



Draft Woollahra Development Control Plan 2015 (Amendment 5)

Prepared Date:	July 2020
Adopted:	<i>TBC</i>
Commenced:	<i>TBC</i>
Division/Department:	Strategic Planning
HPE CM Record Number:	20/116995

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Draft Woollahra Development Control Plan 2015 (Amendment No 5)

Part 1 Preliminary

1.1 Background

The *Draft Woollahra DCP 2015 (Amendment No 5)* was prepared in response to the introduction of the Low Rise Housing Diversity Code. It ensures that the DCP planning controls extend to the new housing types introduced with the Code, manor houses and multi dwelling housing (terraces).

1.1.1 Low Rise Housing Diversity Code

The *Low Rise Housing Diversity Code* (the Code) applies to the Woollahra Local Government Area (LGA) from 1 July 2020. The Code applies to three development types, limited to one or two storeys in height:

- Dual occupancy
- Manor house
- Multi dwelling housing (terraces).

(Note: Multi dwelling housing (terraces) differs slightly from the term “multi dwelling housing”).

The Code forms part of the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) (Codes SEPP). The Code was previously known as the *Low Rise Medium Density Housing Code*.

1.1.2 Permissibility of dual occupancies, manor houses and terraces

The Code and associated changes to the planning system allow dual occupancies, manor houses and multi dwelling housing (terraces) to be permitted with consent through a complying development certificate (CDC) or development application (DA) in the R3 Medium Density Residential Zone of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). Some exclusions apply such as for land identified as heritage items, within heritage conservation areas, in foreshore areas and battle-axe lots.

The assessment of CDC applications under the Code must consider the relevant controls in the Code, Woollahra LEP 2014 and guidelines in the *Low Rise Housing Diversity Design Guide*, which is available on the [NSW Planning Portal](#).

The *Draft Woollahra Development Control Plan 2015 (Amendment 5)*, seeks to introduce development controls suitable for the Woollahra context to apply to DAs for manor houses and multi dwelling housing.

The *Environmental Planning and Assessment Regulation 2000* (the Regulation) requires councils to consider the DA Design Guide when assessing DAs for this type of development, until development controls and standards for these new housing types are adopted.

1.1.3 Exhibition of Draft Woollahra Development Control Plan 2015 (Amendment 5)

On 13 May 2019, Council [resolved](#) (in part) to exhibit *Draft Woollahra Development Control Plan 2015 (Amendment 5)* (draft DCP) to provide appropriate controls for manor houses and terraces:

- B. THAT a draft development control plan be prepared to amend various sections of the Woollahra Development Control Plan 2015, to insert references to manor houses and multi dwelling housing (terraces), as described in detail in **Annexure 4** of the report to the Environmental Planning Committee meeting on 18 March 2019.*

Manor houses are a type of residential flat building and multi dwelling housing (terraces) are a type of multi dwelling housing. Consequently, the amendment will make minor administrative changes to insert references to manor house and multi dwelling housing (terraces) alongside the existing references to residential flat buildings and multi dwelling housing.

The amendments are distributed throughout Woollahra DCP 2015, with the majority being in Chapter B3 General Development.

1.2 Name of plan

This plan is the Draft Woollahra Development Control Plan 2015 (Amendment No 5).

1.3 Objective of the plan

The objective of the plan is to update and strengthen the controls which apply to manor houses and multi-dwelling housing (terraces).

1.4 Land to which this plan applies

This plan applies to all land within the Woollahra Municipality.

1.5 Relationship of this plan to the Act, Regulation and other plans or environmental planning instruments

This plan has been prepared under Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 3 of the *Environmental Planning and Assessment Regulation 2000*.

Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) applies to the land to which this plan applies. In the event of an inconsistency between this plan and the Woollahra LEP

2014, the Woollahra LEP 2014 prevails.

1.6 Approval and commencement of this plan

This plan was approved by Woollahra Council on **TBC** and came into effect on **TBC**

1.7 How this plan amends Woollahra DCP 2015

This plan amends Woollahra DCP 2015 in the manner set out in Part 2 of this plan.

Part 2 Amendments to Woollahra Development Control Plan 2015

This plan amends Woollahra DCP 2015 in the manner shown in below.

The DCP location of the draft amendments are identified by:

- **DCP chapter**
- **## Chapter section**
- **### - section topic**
- amendment description

The wording of the draft amendments are identified as:

Insertions –identified in blue and underlined.

~~Deletions –identified in red and strikethrough~~

Chapter A3 Definitions

2.1 A3.1 Definitions

2.1.1 - Definitions table

- insert definitions for manor houses and multi dwelling housing (terraces)

<u>manor house</u>	<u>as defined in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</u>
<u>multi dwelling housing (terraces)</u>	<u>as defined in Woollahra LEP 2014.</u>

Chapter B1 - Residential Precincts

2.2 B1.9.2 Desired future character

2.2.1 - Introduction

- update text to include manor houses and multi dwelling housing (terraces)

This precinct includes land zoned R2 Low Density Residential and R3 Medium Density Residential. Most of the R3 Medium Density Residential land is located near the business centres and the main connector roads. Although much of this R3 zoned land currently contains many dwelling houses, this area is identified for change and will be redeveloped for medium density residential uses such as residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces), ~~multi unit dwellings~~ and attached dwellings.

Chapter B3 - General Development Controls

2.3 Contents

- 2.3.1 - Table for B3.8.6
- update text to include manor houses and multi dwelling housing (terraces)

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B3.8.8	Post-1950s residential towers	80
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2.4 B3.2.3 Side setbacks

- 2.4.1 - Control C2 – Minimum side setback
- update text to include manor houses and multi dwelling housing (terraces)

C2 The minimum side setback for residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) and attached dwellings ~~and multi dwelling housing~~ is determined by the table in Figure 5B.

- 2.4.2 - Figure 5B - Side setback table
- update text to include manor houses and multi dwelling housing (terraces)

FIGURE 5B

Side setback table for residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) and attached dwellings, and any other land use not addressed in controls C1 to C2 of Section 3.2.3 Side setbacks

2.5 B3.3 Floorplate

- 2.5.1 - Note
- update text to include manor houses and multi dwelling housing (terraces)

Note: The floorplate controls do not apply to land or development types where an FSR applies, such as residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) or attached dwellings on land zoned R3 Medium Density Residential.

2.6 B3.4 Excavation

- 2.6.1 - Control C2 – maximum excavation volume
- update text to include manor houses and multi dwelling housing (terraces)

- C2 For a residential flat building, [manor houses](#), multi dwelling housing, [multi dwelling housing \(terraces\)](#) or attached dwelling development (including attached and detached garaging)—the maximum volume of excavation permitted is no greater than the volume shown in Figure 14B.

2.6.2 - Control C4(c) – excavation for storage

- update text to include manor houses and multi dwelling housing (terraces)

- c) storage at a rate of 8m³ (cubic metres) per dwelling if for a residential flat building, [manor houses](#), ~~or~~ multi dwelling housing [or multi dwelling housing \(terraces\)](#) development.

2.6.3 - Control C7 – basement walls setbacks

- update text to include manor houses and multi dwelling housing (terraces)

- C7 Notwithstanding C6, basement walls for residential flat buildings, [manor houses](#), multi dwellings housing, [multi dwelling housing \(terraces\)](#) and attached dwellings are no closer to the boundary than 1.5m (see Figure 16).

2.6.4 - Figure 14B – maximum excavation volume graph

- update text to include manor houses and multi dwelling housing (terraces)

FIGURE 14B

Maximum volume of excavation for the site of:

- a residential flat building
- [manor houses](#)
- multi dwelling housing
- [multi dwelling housing \(terraces\)](#)
- attached dwellings
- any other land use not addressed in controls C1 to C2 of Section B3.4 Excavation

2.6.5 - Figure 16 – base walls setback diagram

- update text to include manor houses and multi dwelling housing (terraces)

FIGURE 16

For a residential flat building, [manor houses](#), multi dwelling housing, [multi dwelling housing \(terraces\)](#), attached dwellings and any other land use not addressed in controls C1 to C2 of Section B3.4 Excavation, basement walls can be no closer to the boundary than 1.5m.

2.7 B3.7.1 Landscaped areas and private open space

2.7.1 - Control C2 (a) and (b) – deep soil area

- update text to include manor houses and multi dwelling housing (terraces)

- C2 At least 40% of the front setback comprises deep soil landscaped area, and:
- c) for a residential flat building manor houses, ~~or~~ multi dwelling housing or multi dwelling housing (terraces) in the Wallaroy, Manning Road, Darling Point, Bellevue Hill South, Bellevue Hill North or Rose Bay precinct—at least one consolidated area of the deep soil area is at least 20m²; and
 - d) for a residential flat building manor houses, ~~or~~ multi dwelling housing or multi dwelling housing (terraces) in the Double Bay or Point Piper precinct—at least one consolidated area of the deep soil area is at least 12m².

2.7.2 - Objective O5 – private open space

- update text to include manor houses and multi dwelling housing (terraces)

- O5 To ensure that dwellings in residential flat buildings, ~~and~~ manor houses, multi dwelling housing or multi dwelling housing (terraces) are provided with adequate private open space that enhances the amenity of the dwellings.

2.7.3 - Control C11 – private open space

- update text to include manor houses and multi dwelling housing (terraces)

- C11 For residential flat building, manor houses, multi dwelling housing or multi dwelling housing (terraces)—each dwelling is provided with private open space which has a minimum area of 8m² and minimum dimensions of 2m x 2m. For dwellings above ground level, this may be in the form of a balcony, verandah or uncovered roof terrace and the like.

2.8 B3.8 Additional controls for development other than dwelling houses - Introduction

2.8.1 - Update list to include manor houses and multi dwelling housing (terraces)

This section includes additional controls for the following types of development:

- ▶ secondary dwellings;
- ▶ semi-detached dwellings;
- ▶ dual occupancies;
- ▶ attached dwellings;
- ▶ residential flat buildings;
- ▶ [manor houses](#);
- ▶ ~~and~~ multi dwelling housing;
- ▶ [multi dwelling housing \(terraces\)](#);
- ▶ Inter-War flat buildings; and
- ▶ post-1950s residential towers.

These controls apply in addition to the controls in Sections B3.2-B3.7.

2.9 B3.8.1 Minimum lot width

2.9.1 - Introduction

- update text to include manor houses and multi dwelling housing (terraces)

B3.8.1 Minimum lot width

The minimum lot width, as measured from the street frontage, is the minimum required to accommodate development on a site.

The controls below apply to detached dual occupancies, attached dwellings, residential flat buildings, [manor houses](#), ~~and~~ multi dwelling housing, ~~and~~ [multi dwelling housing \(terraces\)](#) recognising that these forms of development require a minimum width to ensure that each dwelling in the development can be designed to provide reasonable amenity having regard to issues such as privacy, building separation, ~~and~~ open space [and to achieve planned residential density in certain zones consistent with the desired future character of the neighbourhood](#).

2.9.2 - Additional controls table Control C1 (c) and (d) – lot width

- update text to include manor houses and multi dwelling housing (terraces)

- c) residential flat building, [manor houses](#), ~~or~~ multi dwelling housing [or multi dwelling housing \(terraces\)](#) containing three dwellings—15m; and
- d) residential flat building, [manor houses](#), ~~or~~ multi dwelling housing [or multi dwelling housing \(terraces\)](#) containing four or more dwellings—21m.

2.10 B3.8.6 Residential flat buildings and multi dwelling housing

2.10.1 - Title

- update title to include manor houses and multi dwelling housing (terraces)

B3.8.6 Residential flat buildings, [manor houses](#), ~~and~~ multi dwelling housing [and multi dwelling housing \(terraces\)](#)

2.10.2 - Introduction

- insert definitions of manor house and multi dwelling housing (terraces).

- ▶ [manor house as defined in State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008.](#)
- ▶ [multi dwelling housing \(terraces\) as defined in Woollahra LEP 2014.](#)

2.10.3 - - Introduction

- update text to update current title of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP 65) – replace “flat” with “apartment”, and replace “Residential Flat Design Code” with “Apartment Design Guide”.

In addition to the DCP controls, the NSW Government’s *State Environmental Planning Policy No. 65 - Design Quality of Residential ~~Flat~~ Apartment Development* (SEPP 65) is also a mandatory consideration for all applications for residential flat buildings and multi dwelling housing that is three or more storeys and contains four or more self-contained dwellings.

SEPP 65 contains principles for good design and provides guidance for evaluating the merit of design solutions, and is supported by the ~~Residential Flat Design Code~~ [Apartment Design Guide](#). The [guide](#) contains detailed information about how development proposals can achieve the design quality principles in the SEPP, addressing matters such as building separation and building configuration

2.10.4 - Table B3.8 Additional controls for development other than dwelling houses

- update sub-title 3.8.6 to include manor houses and multi dwelling housing (terraces)

- ▶ *3.8.6 Residential flat buildings, [manor houses](#), ~~and~~ multi dwelling housing [and multi dwelling housing \(terraces\)](#)*

2.10.5 - Note

- update text to include manor houses and multi dwelling housing (terraces)

Note: For requirements for adaptable housing in residential flat buildings, [manor houses, multi dwelling housing, multi dwelling housing \(terraces\)](#) and mixed use developments refer to Part E8 of the DCP.

Chapter C2 - Paddington Heritage Conservation Area

2.11 Contents

2.11.1 - Contents table for C1.3 Building types

- update text to include manor houses and multi dwelling housing (terraces)

▪ C1.3 → BUILDING TYPES	13
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2.12 C1.1.6 Definitions

2.12.1 - Ancillary development

- update text to include manor houses and multi dwelling housing (terraces)

a building or structure, other than a dwelling house, dual occupancy, semi-detached dwelling, mixed development, attached housing, multi dwelling housing, residential flat building, manor house, multi dwelling housing (terraces) or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas.

2.13 C1.3 Building types

2.13.1 - Building types

- update point 1.3.6 of list to include manor houses and multi dwelling housing (terraces)

- ▶ 1.3.6 Residential flat buildings, manor houses, multi dwelling housing (terraces) and multi dwelling housing

2.14 C1.3.6 Residential flat buildings and multi dwelling housing

2.14.1 - Title

- update title to include manor houses and multi dwelling housing (terraces)

C1.3.6 Residential flat buildings, [manor houses, multi dwelling housing \(terraces\)](#) and multi dwelling housing

2.14.2 - Objectives – objective O2

- update text to include manor houses and multi dwelling housing (terraces)

O2 To mitigate the effects of intrusive residential flat building, [manor house, multi dwelling housing \(terraces\)](#) and multi dwelling housing development.

2.14.3 - Controls - controls C2 and C3

- update text to include manor houses and multi dwelling housing (terraces)

C2 Alterations may be made to the external finishes of residential flat buildings [and manor houses](#), if appropriate to the building type.

C3 Alterations are permitted that reverse any unsympathetic works to residential flat buildings, [manor houses, multi dwelling housing \(terraces\)](#) and multi dwelling housing.

2.15 C1.4.8 Private open space, swimming pools, lightwell courtyards and landscaping

2.15.1 - Introduction

- update text to include manor houses

For residential flat buildings [and manor houses](#), including those built as infill development or those which adapt existing buildings, open space may be provided as private and communal areas. In these buildings private open space may be provided at ground or above ground level. The latter may comprise balconies and verandahs.

2.15.2 - Control C5 - private open space

- update text to include manor houses and multi dwelling housing (terraces)

C5 A new residential flat building, [manor house, multi dwelling housing \(terraces\)](#) or multi dwelling housing, or the adaptive reuse of a building as a residential flat building, [manor house, multi dwelling housing \(terraces\)](#) or multi dwelling housing, is to be provided with private open space, unbuilt upon area and deep soil landscaped area in accordance with Table 3, except where compliance would require demolition of significant structures.

2.15.3 - Table 3 - Minimum private open space

- update table title to include manor houses and multi dwelling housing (terraces)

TABLE 3 Minimum private open space, unbuilt upon area and deep soil landscaped area requirements for residential flat buildings, [manor houses, multi dwelling housing \(terraces\)](#), multi dwelling housing and mixed use developments

2.15.4 - Table 3 - Minimum private open space

- update new development section to include manor houses and multi dwelling housing (terraces)
- update adaptive re-use of an existing building section to include manor houses and multi dwelling housing (terraces)

Residential type	Minimum unbuilt upon area	Minimum deep soil landscaped area required	Minimum private open space required for each dwelling
New development			
Residential flat building, manor house, multi dwelling housing (terraces) or multi dwelling housing	40% of site area	20% of site area	(See below for dwellings)
Adaptive re-use of an existing building			
Adaptive re-use of a building for a residential flat building, manor house, multi dwelling housing (terraces) or multi dwelling housing	N/A	8% of site area where site less than 180m ² 12% of site area where site is at least 180m ²	(See below for dwellings)

Chapter C2 - Woollahra Heritage Conservation Area

2.16 C2.5.6 Open Space and landscaping

2.16.1 - Control C5 – private open space and landscaping

- update text to include manor houses and multi dwelling housing (terraces)

C5 ~~Each~~ Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces) ~~are~~ ~~is~~ to be provided with private open space, unbuilt upon areas and deep soil landscaped areas in accordance with the following table:

2.16.2 - Table 5 – private open space and landscaping

- update text to include manor houses and multi dwelling housing (terraces)

Residential flat buildings, manor houses, multi dwelling housing (terraces) and multi dwelling housing.

Chapter C3 - Watsons Bay Heritage Conservation Area

2.17 C3.4.4 Precinct D: Commercial and RFBs

2.17.1 - Landscaping and site coverage - residential flat buildings and multi dwelling housing

- Title and control C40 – Residential flat buildings and multi dwelling housing

- update text to include manor houses and multi dwelling housing (terraces)

Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)

C40 Landscaped area is permitted in front of residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces), except at the street corners.

2.18 C3.4.5 Precinct E: Gap Road / Dunbar St

2.18.1 - Control C29 and title - RFBs and multi dwelling housing

- update text to include manor houses and multi dwelling housing (terraces)

Residential flat buildings, manor houses, multi dwelling housing (terraces) and multi dwelling housing (terraces).

C29 For residential flat buildings manor houses, multi dwelling housing (terraces) and multi dwelling housing, the building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) are not to exceed 70% of the site. This is area in order to provide 30% of the site area for landscaped area, including plantings.

2.19 C3.5.5 Built form

2.19.1 - Control C3 – building footprint

- update text to include manor houses and multi dwelling housing (terraces)

C3 Building footprints for residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#) are limited to 40% of the site area unless stated otherwise in the precinct controls.

2.19.2 - Control C6 – excavation

- update text to include manor houses and multi dwelling housing (terraces)

C6 For a residential flat building, [manor house, multi dwelling housing and multi dwelling housing \(terraces\)](#), or attached dwelling development – the maximum volume of excavation permitted is no greater than the volume shown in Figure 169.

2.19.3 - Control C8 – excavation variation

- update text to include manor houses and multi dwelling housing (terraces)

c) storage at a rate of 8m³ per dwelling if for a residential flat building, [manor house, multi dwelling housing and multi dwelling housing \(terraces\)](#) development.

2.19.4 - Figure 169 – excavation graph

- update text to include manor houses and multi dwelling housing (terraces)

FIGURE 169

Maximum volume of excavation for:

- ~~a~~ residential flat buildings

- [manor houses](#)

- multi dwelling housing

- [multi dwelling housing \(terraces\)](#)

- attached dwellings - any other land use not addressed in controls in controls C5 to C6 of Section 3.5.5 Excavation.

Chapter D6 - Rose Bay Centre

2.20 D6.6.5 Private open space

2.20.1 - Control C5 – landscape plan

- replace wording “multi unit” with “multi dwelling”.

C5 A landscape plan is submitted as part of any development application that includes a component of [multi dwelling](#) ~~multi-unit~~ housing.

Chapter E1 - Parking and Access

2.21 E1.2.1 – Development applications and required information

2.21.1 - Additional information

- insert text for manor houses, multi dwelling housing and multi dwelling housing (terraces)

- ▶ residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#);

2.22 E1.4.2 Residential parking generation rates

2.22.1 - Table 1 – residential uses rates

- update table to insert manor houses, multi dwelling housing and multi dwelling housing (terraces)

Residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#)

2.23 E1.11 Electric vehicle charging

2.23.1 - Control C2 – installation of dedicated circuit

- update text to include manor houses, multi dwelling housing and multi dwelling housing (terraces) and delete “multi-unit dwellings”

- C2 The installation of at least one 15Amp dedicated circuit for vehicle charging is encouraged in the common parking areas of residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#) ~~multi-unit dwellings~~, and the residential component of a mixed use development. The circuit is to be suitably located to provide for convenient, shared access.

Chapter E5 - Waste Management

2.24 Contents

2.24.1 - E5.5 Residential flat buildings and multi dwelling housing

- update text to include manor houses and multi dwelling housing (terraces)

E5.5	RESIDENTIAL FLAT BUILDINGS, MANOR HOUSES, MULTI DWELLING HOUSING AND MULTI DWELLING HOUSING (TERRACES)	7
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2.25 E5.1.6 Preparing your development application

2.25.1 - On-site water and recycling facilities

- update text to include manor houses and multi dwelling housing (terraces)
 - ▶ For residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#) —refer to Section 5.5;

2.26 E5.5 Multi dwelling housing and Residential Flat Buildings

2.26.1 - Section title

- update text to include manor houses and multi dwelling housing (terraces)

E5.5 Residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#)

2.26.2 - Introduction

- update text to include manor houses and multi dwelling housing (terraces)

The design of waste and recycling storage areas within residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#) needs to address specific challenges with regard to waste volumes, ease of access and operation of waste sorting and removal systems.

2.26.3 - Objective O1 – promote reuse and recycling

- update text to include manor houses and multi dwelling housing (terraces)

O1 To promote reuse and recycling in residential flat buildings, [manor houses, multi dwelling housing and multi dwelling housing \(terraces\)](#).

2.26.4 - Control C2 and C3 – promote reuse and recycling

- update text to include manor houses and multi dwelling housing (terraces)

C2 For residential flat buildings [and manor houses](#), a communal waste and recycling storage area for housing bins is provided.

C3 For multi dwelling housing [and multi dwelling housing \(terraces\)](#), a waste and recycling storage area is provided in the form of an area for each dwelling, or as communal waste and recycling storage area.

2.26.5 - Control C12 (b) – collection and storage

- update text to include manor houses and multi dwelling housing (terraces)

b) the principal entrance to each residential flat building [and manor houses](#); and

2.27 E5.7 Mixed use developments

2.27.1 - Control C2 – residential component of mixed use

- update text to include manor houses and multi dwelling housing (terraces)

C2 The controls in Section 5.5 (Residential flat buildings, [manor houses](#), [multi dwelling housing and multi dwelling housing \(terraces\)](#)) apply to the residential component of mixed use development.

Chapter E8 – Adaptable Housing

2.28 E8.1.2 Development to which this chapter applies

2.28.1 - List of applicable development

- update text to include manor houses and multi dwelling housing (terraces)

This chapter of the DCP applies to the following types of development:

- ▶ dwelling houses;
- ▶ semi-detached dwellings;
- ▶ dual occupancies;
- ▶ attached dwellings;
- ▶ multi dwelling housing;
- ▶ [multi dwelling housing \(terraces\)](#);
- ▶ [manor houses](#);
- ▶ residential flat buildings; and
- ▶ shop top housing.

2.29 E8.2 Adaptable housing

2.29.1 - Control C1 - certification

- update text to include manor houses and multi dwelling housing (terraces)

C1 Development for an attached dwelling, multi dwelling housing, [multi dwelling housing \(terraces\)](#), [manor houses](#), residential flat building or shop top housing containing 10 or more dwellings, designs and constructs at least 10% of the dwellings to Class A certification under AS 4299 – Adaptable housing.