent with a rural, woodland setting\* |  | Select |
| Solar panels, skylights, rainwater tanks, air conditioning units and other like utility installations are to be avoided along the elevation facing Denbigh Homestead and must not protrude above the height of the roofline of the dwelling\* |  | Select |
| 7.6.3  Front Setbacks | ≥6m articulation zone setback for dwellings which have a frontage to a ridgeline interface road and which directly back onto the Denbigh curtilage boundary\* |  | Select |
| ≥8m building façade line setback for dwellings which have a frontage to a ridgeline interface road and which directly back onto the Denbigh curtilage boundary\* |  | Select |
| ≥8m garage line setback (except for side facing front garages) which have a frontage to a ridgeline interface road and which directly back onto the Denbigh curtilage boundary\* |  | Select |
| ≥4m garage line setback for side facing front garages which have a frontage to a ridgeline interface road and which directly back onto the Denbigh curtilage boundary\* |  | Select |
| 7.6.4  Side and Rear Setbacks | Zero lot lines locations are to be determined primarily by topography and also consider, dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and lot orientation |  | Select |
| Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback |  | Select |
| ≥13.5m rear lot boundary setback for ≤50% of the rear lot boundary and ≥15.5m for the remaining building area for dwellings which have a frontage to a ridgeline interface road and which directly back onto the Denbigh curtilage boundary area\* |  | Select |
| For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land |  | Select |
| ≥3m setback to one side property boundary and ≥1m setback to the other side property boundary for dwellings which have a frontage to a ridgeline interface road and which directly back onto the Denbigh curtilage boundary\* |  | Select |
| No outbuildings, sheds and other structures or the like that prevent large mature planting are permitted to be erected within the side setbacks of dwellings\* |  | Select |
| For dwellings with a 0.9m setback, projections into the side and rear setback areas include 450mm eaves, fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units |  | Select |
| For zero lot boundaries, no overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefitted lot are permitted within the easement |  | Select |
| For battle-axe lots without a street facing elevation, setbacks must be determined in the context of surrounding lots, built form and the location of private open space |  | Select |
| The upper floor of dwellings on battle-axe lots must be set back so as not to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and privacy |  | Select |
| For battle-axe lots with direct frontage to land zoned for a public purpose or a street facing elevation, the applicable front setback applies to the lot boundary adjoining the public purpose zone, and side and rear setbacks apply to lot boundaries determined relative to the front setback boundary |  | Select |
| 7.6.5  Dwelling Height, Massing and Siting | Generally ≤2 storeys high. A third storey may be permitted where located on a prominent street corner, adjacent to certain commercial sites or open space, on sites with a slope ≥15% or if within the roof line of the building (i.e. an attic) |  | Select |
| Dwellings must be designed to ensure that the roof line of the dwelling does not protrude above the height of the adjoining ridge line/earth mound\* |  | Select |
| Dwellings directly backing onto the ridge line in the Southern Viewscape Precinct must be constructed to maintain the appearance of a single storey dwelling when viewed from the rear of that property (refer to Figure 4a)\* |  | Select |
| Ground floor level ≤1m above finished ground level |  | Select |
| For dwellings on battle-axe lots without public open space or street frontage, ≤2 storeys high |  | Select |
| 7.6.6  Landscaped Area | Surface water drainage provided as necessary to prevent the accumulation of water |  | Select |
| Low water demand drought resistant vegetation used for the majority of landscaping, including native salt tolerant trees |  | Select |
| 7.6.7  Private Open Space | Principal private open space (PPOS) to be determined having regard to dwelling design, topography, allotment orientation, adjoining dwellings, landscape features and topography |  | Select |
| PPOS conveniently accessible from a main living area of a dwelling or alfresco room |  | Select |
| ≤1:10 PPOS gradient |  | Select |
| Open space at the front of a dwelling can only be defined as PPOS where this is the only means of achieving solar access requirements. PPOS at the front of a dwelling must be designed to maintain appropriate privacy and be consistent with the applicable streetscape design controls in Section 7.6.2 of the Oran Park DCP |  | Select |
| 7.6.8  Garages, Site Access and Parking | ≥1 car parking space must be behind the building line where the space is accessed from the street on the front property boundary |  | Select |
| ≥1m driveway clearance from infrastructure |  | Select |
| Driveways are to have soft landscaped areas on either side, suitable for water infiltration |  | Select |
| Garage design and materials are to be consistent with the dwelling design |  | Select |
| ≤3m single garage garage door width |  | Select |
| ≤6m double garage garage door width |  | Select |
| ≥3m x 5.5m single garage internal dimensions |  | Select |
| ≥5.6m x 5.5m double garage internal dimensions |  | Select |
| Garage doors are to be visually recessive through the use of materials, colours and overhangs such as second storey balconies |  | Select |
| ≥2.4m garage door width for single garages accessed from a laneway or shared driveway |  | Select |
| ≥4.8m garage door width for single garages accessed from a laneway or shared driveway |  | Select |
| Basement garages are permitted where it can be demonstrated that the dwelling will achieve a single storey design at the rear building setback\* |  | Select |
| 7.6.9  Visual and Acoustic Privacy | Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping |  | Select |
| Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m are to:   * be obscured by fencing, screens or appropriate landscaping, * be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window, * have a sill height of 1.7m above floor level, * have fixed obscure glazing in any part of the window below 1.7m above floor level, or * fixed screen or opaque windows can be built closer than non-habitable room windows |  | Select |
| The design of dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedroom and living areas |  | Select |
| The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies) and building plant must be designed to minimise noise impact and transmission |  | Select |
| 7.6.10  Fencing | Front fencing ≤1.2m high, of an open rural character and preferably timber post and rail. Masonry pillars may also be used with timber or metal infill railings. Fencing must not impede safe sightlines for traffic\* |  | Select |
| Side and rear fencing ≤1.8m high |  | Select |
| Fencing along the secondary street frontage of corner lots ≤1.8m high for ≤33.3% of the length of the secondary street frontage |  | Select |
| For corner lots, the front fencing style is to be continued along the secondary street frontage to ≥1m behind the building line of the dwelling. Side fences ≥1m high are not to extend past the building façade or garage building lines |  | Select |
| For lots adjacent to open space, boundary fencing is to be of a high quality material and finish. The fencing must permit casual surveillance of the open space and provide the dwelling with an outlook towards the open space |  | Select |
| Fencing that adjoins mews or rear accessways must permit causal surveillance |  | Select |
| Colorbond, timber paling or lapped/capped fencing is only permitted to be used internally between dwelling lots |  | Select |
| Fencing details must be provided\* |  | Select |
| Fencing which is visible from the Denbigh Homestead and associated rural outbuildings must be provided as a timber post and rail open style fence, which is stock and dog proof, and between ≥1.35m and ≤1.5m high\* |  | Select |
| For dwellings adjoining the ridgeline/earth mound ≤1.8m high solid side boundary lapped and capped timber fencing between the front building line and the rear retaining wall, where it is not visible from the Denbigh Homestead and associated rural outbuildings\* |  | Select |
| Where cut is proposed on the boundary of a lot, retaining walls are to be constructed with side fence posts integrated with its construction. Otherwise, retaining walls must be located ≥450mm from the side or rear boundary of the lot containing the cut |  | Select |
| 8.1  Sustainable Building Design | Compliance with BASIX requirements |  | Select |
| Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation |  | Select |
| Open fireplaces and slow combustion stoves are prohibited |  | Select |
| 8.2  Stormwater and Construction Management | A stormwater concept plan must be provided |  | Select |
| All development must be carried out in accordance with an approved soil and water management plan |  | Select |
| 8.3  Waste Management | Development must accommodate refuse storage and collection without reducing the amenity of the dwelling or neighbouring lots |  | Select |
| Storage areas for rubbish bins are to be located away from the front of the development |  | Select |
| 8.4  Site Facilities and Servicing | Garbage, mailbox structures, service meters and the like are to be integrated within the overall design of buildings and/or landscaping |  | Select |
| 8.6  Safety and Surveillance | Development must be designed to overlook and provide casual surveillance to streets, lanes and other public or communal areas |  | Select |
| For corner lots, habitable room windows are to be orientated to overlook the street |  | Select |
| The use of roller shutters other than for garages is not permitted on doors and windows facing the street. |  | Select |
| Developments are to avoid creating areas for concealment and blank walls facing the street |  | Select |
| Any security railings must be designed to complement the architecture of the building |  | Select |
| Opportunities for casual surveillance from dwellings/studios are to be incorporated into the design of shared driveways and where rear access is proposed from laneways |  | Select |

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| **Oran Park Development Control Plan 2007 - Rear Accessed Lots with ≥4.5m Frontage Width for Rear Accessed Dwellings** | | | |
| Some table controls are superseded by Denbigh Transition Area specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 16  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space |  | Select |
| For density areas ≥25dw/ha, ≥3m building façade line setback |  | Select |
| Table 16  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space |  | Select |
| For density areas ≥25dw/ha, ≥1.5m articulation zone setback |  | Select |
| Table 16  Side Setbacks | For zero lot, attached or abutting boundaries (benefited lot), 0m side setbacks for ground and upper floors |  | Select |
| For detached boundaries, ≥0.9m side setbacks |  | Select |
| For lots burdened by a zero lot boundary, side setback must be within the easement (≥0.9m for single storey zero lot walls or ≥1.2m for two storey zero lot walls) |  | Select |
| Table 16  Zero Lot Line Length | For attached/abutting dwellings, unlimited length on ground floor and ≤15m length on upper floor (excluding rear loaded garages) |  | Select |
| For zero lot dwellings, ≤15m length (excluding rear loaded garages) |  | Select |
| Table 16  Rear Setback | ≥0.5m rear setback (rear loaded garages to lane) |  | Select |
| Table 16  Corner Lots Secondary Street Setbacks | ≥1m secondary street setback |  | Select |
| Table 16  Building Height, Massing and Siting | For density areas ≤20dw/ha, ≤2 storeys. A third storey may be permitted in accordance with Section 7.6.5 of the Oran Park DCP |  | Select |
| For density areas ≥25dw/ha, ≤3 storeys |  | Select |
| Table 16  Site Coverage | ≤40% upper floor site coverage. Additional upper floor site coverage may be permitted for development involving secondary or studio dwellings in accordance with Section 7.7.2 of the Oran Park DCP |  | Select |
| Table 16  Soft Landscaped Area | ≥15% soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped |  | Select |
| Table 16  Principal Private Open Space (PPOS) | For density areas ≤20dw/ha, ≥16m² PPOS with ≥3m dimension |  | Select |
| For density areas ≥25dw/ha, ≥16m² PPOS with ≥3m dimension. 10m² PPOS per dwelling if provided as a balcony or rooftop with ≥2.5m dimension |  | Select |
| Table 16  Solar Access | For density areas ≤20dw/ha, sunlight must reach ≥50% of the PPOS of the subject dwelling and neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For density areas ≥25dw/ha, sunlight must reach ≥50% of the PPOS of ≥70% of the proposed dwellings and all affected neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For alterations and additions to existing dwellings in all density areas, no reduction in existing solar access to the PPOS of neighbouring properties is permitted |  | Select |
| Table 16  Garages and Car Parking | Rear loaded garages or car parking spaces only are permitted |  | Select |
| ≥2.4m single garage width |  | Select |
| ≥4.8m double garage width |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Oran Park Development Control Plan 2007 - Lots with ≥7m and <9m Frontage Width for Front Accessed Dwellings** | | | |
| Some table controls are superseded by Denbigh Transition Area specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 17  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space |  | Select |
| Table 17  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space |  | Select |
| Table 17  Garage Setback | ≥5.5m garage line setback and set back ≥1m behind the building line |  | Select |
| Table 17  Side Setbacks | For zero lot, attached or abutting boundaries, 0m side setbacks for ground and upper floors |  | Select |
| For detached boundaries, ≥0.9m side setbacks |  | Select |
| For lots burdened by a zero lot boundary, side setback must be within the easement (≥0.9m for single storey zero lot walls or ≥1.2m for two storey zero lot walls) |  | Select |
| For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land |  | Select |
| Table 17  Zero Lot Line Length | ≤15m length |  | Select |
| Table 17  Rear Setback | ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| Table 17  Corner Lots Secondary Street Setback | ≥1m secondary street setback |  | Select |
| Table 17  Building Height, Massing and Siting | For density areas ≤20dw/ha, ≤2 storeys. A third storey may be permitted in accordance with Section 7.6.5 of the Oran Park DCP |  | Select |
| For density areas ≥25dw/ha, ≤3 storeys |  | Select |
| Table 17  Site Coverage | ≤50% upper floor site coverage |  | Select |
| Table 17  Soft Landscaped Area | ≥15% soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped |  | Select |
| Table 17  Principal Private Open Space (PPOS) | For density areas ≤20dw/ha, ≥16m² PPOS with ≥3m dimension |  | Select |
| For density areas ≥25dw/ha, ≥16m² PPOS with ≥3m dimension. 10m² PPOS per dwelling if provided as a balcony or rooftop with ≥2.5m dimension |  | Select |
| Table 17  Solar Access | For density areas ≤20dw/ha, sunlight must reach ≥50% of the PPOS of the subject dwelling and neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For density areas ≥25dw/ha, sunlight must reach ≥50% of the PPOS of ≥70% of the proposed dwellings and all affected neighbouring properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| For alterations and additions to existing dwellings in all density areas, no reduction in existing solar access to the PPOS of neighbouring properties is permitted |  | Select |
| Table 17  Garages and Car Parking | Single garages or car parking spaces only are permitted |  | Select |
| ≥3m x 5.5m carport and garage internal dimensions |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |
| ≤40% of the front façade area is permitted to be garage |  | Select |
| Table 17  Layout | Driveway locations must be paired to preserve on-street parking spaces in front of lots |  | Select |

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| **Oran Park Development Control Plan 2007 - Lots with ≥9m and ≤15m Frontage Width for Front Accessed Dwellings** | | | |
| Some table controls are superseded by Denbigh Transition Area specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 18  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space or drainage land |  | Select |
| Table 18  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space or drainage land |  | Select |
| Table 18  Garage Setback | ≥5.5m garage line setback and set back ≥1m behind the building line |  | Select |
| Table 18  Side Setbacks | For detached boundaries, ≥0.9m side setbacks |  | Select |
| For zero lot boundaries, 0m side setback (side A) and ≥0.9m side setback (side B) at ground floor |  | Select |
| For zero lot boundaries, ≥1.5m side setback (side A) and ≥0.9m side setback (side B) at upper floor |  | Select |
| For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land |  | Select |
| Table 18  Zero Lot Line Length | ≤11m length |  | Select |
| Table 18  Rear Setback | ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| Table 18  Corner Lots Secondary Street Setback | ≥2m secondary street setback |  | Select |
| Table 18  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 7.6.5 of the Oran Park DCP |  | Select |
| Table 18  Site Coverage | ≤60% site coverage for single storey dwellings |  | Select |
| For lots ≤375m², ≤40% upper floor site coverage |  | Select |
| For lots >375m², ≤35% upper floor site coverage |  | Select |
| Table 18  Soft Landscaped Area | ≥25% soft landscaped area |  | Select |
| Table 18  Principal Private Open Space (PPOS) | ≥20m² PPOS with ≥4m dimension |  | Select |
| Table 18  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 18  Garages and Car Parking (lots ≥9m and ≤12.5m) | For front access, single garages only are permitted |  | Select |
| For rear lane or side street access, double garage are permitted |  | Select |
| ≤3m single garage carport and garage door width |  | Select |
| ≤6m double garage carport and garage door width |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |
| Table 18  Garages and Car Parking (lots ≥12.5m and ≤15m) | Front or rear accessed single, tandem or double garages are permitted |  | Select |
| Triple garages are not permitted |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Oran Park Development Control Plan 2007 - Lots with >15m Frontage Width for Front Accessed Dwellings** | | | |
| Some table controls are superseded by Denbigh Transition Area specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 19  Front Setback | ≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space or drainage land |  | Select |
| Table 19  Articulation Zone | ≥3m articulation zone setback or ≥2m articulation zone setback fronting open space or drainage land |  | Select |
| Table 19  Garage Setback | ≥5.5m garage line setback and set back ≥1m behind the building line |  | Select |
| Table 19  Side Setbacks | ≥0.9m side setback (side A) and ≥0.9m side setback (side B) at ground floor |  | Select |
| ≥0.9m side setback (side A) and ≥1.5m side setback (side B) at upper floor |  | Select |
| For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land |  | Select |
| Table 19  Rear Setback | ≥4m rear setback for single storey dwellings and building elements |  | Select |
| ≥6m rear setback for two storey dwellings |  | Select |
| Table 19  Corner Lots Secondary Street Setback | ≥2m secondary street setback |  | Select |
| Table 19  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 7.6.5 of the Oran Park DCP |  | Select |
| Table 19  Site Coverage | ≤50% site coverage for single storey dwellings |  | Select |
| ≤50% ground floor site coverage for two storey dwellings |  | Select |
| ≤30% upper floor site coverage for two storey dwellings |  | Select |
| Table 19  Soft Landscaped Area | ≥30% soft landscaped area |  | Select |
| Table 19  Principal Private Open Space (PPOS) | ≥24m² PPOS with ≥4m dimension |  | Select |
| Table 19  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 19  Garages and Car Parking | Front or rear loaded double and tandem garages are permitted |  | Select |
| ≤3m single garage carport and garage door width |  | Select |
| ≤6m double garage carport and garage door width |  | Select |
| Triple garages are not permitted |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Oran Park Development Control Plan 2007 - Lots in the Environmental Living Zone** | | | |
| Some table controls are superseded by Denbigh Transition Area specific controls denoted by asterisks\* | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 20  Front Setback | ≥4.5m building façade line setback |  | Select |
| Table 20  Articulation Zone | Façade articulation behind the front setback |  | Select |
| Table 20  Garage Setback | ≥1m setback behind the building façade line |  | Select |
| Table 20  Side Setbacks | ≥1.5m side setback at ground floor |  | Select |
| ≥1.5m side setback (side A) and ≥3m side setback (side B) at upper floor |  | Select |
| ≥4.5m side setbacks to public recreation or drainage land |  | Select |
| Table 20  Rear Setback | ≥10m rear setback |  | Select |
| Table 20  Corner Lots Secondary Street Setback | ≥4.5m secondary street setback |  | Select |
| Table 20  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 7.6.5 of the Oran Park DCP |  | Select |
| Table 20  Site Coverage | ≤35% site coverage for single storey dwellings |  | Select |
| ≤25% ground floor site coverage for two storey dwellings |  | Select |
| ≤15% upper floor site coverage for two storey dwellings |  | Select |
| Table 20  Soft Landscaped Area | ≥55% soft landscaped area for single storey dwellings |  | Select |
| ≥60% soft landscaped area for two or more storey dwellings |  | Select |
| Table 20  Principal Private Open Space (PPOS) | ≥24m² PPOS with ≥4m dimension |  | Select |
| Table 20  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 20  Garages and Car Parking | Front or rear loaded double and tandem garages are permitted |  | Select |
| ≤3m single garage carport and garage door width where garages front a public road |  | Select |
| ≤6m double garage carport and garage door width where garages front a public road |  | Select |
| Triple garages are permitted where ≥1 garage is not visible from the street, 1 of the spaces is in a stacked configuration or the total width of the garage is <50% of the total width of the building façade |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

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| **Standard Residential Driveway Design** | | | |
| **Metric** | **Requirement** | **Assessment** | **Compliance?** |
| Width | ≥3m to ≤4m for single garages |  | Select |
| ≥4m to ≤5.5m for double garages |  | Select |
| ≥4m to ≤6.5m for triple+ garages |  | Select |
| Clearance | ≥6m from the tangent point of any street corner |  | Select |
| 1m from infrastructure |  | Select |
| 300mm from stormwater connections |  | Select |

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| **Disclaimer** |
| These assessment tables are designed to be read in conjunction with State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Western Parkland City SEPP), the Oran Park Development Control Plan 2007 (Oran Park DCP) and all other applicable environmental planning instruments.  Council has prepared the tables in good faith to aid you in the preparation of development applications. Council will make every reasonable effort to ensure that the tables are accurate and kept up to date.  Notwithstanding, Council does not guarantee, and accepts no legal liability for, the accuracy of the tables. Users should refer to the Western Parkland City SEPP, the Oran Park DCP and all other applicable environmental planning instruments and consider seeking independent and professional advice prior to using the tables.  By using the tables you acknowledge that you have read and accept this disclaimer. |