

PART E

SPECIFIC AREAS

CHAPTER 4

PITT TOWN

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4.1 INTRODUCTION

This chapter of the DCP relates specifically to the development of land at Pitt Town as shown in the locality plan as shown in Figure E4.1.

The subdivision and development controls within the chapter seek to implement the provisions of the Part 3A Concept Plan Approval issued by the Minister for Planning on 10 July 2008 under the provisions of the Environmental Planning and Assessment Act 1979.

The specific requirements set out within this chapter are additional to the general development controls and land use-specific development controls contained within other parts of the DCP. If this chapter is inconsistent with other parts of the DCP, this Chapter prevails to the extent of the inconsistency.



4.1.1 CONCEPT APPROVALS UNDER PART 3A OF THE EP & A ACT 1979

Development applications affecting land the subject of this chapter are, in addition to the relevant provisions of this Development Control Plan, to be assessed with respect to relevant provisions and/or commitments contained within any relevant concept approval issued under Part 3A of the Environmental Planning and Assessment Act 1979.

Development Applications submitted to Council should:

- contain a copy of any relevant Part 3A Notice of Determination and any relevant plans/maps;
- identify any relevant provisions and/or commitments contained within the Part 3A approval which affect the land/application; and,
- provide an explanation as to how the application seeks to comply with these provisions and/or commitments.

4.2 DESIRED CHARACTER

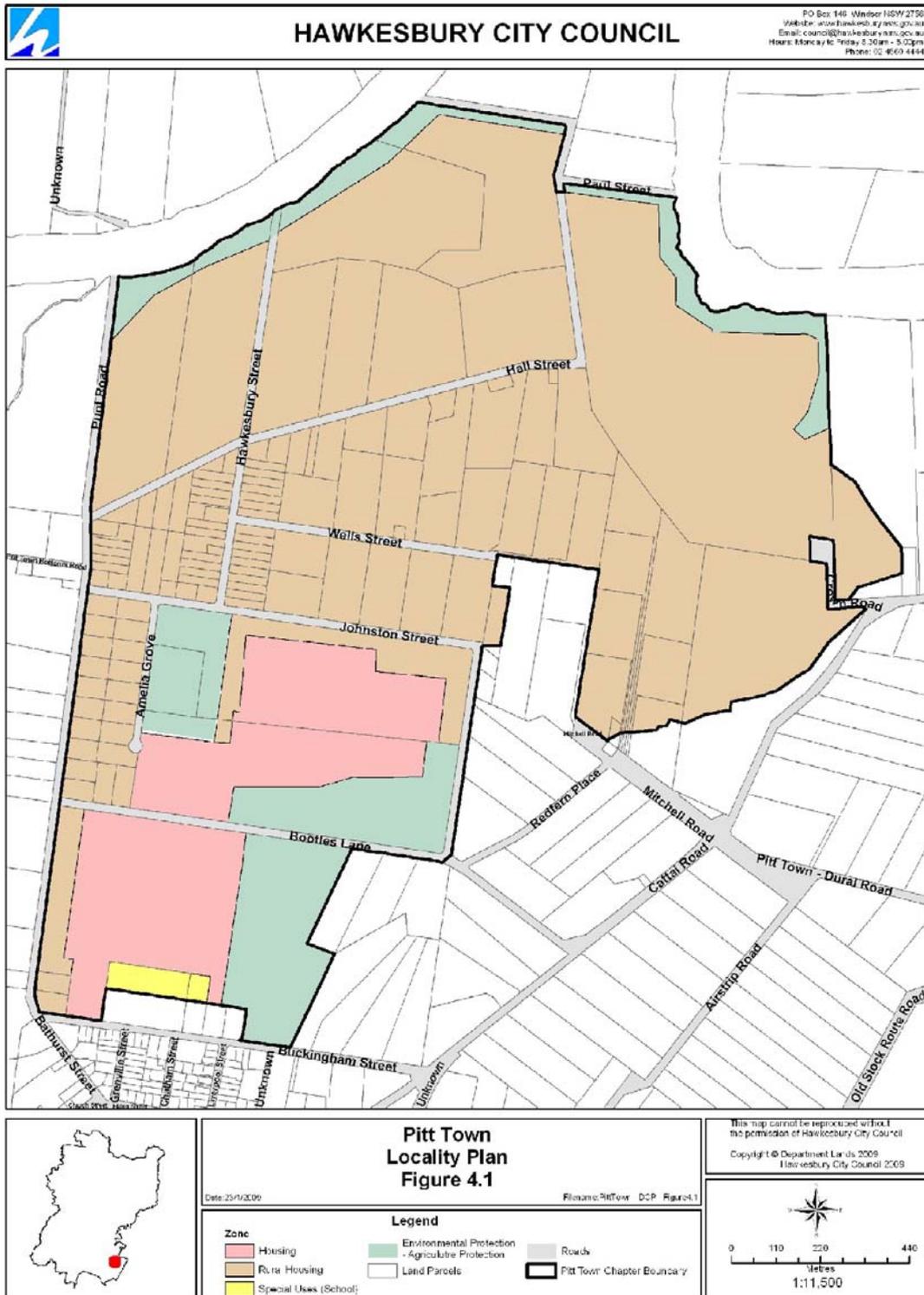
Pitt Town provides a relaxed and comfortable lifestyle with a semi rural village character. New development is to maintain a semi rural village character with generous and landscaped building setbacks and open streetscapes within a modified grid urban structure. New development will have building designs and materials compatible with the semi rural setting and traditional housing forms. The public domain is to reinforce the semi rural character of Pitt Town.

4.3 GENERAL PRINCIPLES

The general principles of the subdivision and development controls for Pitt Town set out within this chapter are to:

- to provide a clear planning document that outlines requirements for development which meets community expectations and addresses the key environmental planning issues of the city;
- provide a clear framework for subdivision and development;
- ensure development adopts sound urban design and environmental planning practices;
- ensure the orderly and proper development of the area;
- ensure that new development embraces water-sensitive urban design principles;
- ensure that new development contributes to the semi rural character;
- protect and enhance the important cultural heritage values;
- protect and enhance the important landscape and scenic values;
- conserve and manage areas of environmental significance;
- provide adequate physical and community infrastructure;
- protect the health and safety of existing and future residents; and,
- ensure development is consistent with Council's adopted sustainability principles.

Figure E4.1 Development Area



Subdivision And Development Controls

The subdivision and development controls for the Pitt Town development area are set out below. The subdivision controls relate to the subdivision and use of land within the Pitt Town development area and to development within the public domain. The development controls relate to private development within lots.

SUBDIVISION CONTROLS

4.4 LAND USE

4.4.1 Aims

- The proposed use of land does not cause unmanageable conflicts.
- The land proposed for development is suitable for the intended use.
- There is adequate land set aside within Pitt Town for public purposes to meet the needs of the local population.

4.4.2 Rules

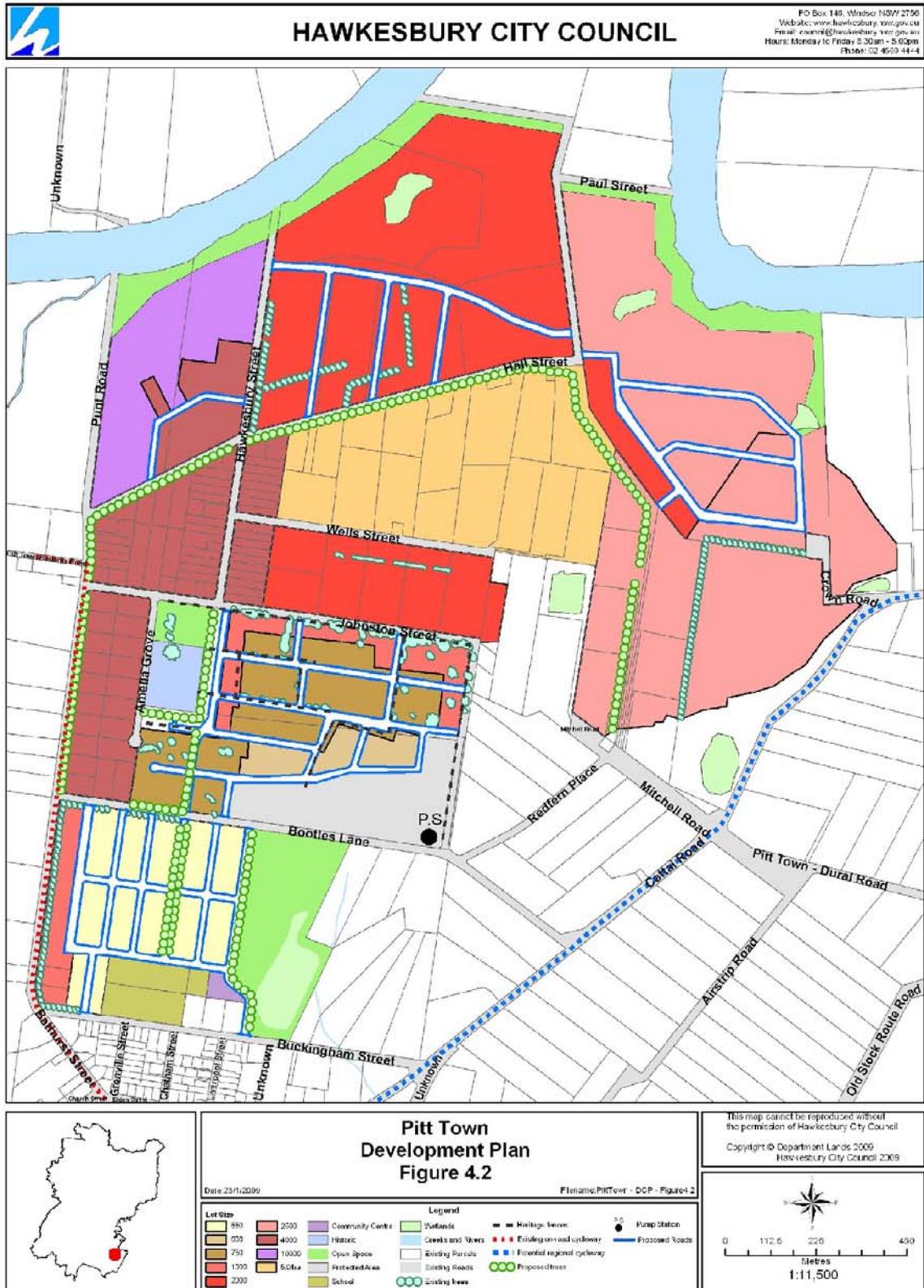
- a) The use of land within Pitt Town must be substantially in accordance with the Pitt Town Development Plan presented as Figure E4.2.
- b) A site contamination assessment must accompany development applications for subdivision to demonstrate there are no contamination constraints to future development.

4.5 LOT DESIGN

4.5.1 Aims

- There is a range of lot sizes available within Pitt Town to encourage a variety of housing forms.
- Most lots are regular-shaped with the lot depth about twice the lot width.
- Most lots are designed and orientated for good solar access.
- Lot design considers special opportunities such as significant views.
- Lots are large enough to protect special natural or cultural features within the lot.
- Lot sizes are appropriate for the physical characteristics of a particular location.
- Lot frontages along a street are approximately uniform and maintain a street rhythm.

Figure E4. 2: Development Plan





4.5.2 Rules

- a) Lot design is to generally comply with the Pitt Town Development Plan.
- b) The “Statement of Commitments” and approval conditions attached to the Minister for Planning determination of the Pitt Town Concept Plan (MPA No. 07_0140), dated 10 July 2008, must be taken into consideration with all applications.
- c) Lot design must, in Precincts A1, A2, A3, B, C and E, retain historic tree plantings and fence lines as shown in the Pitt Town Development Plan.
- d) Lot sizes and frontages must meet the requirements set out in Table E4.1 below. The development precincts are shown on Figure E4.3.

Table E4. 1: Minimum Lot Sizes and Frontages

Zone	Precinct	Minimum lot size area	Minimum lot frontage
Housing	A1	550m ²	16m
	A2	650m ²	16m
	A3	750m ²	16m
Rural Housing	B	1000m ²	18m
	C	2000m ²	28m
	D	5 lots/ha	25m
	E	2500m ²	34m
	F	2000m ²	25m
	G	4000m ²	40m
	H	10000m ²	35m or 10 for battleaxe lots

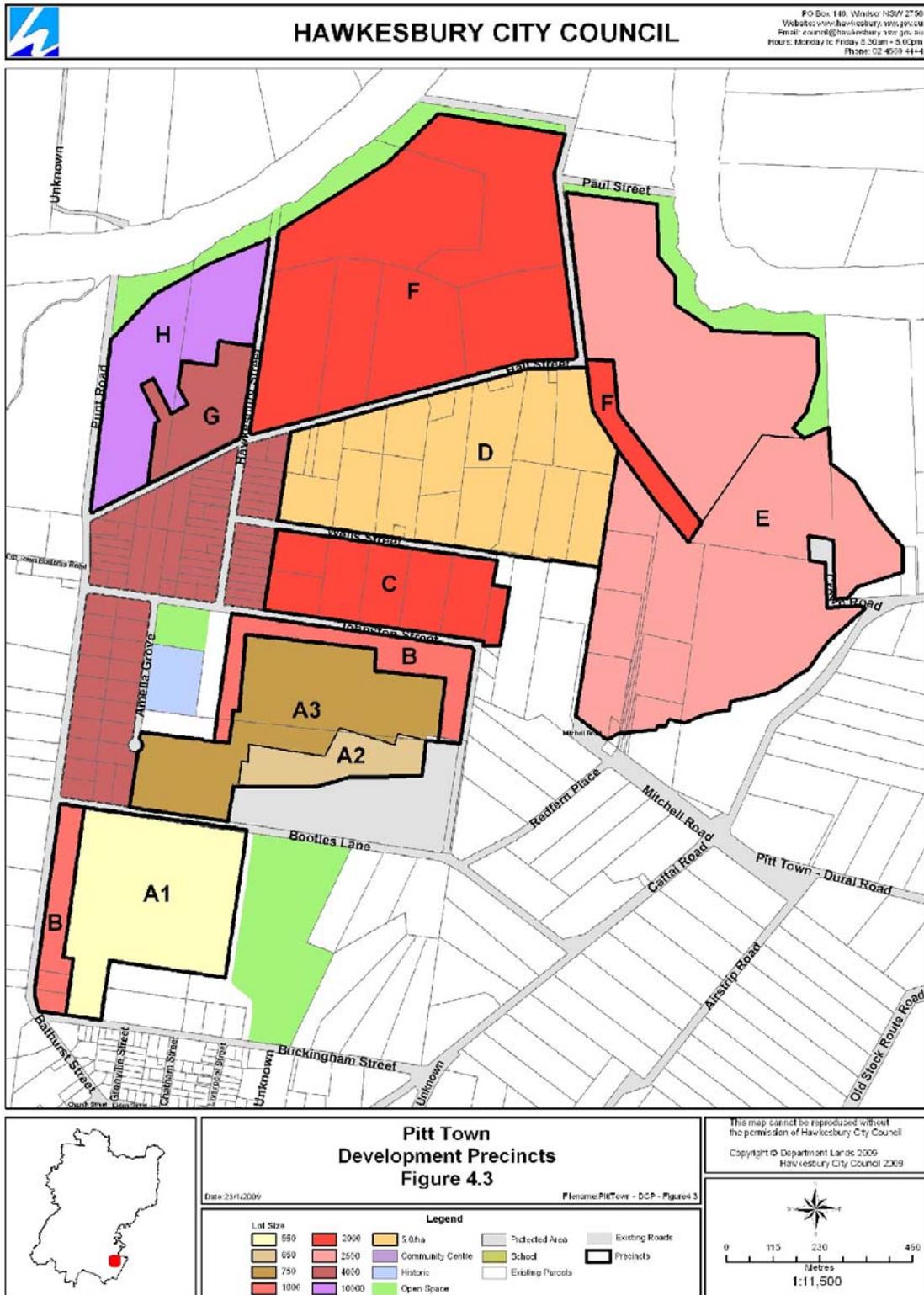
4.5.3 Development Precinct D - Rules

- a) Lot design must comply with the 5 lots per hectare density control under the Hawkesbury Local Environmental Plan 1989.
- b) Lots must be provided with suitable public street frontage and access.
- c) Lot design should have due regard to established lot boundaries and development within the precinct.
- d) Lot design should have due regard to existing significant vegetation within the precinct.

4.5.4 Development Precinct E - Rules

- a) Lots are to be contained within the Rural Housing zone boundary. No part of any lot is to extend beyond the zone boundary.
- b) Lots must be provided with suitable public street frontage and access.
- c) Lot design should have due regard to existing windbreak trees and other mature vegetation within the precinct.

Figure E4. 3: Development Precincts



4.5.5 Development Precinct F - Rules

- a) Lots are to be contained within the Rural Housing zone boundary. No part of any lot is to extend beyond the zone boundary.
- b) Lots must be provided with suitable public street frontage and access.

4.5.6 Development Precinct G - Rules

- a) Lots are to be contained within the Rural Housing zone boundary. No part of any lot is to extend beyond the zone boundary.
- b) Lots must be provided with suitable public street frontage and access.

4.5.7 Development Precinct H - Rules

- a) Lots are to be contained within the Rural Housing zone boundary. No part of any lot is to extend beyond the zone boundary.
- b) Lots must be provided with suitable public street frontage and access.

4.6 STREET DESIGN

4.6.1 Aims

- The street design creates a rectilinear urban structure consistent with the original crown land grants in the area.
- The street design retains the boundaries of historic land grants and early subdivision.
- The existing road alignments are retained and extended where feasible.
- Significant vegetation and historic fence lines are retained within road reserves where appropriate.
- The street scale and design is appropriate for its functional role.
- An efficient and interconnected road system is established to service the area.
- Road reserves provide for pedestrian and cyclist movement.
- A safe and efficient flood evacuation route is available for Pitt Town residents.



4.6.2 Rules

- a) Street layout must be substantially in accordance with the Pitt Town Development Plan.
- b) Significant trees on existing road verges are to be retained within the road reserve.
- c) The road hierarchy throughout the development area must comply with Figure E4.4.

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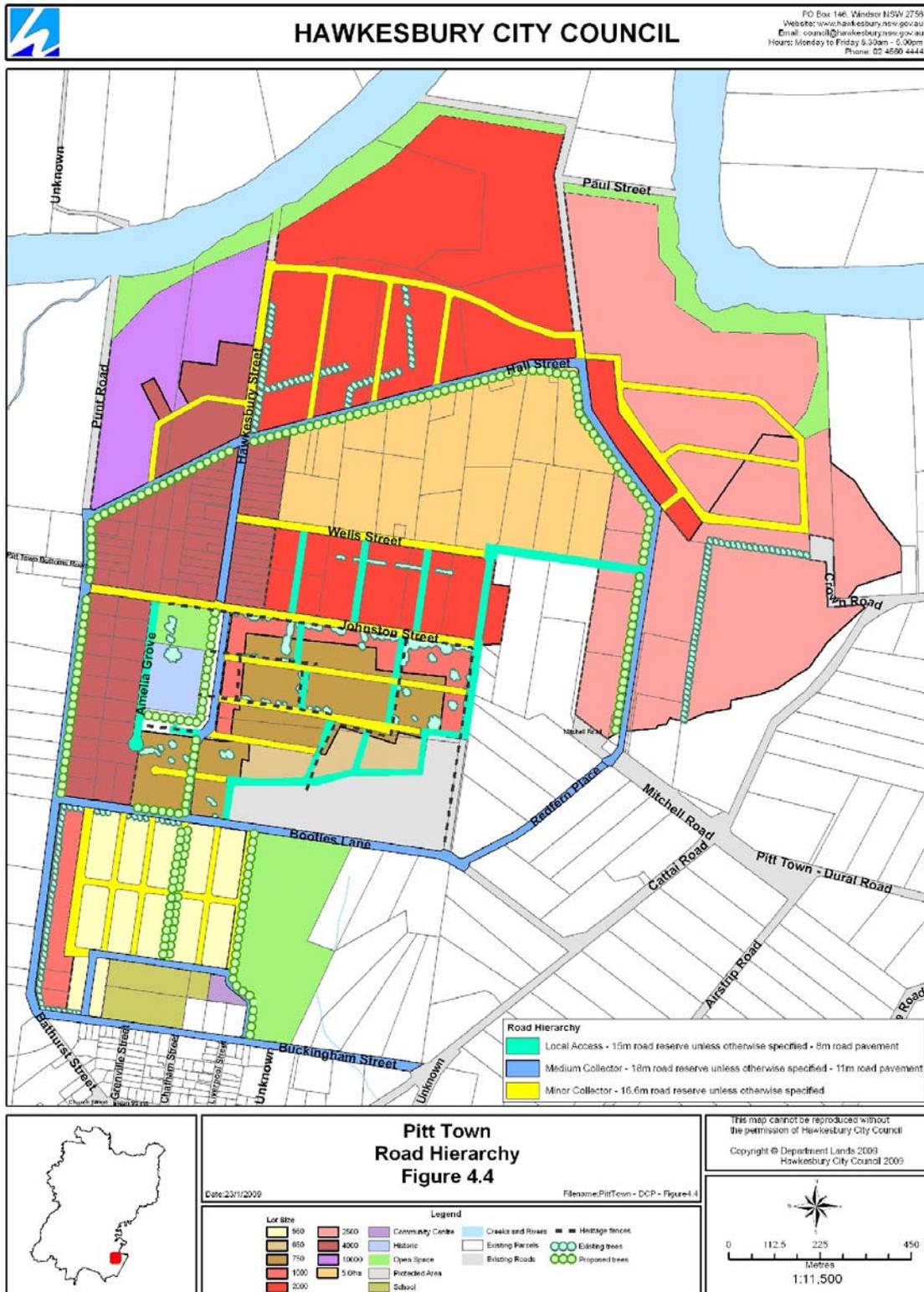
- d) The design specifications for roads within the development area set out in Table E4.2 below must be met unless the specific requirements set out below state otherwise.

Table E4. 2: Road Design Specifications

Road type	Carriageway	Footway	Road reserve
Medium collector	11.0m	3.5m	18.0m
Minor Collector	9.6m	3.5m	16.6m
Local access road	8.0m	3.5m	15.0m

Note: As per Council's Section 94 Contributions Plan, Buckingham Street from the corner of Bathurst Street to immediately east of the Pitt Town Public School only requires a 9.0m carriageway.

Figure E4. 4: Road Hierarchy



4.6.3 Bathurst Street between Buckingham Street and Bootles Lane - Rules

- a) The road reserve for this section of Bathurst Street is to be widened to 30 metres on its eastern side to incorporate the existing windbreak trees within a 10 metre verge.
- b) Vehicle access to lots on the eastern side of Bathurst Street is to be provided either from the east or via a 5 metre wide service road between the lots and the windbreak trees.

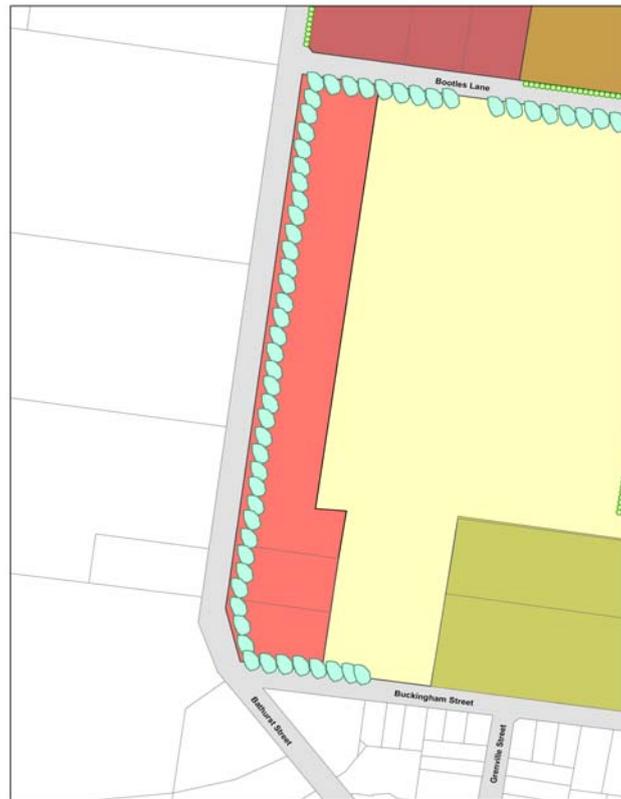


Figure E4. 5: Section of Bathurst Street to be Widened

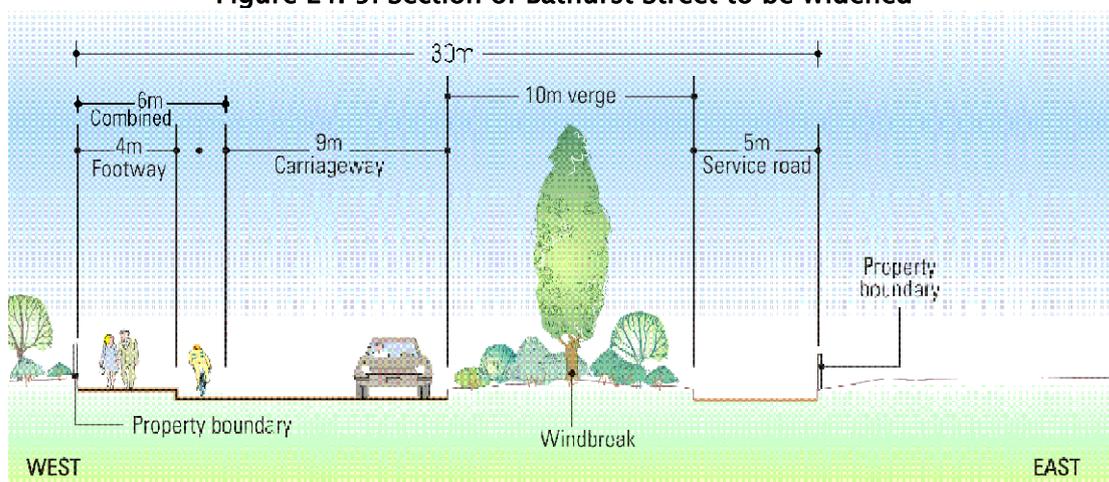


Figure E4. 6: Bathurst Street Design Concept



Plate E4. 1: Windbreak Trees along Bathurst Street

4.6.4 Bona Vista Homestead - Rules

- a) The southern curtilage area is to incorporate a 50 metre road reserve that connects Amelia Grove to the southern extension of Hawkesbury Street. The road reserve is to include a 4 metre footway on the southern side containing the historic fence line and a 38 metre area of Cumberland Plain Woodland on the northern side.
- b) A 50 metre road reserve is to be provided along the eastern boundary of the Bona Vista Homestead site. A 4 metre footway is to be provided on the eastern side of the road reserve. A 37.5 metre vegetated area is to be provided on the western side of the road reserve that incorporates Cumberland Plain Woodland.
- c) Both the 38m and 37.5m wide strip will be acquired using funds from development contributions.



Figure E4. 7: Road Reserves around the Bona Vista Homestead Site

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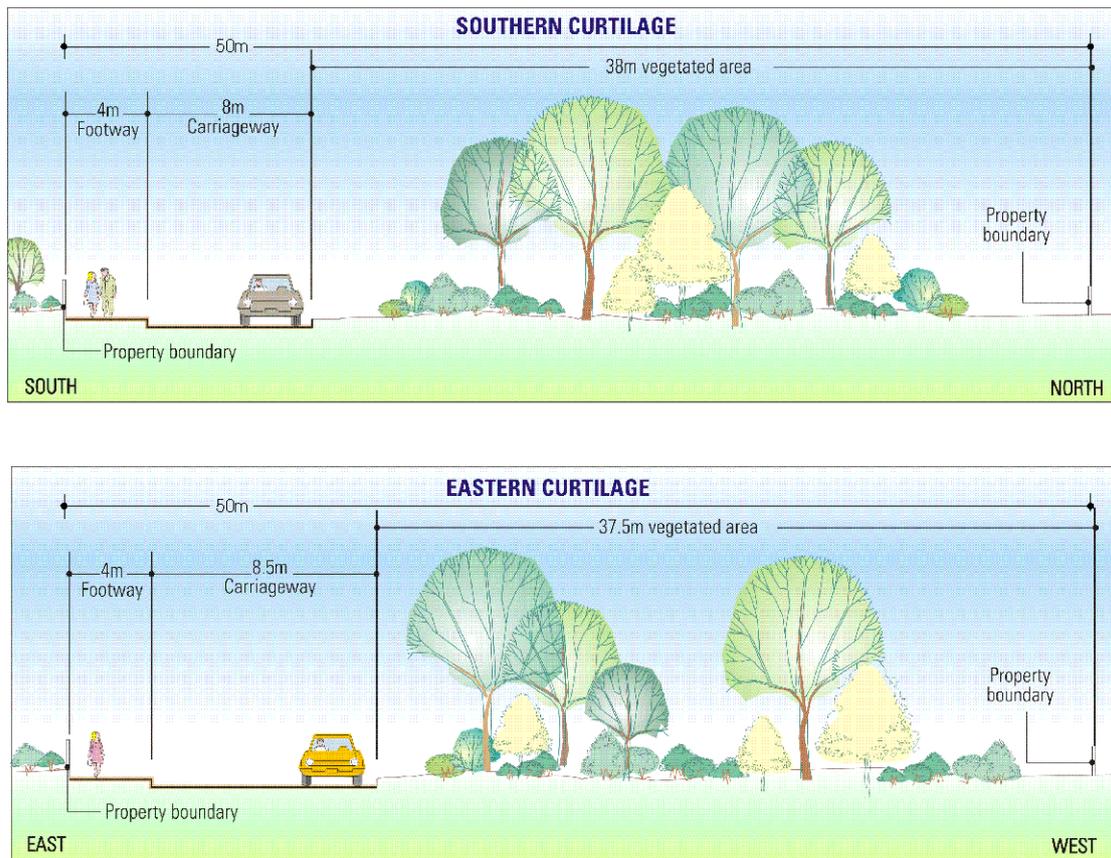


Figure E4. 8: Road Reserve Design Concepts



Plate E4. 2: Bona Vista Homestead

4.6.5 Bootles Lane - Rule

The section of Bootles Lane fronting proposed new lots on one side is to be widened on the southern side to a 34 metre wide road reserve as shown on Figure E4.10. The road reserve is to include a 4 metre footway on both sides of an 11 metre wide carriageway. A 10 metre verge is to be provided on the southern side of the road reserve that incorporates the existing windbreak trees and a 5 metre wide service road constructed to the south of the trees to provide street access and frontage to proposed lots where required to avoid tree removal for driveway crossovers.



Figure E4. 9: Section of Bootles Lane to be widened

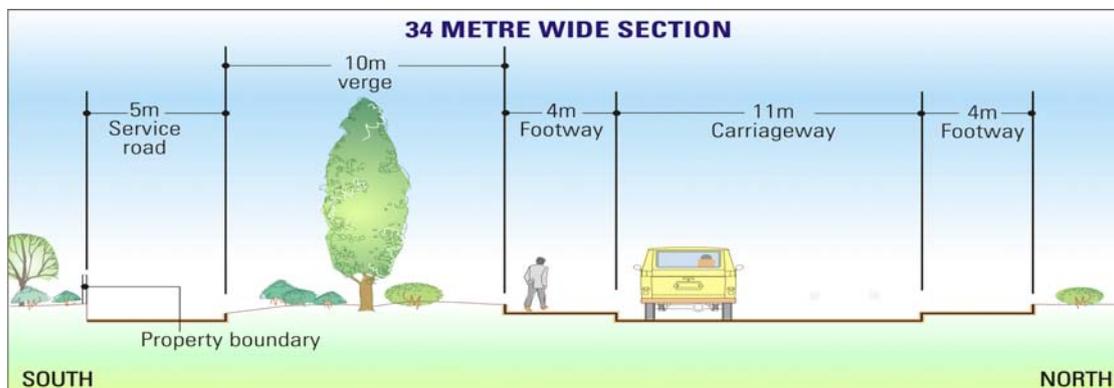
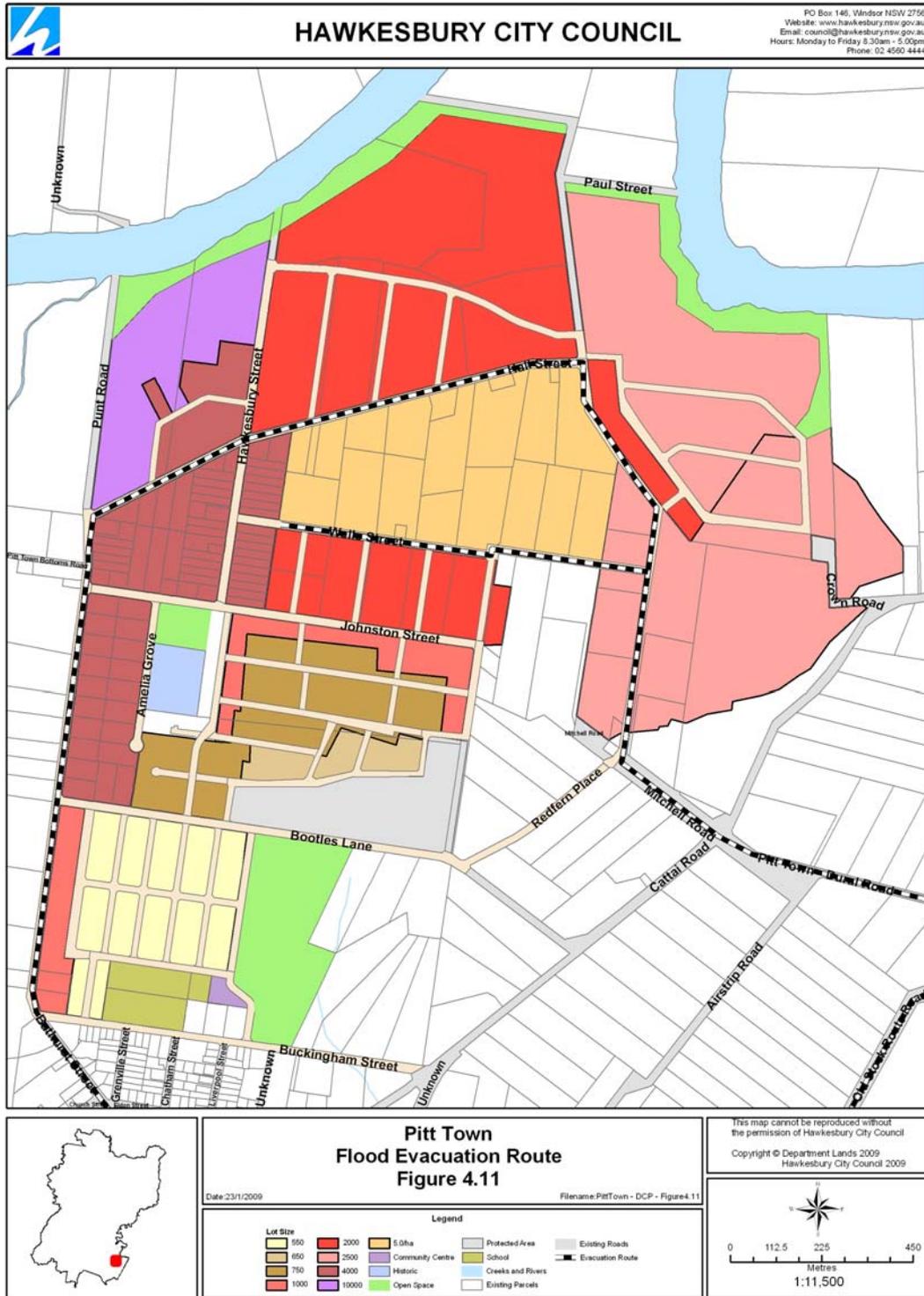


Figure E4. 10 Bootles Lane Design Concept – 34m Wide Section

4.6.6 Flood Evacuation Route - Rule

The flood evacuation route from Bathurst Street to Old Stock Route Road is to be at a minimum height of 17.3 metres AHD, the 1% AEP level. The route will be via Wells Street and/or Hall Street, Mitchell Place and Pitt Town Dural Road. Part of these works will be funded by way of development contributions.

Figure E4. 11: Flood Evacuation Route



4.6.7 Development Precinct D - Rules

- a) Any proposed east-west road connections through the precinct should have due regard to established lot boundaries and development.

4.6.8 Development Precinct E - Rules

- a) The road connections through the precinct must be provided substantially in accordance with the Pitt Town Development Plan.
- b) The integrity of the existing windbreaks within the precinct is to be maintained.
- c) The windbreak trees will be incorporated within road reserves where possible. A 4 metre footway or walking trail should extend alongside the windbreak. The walking trail should link into the road system through the precinct.
- d) The Hall Street - Redfern Place link road is to be a landscaped boulevard incorporating appropriate street trees within the road reserve.
- e) Internal access roads must connect to the Hall Street extension. No connections to Cattai Road will be permitted.

4.6.9 Development Precinct F - Rules

- a) The road connections through the precinct must be provided substantially in accordance with the Pitt Town Development Plan.

4.6.10 Development Precinct G - Rules

- a) The road connections through the precinct must be provided substantially in accordance with the Pitt Town Development Plan.

4.7 BUS AND CYCLE ROUTES

4.7.1 Aims

- Pitt Town is serviced by a local bus route that encourages public transport use and reduces the reliance on the private car. The local bus route connects with regional bus routes and to Windsor and Mulgrave train stations.
- Pitt Town is serviced by local cycle paths that help to increase transport choices and reduce the reliance on the private car. The local cycle paths connect to the regional cycle path network.

4.7.2 Rules

- a) A local bus service is to be provided through the development area when feasible. This service is to be partly funded way of development contributions.

4.8 COMMUNITY FACILITIES

4.8.1 Aims

- Pitt Town has adequate land and facilities provided for community facilities to meet the needs of existing and future residents.



4.8.2 Rules

- A community centre is to be provided on the approximately 4000 square metre site indicated on the Pitt Town Development Plan by way of development contributions. A development plan for the community centre site is to be prepared by Council to guide future development.
- Pitt Town Public School is to be expanded as indicated on the Pitt Town Development Plan. A development plan for the school site is to be prepared to guide future development by the Department of Education and Training. The Department is responsible for the acquisition of the site.



Figure E4. 12: Community Centre Site & School Site



Plate E4. 3: Pitt Town Public School

4.9 PUBLIC OPEN SPACE AND RECREATION

4.9.1 Aims

- Pitt Town has adequate land set aside for the provision of public open space and suitable recreation facilities to meet the needs of existing and future residents.
- Recreation facilities and open space areas are designed to provide for multiple needs and demands.



4.9.2 Rules

- Public open space must be set aside as indicated on the Pitt Town Development Plan.

4.9.3 "Bona Vista" Park - Rules

- A 1.32 hectare park is to be provided next to the northern side of the Bona Vista Homestead site on the corner of Johnston Street and the southern extension to Hawkesbury Street as indicated on the Pitt Town Development Plan. This land will be acquired by Council using funds raised by way of development contributions.
- A landscape plan is to be prepared by the developer for the park that includes retention of existing vegetation and the historic fencing along Johnston Street. The landscape plan should incorporate elements to assist the interpretation of the history of Bona Vista and the Pitt Town area.



Figure E4. 23: Bona Vista Park

4.9.4 "Fernadell" Playing Fields - Rules

- a) A 9.84 hectare area between Bootles Lane and Buckingham Street as indicated on the Pitt Town Development Plan is to be set aside for public recreation and stormwater management purposes. This land will be acquired by Council using funds raised by way of development contributions and Water Management fees.
- b) A management plan is to be prepared by Council for the land to guide future development. The management plan must be consistent with the Pitt Town Development Plan.
- c) A minimum of three playing fields is to be provided with sufficient parking and other ancillary facilities such as a children's playground and public toilets.
- d) Landscape treatments within the northern part of the site are to be native species compatible with the vegetation species found within the vegetated area to the north.
- e) The site is to accommodate stormwater management facilities to service the development area.



Figure E4. 34: Fernadell Playing Fields Site

4.10 ENVIRONMENTAL PROTECTION

4.10.1 Aims

- Areas of recognised environmental significance are protected from further development.
- New development does not have a significant adverse impact on local air quality.

4.10.2 Rules

- a) Significant existing trees indicated on the Pitt Town Development Plan are to be retained within road reserves or proposed lots.
- b) Solid fuel heaters will not be permitted within new developments.
- c) The re-vegetation of the wetlands used for stormwater detention, should be with species endemic to the area and that would assist in establishing a wildlife corridor, linking the preserved vegetation through to the riparian areas.
- d) Street trees should be species that assist in the establishment of a wildlife corridor.



4.11 HERITAGE CONSERVATION

4.11.1 Aims

- Places of recognised heritage significance are retained and enhanced.
- The cultural landscape heritage values of Pitt Town are protected.

4.11.2 Rules

- Bona Vista Homestead and associated structures and plantings are to be retained as an historic site. The northern curtilage area is to be extended to Johnston Street as open space (Bona Vista park). The southern and eastern curtilage areas are to be extended and enhanced through widened road reserves and landscape treatments within the road reserve.
- Historic windbreaks throughout the development area are to be retained within road reserves or proposed lots.
- Historic lot boundaries that correspond to original land grant boundaries are to be retained, where possible, through subdivision of the area consistent with the Pitt Town Development Plan.
- Historic road alignments (Bathurst Street / Hall Street / Johnston Street / Buckingham Street / Bootles Lane / Hawkesbury Street) are to be retained as indicated on the Pitt Town Development Plan.
- The historic fence lines indicated on the Pitt Town Development Plan are to be retained within road reserves or proposed lots.
- Other heritage places included on the Heritage Schedule to the Hawkesbury Local Environmental Plan 1989 are to be retained. A heritage conservation plan is to be prepared for each place to accompany any Development Application lodged for these places.



Plate E4. 4: Historic Fence Line along Johnston Street

4.12 STORMWATER MANAGEMENT

4.12.1 Aims

- The amount of stormwater generated within Pitt Town up to the 100 ARI event, and discharged to the Hawkesbury–Nepean River System is reduced or not increased.
- The water quality of stormwater discharged up to the 100 ARI event to the Hawkesbury–Nepean River System is improved or not worsened.
- The risk of localised flooding within Pitt Town is minimised and not increased.

4.12.2 Rules

- a) The sites shown as stormwater basins on the Pitt Town Development Plan Figure E4.2, or as shown on a subsequent Council approved/adopted stormwater management plan, are to be set aside for stormwater management purposes. The land will be acquired when required by Council by using funds from the Water Management fees.
- b) The water quality of stormwater discharged to the Hawkesbury–Nepean River System must comply with the standards set out in Table E4. 3 below.

Table E4. 3: Water Quality Standards

Pollutant	Treatment standard
Suspended solids	80% retention of the average annual load.
Total phosphorous	45% retention of the average annual load.
Total nitrogen	45% retention of the average annual load.
Litter	Retention of litter greater than 50mm for flows up to 25% of the 1 year ARI peak flow.
Coarse sediment	Retention of sediment coarser than 0.125mm for flows up to 25% of the 1 year ARI peak flow.
Oil and grease	In areas with concentrated hydrocarbon deposition, no visible oils for flows up to 25% of the 1 year ARI peak flow.

Source: NSW Environment Protection Authority. Managing Urban Stormwater: Council Handbook. November 1997

- c) A stormwater management plan must accompany development applications for subdivision and must be substantially consistent with the Pitt Town Development Plan. The plan must be consistent with water-sensitive urban design principles.
- d) An erosion and sedimentation management plan must accompany development applications for subdivision and must meet the requirements set out in Part C Chapter 4.
- e) The stormwater system shall be generally in accordance with the adopted Water Management Plan for Pitt Town.

4.13 UTILITY SERVICES

4.13.1 Aims

- Pitt Town is serviced with essential utility services with adequate capacity to meet existing and expected future demand.
- There is adequate land set aside for the provision of essential utility services and associated infrastructure.
- The provision of utility services to Pitt Town is coordinated and integrated into common infrastructure corridors.
- The development of required infrastructure has minimal impact on the visual and residential amenity of Pitt Town.



4.13.2 Rules

- a) Lots must be connected to essential utility services before development can proceed.
- b) Pipes and cables associated with water reticulation and sewer rising mains through Pitt Town must be underground within road reserves or registered easements and within common trenches wherever feasible.
- c) A 6 square metre site is to be set aside within Bona Vista Park for Telstra equipment.
- d) A services strategy plan must accompany development applications for subdivision and must be consistent with the Pitt Town Development Plan.
- e) Any lot with a dwelling that is more than 45 metres from a street fire hydrant must contain a minimum 10 000 litre capacity water storage tank for fire fighting purposes.
- f) The sewer system shall be generally in accordance with the adopted Water Management Plan for Pitt Town.

DEVELOPMENT CONTROLS

4.14 BUILDING ENVELOPES

4.14.1 Aims

- The bulk and scale of new development is consistent with existing development within Pitt Town.
- The height of new buildings is consistent with existing development and privacy or solar access conflicts between dwellings are avoided.
- The size and siting of buildings within lots reinforces the open streetscapes and semi rural character of Pitt Town.
- The size and siting of buildings provides adequate private open space within lots.
- The siting of buildings ensures that special natural or cultural features within lots are protected.

4.14.2 Rules

- a) The setback of dwellings from lot boundaries must meet the requirements set out in Table E4.4 below unless there are special natural or cultural features within the lot that require variations to these requirements. The development precincts are shown on Figure E4.3.



Table E4. 4: Minimum Building Setback Requirements

Precinct	Minimum lot size area	Minimum front setback	Minimum rear setback	Minimum side setback	Corner lots – Minimum setback of secondary street frontage
North-south orientated lots					
A	550/650/750	Dwellings – 6m with an articulation zone in front of dwelling of not greater than 1.2m Garages – 7m	4m-550m ² 5m-650 m ² 6-750 m ² Or 15% of depth of lot, whichever is the greater	1.3m minimum. Minor encroachments under eave line for 20% of overall wall length or maximum of 4.5m	3m with an articulation zone in front of dwelling of not greater than 1.5m
B	1000	7.5m	8m or 15% of depth of lot, whichever is the greater	1.5m minimum. Minor encroachments under eave line for 20% of overall wall length or maximum of 4.5m	3.5m with an articulation zone in front of dwelling of not greater than 1.5m
C	2000	9m	8m, or 15% of depth of lot, whichever is the greater	3m minimum. Minor encroachments under eave line for 20% of overall wall length or maximum of 5.5m	5m
D	5 lot/ ha	9m	8m or 15% of depth of lot, whichever is the greater	3m minimum. Minor encroachments under eave line for 20% of overall wall length or maximum of 5.5m	5m

Precinct	Minimum lot size area	Minimum front setback	Minimum rear setback	Minimum side setback	Corner lots – Minimum setback of secondary street frontage
E	2500	9m	8m or 15% of depth of lot, whichever is the greater	3m both sides	5.5m
F	2000	9m	8m, or 15% of depth of lot, whichever is the greater	3m minimum. Minor encroachments under eave line for 20% of overall wall length or maximum of 5.5m	5m
G	4000m	9m	8m	3m both sides	6.5m
H	10000m	9m	20m	3m both sides	7m
East-west orientated lots					
A	550/650/750	Dwellings – 6m with an articulation zone in front of dwelling of not greater than 1.2m Garages – 6m	4m-550m ² 5m-650 m ² 6-750 m ² Or 15% of depth of lot, whichever is the greater	1.3m minimum. Minor encroachments under eave line, on southern side only, for 20% of overall wall length or maximum of 4.5m	3m with an articulation zone in front of dwelling of not greater than 1.5m
B	1000	7.5m	8m or 15% of depth of lot, whichever is the greater	1.5m minimum. Minor encroachments under eave line, on southern side only, for 20% of overall wall length or maximum of 4.5m	3.5m with an articulation zone in front of dwelling of not greater than 1.5m

PART E

Precinct	Minimum lot size area	Minimum front setback	Minimum rear setback	Minimum side setback	Corner lots – Minimum setback of secondary street frontage
C	2000	9m	8m, or 15% of depth of lot, whichever is the greater	3m minimum. Minor encroachments under eave line, on southern side only, for 20% of overall wall length or maximum of 5.5m	5m
D	5 lot/ ha	9m	8m or 15% of depth of lot, whichever is the greater	3m minimum. Minor encroachments under eave line, on southern side only, for 20% of overall wall length or maximum of 5.5m	5m
E	2500	9m	8m or 15% of depth of lot, whichever is the greater	3m both sides	5.5m
F	2000	9m	8m, or 15% of depth of lot, whichever is the greater	3m minimum. Minor encroachments under eave line, on southern side only, for 20% of overall wall length or maximum of 5.5m	5m
G	4000m	9m	8m	3m both sides	6.5m
H	10000m	9m	20m	3m both sides	7m

Note: An Articulation zone is a notional area projecting 1.5m forward of the front building line within which additional, open building elements such as entry features and porticos, balconies, decks, verandas, and bay windows may be built.

- b) Garages may be attached or separate. Garages must be a least 1 metre behind the front building line, to be no greater than 50% of the building width and designed to minimise visual prominence. Garages and outbuildings may be located in the rear and side set backs
- c) Dwellings in all precincts are limited to two storeys.
- d) New buildings that comply with the provisions of Table E4.4: Minimum Building Setback Requirements need not comply with the Building Height Plane set out in Part D Chapter 1 Clause 1.3.
- e) Total building footprint area must comply with the site coverage requirements set out in Table E4.5 below.

Table E4. 5: Maximum Site Coverage

Precinct	Minimum lot size area	Maximum site coverage
A1	550m ²	60%
A2	650m ²	60%
A3	750m ²	50%
B	1000m ²	45%
C	2000m ²	30%
D	5 lot/ ha	40%
E	2500m ²	25%
F	2000m ²	30%
G	4000m ²	20%

- f) The building form for large houses is to be articulated or broken down to two or more buildings that may be interconnected.
- g) Each habitable room in a dwelling erected within Precincts E and F shall have a floor level no lower than 18.7m AHD.
- h) Dwellings must address the street frontage with a clearly defined entry (front access) facing the street and living areas providing street surveillance.
- i) At least 25% of the private open space must face within 15 degrees of north (See Solar Access for Private Open Space Figure below)
- j) Dwellings on lots less than 750m² must have a minimum private open space area of 24m² with a minimum width of 4m and be no steeper than 1:50. Dwellings on lots greater than 750m² must also comply with these requirements but the private open space must have a minimum of 20% of the site area.
- k) Private open space shall not be located in the front boundary setback

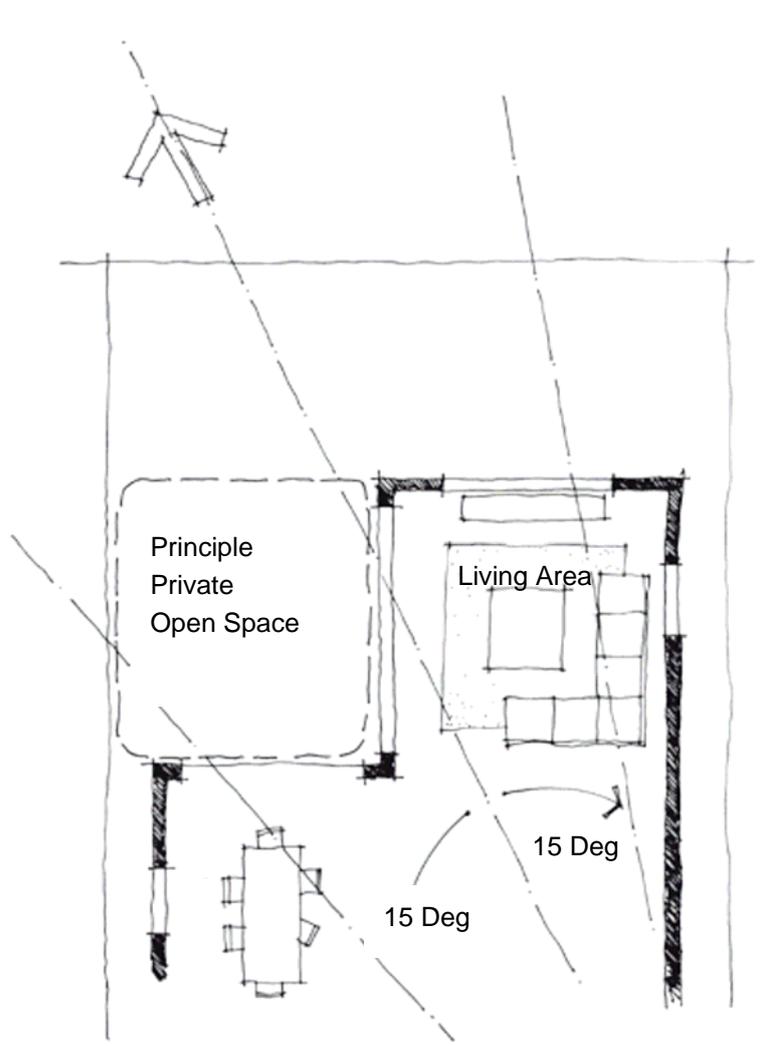


Figure E4.15 Solar Access for Private Open Space.

Note: For the purposes of corner blocks, a secondary street frontage means the longest frontage to a street/road where a lot has two of more frontages. Where a corner lot has street/road frontages of equal length, exclusive of any curved frontage, one of the frontages shall be nominated as the secondary frontage.

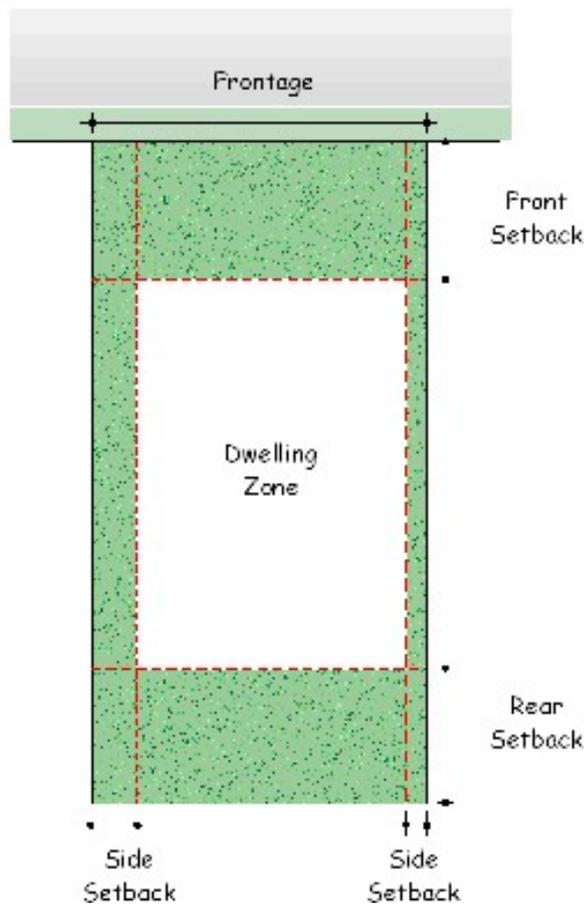


Figure E4. 16: Diagrammatic Representation of Setbacks

4.15 BUILDING DESIGN

4.15.1 Aims



- Building design is compatible with the semi rural character of the area and incorporates contemporary expressions of design elements characteristic of historic development within Pitt Town.
- Buildings are designed for energy efficiency to reduce potable water and electricity use.
- Buildings are designed to maximise solar access and cross-ventilation to internal and external living areas.
- External fixtures do not detract from the appearance of the building or the streetscape.

4.15.2 Rules

- a) The use of passive solar design elements such as verandas, window shades and eaves with at least 450mm overhang is required.
- b) At least one habitable room (other than a bedroom) must face within 15 degrees of north. The habitable room must be provided with a window having an area not less than 10% of the floor area of that room.
- c) The use of framed lightweight construction such as posted verandas and roof projections should dominate the appearance of buildings from the street.
- d) Within Precinct A, a 1.2 metre articulation zone forward of the front building setback is permitted for minor feature elements on the dwelling façade. Acceptable building elements within the articulation zone include:
 - entry feature or portico
 - awnings or other features over windows
 - eaves and sun shading structures
 - window box treatment
 - bay windows or similar features
 - balconies, verandas, pergolas or the like
- e) External walls materials are to be limited to weatherboard or plywood sheeting, rendered and bagged masonry, stone, glass or metal sheeting. Face bricks may be used provided the colour blends are uniform throughout.
- f) External colours are to be muted earth and bush vegetation tones. Large areas of white or primary, vibrant colours are to be avoided.
- g) The visual privacy requirements set out in Part D, Chapter 1, Clause 1.11, must be met.

- h) External fixtures such as solar panels and satellite dishes etc should be designed to integrate with the building or should not be visible from the street.

Note

Whilst the “*Design Guidelines*” required by condition B1(b) of the Minister for Planning Determination of the Pitt Town Concept Plan (MPA No. 07_0140) dated 10 July 2008 (prepared by Johnson Property Group, dated 27 August 2008) do not form part of this DCP, the applicant must take these into consideration in relation to architectural character and external finishes of dwelling structures and submit with any Development or Complying Development application an explanation as to how the proposal complies, or otherwise, with the Design Guidelines..

4.16 LANDSCAPING

4.16.1 Aims

- Significant existing trees and historic windbreaks are retained within the Pitt Town landscape.
- Landscape treatments complement the environmental quality of Pitt Town and create consistent and attractive streetscapes.
- The amount of hard surfaces is limited to maximise on-site stormwater infiltration.
- Water use for landscaping is minimised through appropriate species selection and reticulated town water supply is not required for maintenance of landscaped areas.



4.16.2 Rules

- a) The requirements for landscaped areas set out in Part D Chapter 1 Clause 1.6 must be met in addition to the requirements set out below.
- b) Existing trees greater than 3 metres high should to be retained within private open space areas. However, if they are to be removed they should be replaced at a ratio of 3 to 1.
- c) The historic windbreaks throughout the area that cannot be contained within public road reserves must be retained as part of the landscaping within private lots.
- d) Native plant species should be used. No invasive exotic species should be planted.
- e) The extent of driveways and other hard surfaces is to be minimised. Paving and other water-permeable materials should be used.

4.17 FENCING



4.17.1 Aims

- New boundary fencing (where required) reflects the rural character and historic fence styles of Pitt Town.
- New private open space screen fences (where required) and pool fences are integrated with the design of buildings on the same site.

4.17.2 Rules

- a) Front boundary fencing must not exceed 1.2 metres in height with preferred styles being post and open timber rails or post and wire with top rail.
- b) The integration of trees and natural ground vegetation with the fence line is encouraged.
- c) Private open space screen fences and pool fences must not exceed 2.1 metres in height are to be constructed of materials that complement the buildings on the site.
- d) Side fencing within the front setback area should be of open light weight contraction preferably post and open timber rails or post and wire with top rail.



Plate E4. 5: Examples of Acceptable Fence Styles