PART F: Design criteria for specific types

1. SINGLE DWELLING HOUSES

Introduction

This section applies to development of individual self-contained housing. It applies to:

- detached housing in a suburban setting such as Rosebery and Centennial Park; and
- terrace and semi-detached housing in areas such as Surry Hills, Paddington and Chippendale; and
- terrace row and town houses whether developed on separate individual allotments or on one allotment which is later subdivided.

This section includes the following elements:

1.1 Site planning

1.1.1 Site layout

Residential allotment sizes in South Sydney are generally small, reflecting the predominant terrace house environment and historical subdivision patterns in the City.

In response to the diversity of household sizes and open space needs, Council's policy is to permit a variety of lot sizes as long as the allotment size and shape relate to existing street patterns, the context of the site, and are adequate in size to provide open space, parking and landscaping.

Objective
To ensure the size of new allotments caters for a variety of dwelling and household types and permits adequate solar access, landscaping, open space and car parking.

Performance criteria
Lots are an appropriate size and have dimensions to enable the siting and construction of a dwelling and ancillary outbuildings to provide:

- useable outdoor open space;
- activities for relaxation, recreation, dining and children's play;
- convenient vehicle access and parking; and
- functional indoor space requirements.

The allotment size is similar to the existing subdivision pattern for adjoining properties and permits the continuation of the dominant building pattern.

The location of private open space and its orientation takes into account the need for solar access and protection of natural features on the site.

Controls

The minimum site area for single dwelling development as set by the Local Government (Approvals) Regulations, 1993, is 230 sq.m.

Depending on the context, and except in Rosebery, Moore Park and Centennial Park, lots of not less than 135 sq.m. in area may be appropriate. In this instance, an application under section 82 of the Local Government Act, 1993 is submitted.

Site coverage for single dwellings houses, including terrace houses, is limited to 2/3 of the total site area, with a minimum unbuilt upon portion of 45 sq.m. minimum, as set under the Local Government (approvals) Regulations, 1993. Where existing properties were created prior to the BCA some variation of these standards may be required

Open space above garages will be considered if the site is sloping and the open space is level with the ground floor level of the dwelling containing main living areas, dining or living rooms.

1.1.2 Private and communal open space

Objective

To ensure that private open space for dwellings is useable and meets user requirements for privacy, access, outdoor activities and landscaping.

Performance criteria

Private open space has sufficient dimensions to enable recreational use and is capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, recreation etc.

Open space is designed to ensure a reasonable level of privacy for adjoining properties.

Controls

At ground level private open space for the dwelling has a minimum area of 45 sq. metres where:

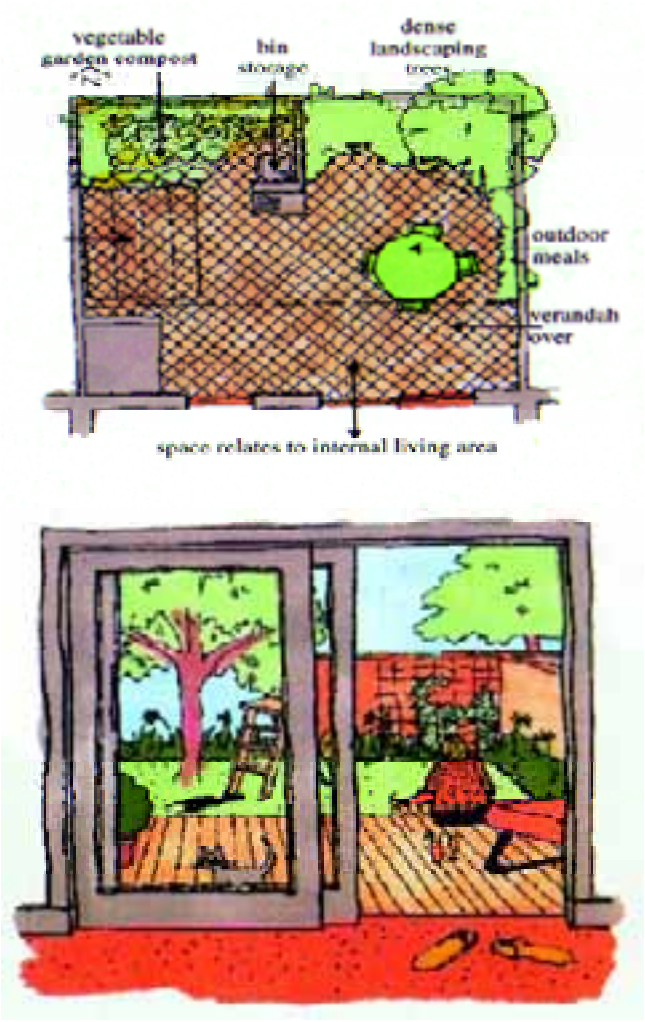
- *the minimum dimension is 4 metres,*
- *one part of the open space is the principal area which shall not be less than 16 sq.m. with a minimum dimension of 4 m.; it is not steeper than 1 in 20 (5% gradient) and is directly accessible from the living room of the dwelling.*

For town-house type development a minimum area of 35 square metres of open space is provided as a courtyard with minimum dimensions of 4 metres.

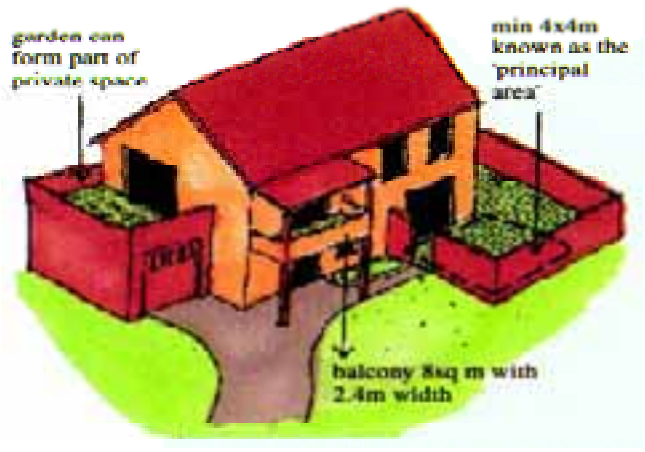
Where open space cannot be provided at ground level, useable open space may be provided by roof decks, balconies or terraces but only where it can be demonstrated that there will be no detrimental impact on the amenity of adjoining properties.

Refer to:

➜ Part F – 1.2.5 Upper level decks, for Single Dwellings.



Aim to maximise the useability of private open space.



Minimum dimensions of private open space.

1.1.3 Parking, access and servicing

Car-parking in traditional terrace house areas which were designed and built before mass car ownership, is often difficult due to narrow streets and where it is desirable to maintain the unity of building form.

Access driveways and garages can be visually obtrusive. Garages, carports and access driveways should be located at the rear of the buildings where rear lane access is available.

Objectives

To ensure parking satisfies the needs of occupants and is designed and located to protect the quality and integrity of the streetscape.

Parking is visually discreet and integrated with the overall design of the building.

Performance criteria

Where there is a rear lane parking is designed to be accessed from the rear lane.

Garages at the rear are designed as a separate structure to the main building without compromising the provision of open space.

The garage door opening for a roller shutter is wide enough to allow ingress and egress in a single movement.

Where there is no side or rear lane access off-street parking is provided:

- behind the predominant building line (the front wall of the dwelling),
- is designed to be an integral part of the dwelling.

Design of parking responds to the streetscape, reflects the heritage character and enhances the safety of the pedestrian environment.

The surface and slope of driveways and parking areas facilitate stormwater infiltration on-site, and are appropriately landscaped.

Controls

The number of vehicle crossings is limited to one per dwelling.

For multiple dwellings on a single allotment one vehicular crossing is provided.

One car-parking space per dwelling is provided.

Parking requirements may be varied at Council discretion where:

- *parking significantly compromises the quality of the streetscape and heritage character;*
- *vehicular crossings disrupt the continuity of pedestrian footpaths and compromise pedestrian safety*
- *there is a reduction to the on-street parking capacity.*

Width of garage openings is a minimum of 2.4 m for normal width streets increasing to 3m for laneways.

Refer to;

➜ Part E – 1.6 Parking, access and servicing.

➜ DCP No.11 Transport Guidelines.

1.2 Building form and appearance

1.2.1 Height and scale

When designing a new contemporary or traditional in-fill dwelling or carrying out alterations to an existing dwelling, the following issues must be considered:

- Overall height and the character of the streetscape.
- Proportion of combined height and setback of boundary walls.
- The total length and height of walls on the boundary.
- Specific site conditions affecting neighbours' concerns in relation to overlooking, and over-shadowing.
- Residential amenity, light and ventilation.

Objective

To ensure the building envelope (height and bulk) of the dwelling relates to site conditions, matches the scale of the streetscape and minimises any adverse impacts on adjoining properties.

Performance criteria

The building envelope (height and bulk) matches that prevailing in the street and the predominant building form at the rear.

The height and length of boundary walls minimises the impact on adjacent properties in terms of overbearing, solar and daylight access and ventilation.

Building bulk is distributed towards the street to reduce the impact at the rear, whilst retaining compatibility with the streetscape.

Corner buildings are higher than adjoining buildings and reinforce the corner.

Scale and bulk is determined by the setbacks to achieve a reasonable level of amenity.

Controls

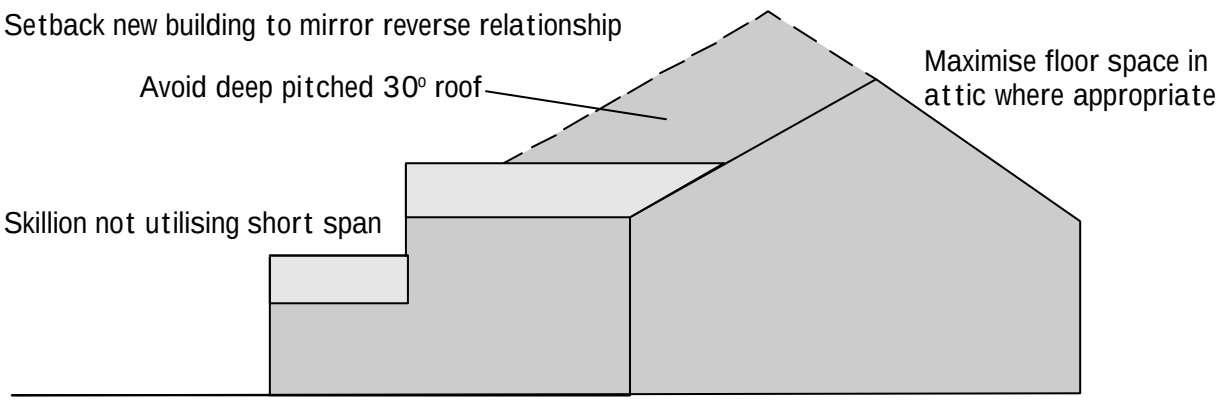
The height of new or existing dwellings complies with the standard in the height control map in this DCP.

Corner buildings are no more than one storey above the prevailing height of adjoining dwellings.

Refer to:

➜ Part E – 2.2 Floor space ratio.
➜ Part E – 2.3 Height and scale.

Important to reduce bulk towards the rear. Utilise effectively the bulk nearest to street. In streets where building height varies, two storey conversion may be most appropriate, provided conservation objectives are not compromised.



1.2.2 Building setbacks

Particular emphasis is placed in continuing the building facades in uniform streetscapes. If there is the need to vary front setbacks for landscaping purposes, this will be at the discretion of Council.

Building to the side boundaries for a portion of the site may be appropriate to maintain the continuity of building facades in uniform streets in the city. However, setbacks from the side and rear boundaries may be required to ensure that in highly built up terrace house areas, a reasonable level of amenity is maintained for adjacent properties and the dwelling receives good natural light and ventilation.

New buildings and extensions to existing buildings at the rear should generally conform to the existing building alignments and built form patterns created by two storey and single storey portions of buildings, particularly where rows of terraces have been erected as one building.

In special circumstances the ground floor level of a building can be built to side boundaries where the allotment is narrow and it is impractical to design a workable and functional living area. In such cases the applicant must demonstrate that the impact to the amenity of adjoining dwellings is minimal.

Objectives

To ensure that new dwellings and extensions to existing dwellings conform to existing alignments and setbacks created by the two-storey and single-storey portions of the dwelling.

That side and rear setbacks ensure a reasonable level of amenity is maintained to adjacent properties.

Performance criteria

The new dwelling matches the predominant front building alignment of the street.

The alterations and additions are not detrimental to the amenity of adjoining properties.

Adequate separation is provided between facing walls.

Setbacks, side passages or lightwells are retained to maintain sunlight, daylight and ventilation to both the proposed dwelling and adjacent dwellings.

Setbacks are increased, if necessary, to reduce bulk and overbearing.

Rear setbacks:

- ensure a reasonable level of amenity
- provide adequate open space and parking,
- maintain the predominant building line,
- reinforce the predominant building form with reduced bulk towards the rear of the site, and
- minimise the visual impact of building bulk on adjoining properties.

Controls

Side setbacks conform with the Local Government (Approvals) Regulations, 1993, i.e. minimum 900 mm setback for dwellings with side windows.

To maintain access to daylight and natural ventilation, party walls do not extend further than an adjoining side passage or light well, commonly associated with terrace houses. (Usually not more than 10 metres in length or 33% of side boundary length, whichever is the greater).

New dwellings are to maintain the predominant rear building line at ground and first floor levels.

Dwellings on allotments greater than 4.5 metres in width are set back from one side boundary in accordance with the Local Government (Approvals) Regulation 1993. Where the allotment is less than 4.5 metres in width and where the predominant form of development is terrace housing, the 900 mm setback for certain common walls may not be required.

Site coverage complies with. the provisions of the Local Government (Approvals) Regulations, 1993.

Side walls can only be extended to match the rear building alignment of an adjacent building, to form a complementary relationship with the building.

To maintain capacity for off-street parking on sites with rear lane access, rear set back of new dwellings has a minimum of 5.5 m. from the rear lane at ground or rear lane level.

Refer to:

➜ Part E – 2.4 Setbacks.

1.2.3 Facade treatment

Objectives

- To ensure the facades of new dwellings, including garages, fences and screen walls, relate sympathetically to existing buildings nearby and to the streetscape of heritage significance.
- To ensure dwelling facades reinforce the uniformity and continuity of the street and its heritage character.

Performance criteria

In predominantly terrace house areas, in-fill single dwelling development incorporates a facade that has:

- vertical emphasis achieved by elements such as vertically proportioned windows, exposed party walls, attached piers, vertical balustrades and verandah supports.
- horizontal emphasis to link the building, achieved by elements such as roofs, parapets, balconies and balustrades, eaves lines, string courses, cornices, and door/window heads.

Horizontal facade elements align with adjoining buildings.

Windows and door openings are vertically proportioned.

The new facade of the terrace is divided into bays or units of dimensions appropriate to the scale of the dwelling proposed and that of adjoining houses to ensure compatibility of scale.

The facade of the new dwelling is predominantly masonry and does not contain continuous glazing elements.

For alterations and additions to existing dwellings, ornamentation including string courses, rendered surrounds to doors and/or windows, brackets, corbels etc., is restored where damaged or missing.

Where the dwelling is double fronted, the facade is modulated to achieve sympathetic proportions.

For contemporary in-fill dwellings the design:

- incorporates design elements of adjoining dwellings
- uses material that are compatible with nearby dwellings.

Garages

Vehicular entrances are integrated with the facade of the dwelling and have the least visual impact to the streetscape.

Vehicle entrances do not occupy whole street frontages.

Roofs

The pitch of the roof facing the street or public place matches the roof pitch and form of adjoining buildings. Eaves and ridge-lines match as well.

Roof forms are gabled or low-pitched skillions behind a front parapet, or a mixture of the two forms, provided major horizontal control lines are maintained or used.

In terrace house areas, hipped roof forms are not used.

Materials

New building materials are compatible with materials used in adjacent dwellings. External walls are either cement rendered, bagged and/or painted brickwork.

Roofing and balcony materials, match the predominant material of adjacent dwellings.

Face brickwork is only used where it is common in the immediate vicinity. Bricks are smooth, of dry-press type, uniform in colour and without mottle. Smooth wire-cut face brick may be acceptable. Rough-faced concrete blocks can be used in appropriate circumstances.

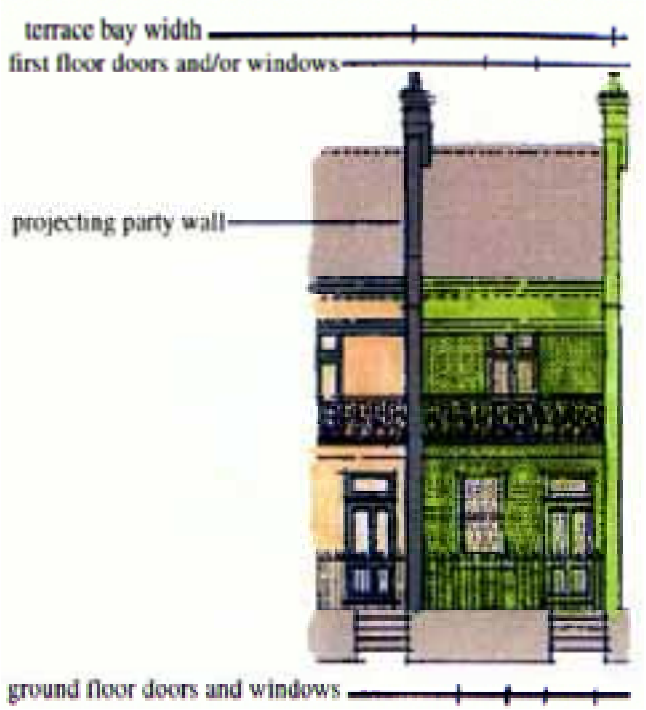
Floors of balconies match the treatment of surrounding surfaces.

Fences and screen walls

Front fences or screen walls:

- are appropriate in streetscapes of significance and recognise the heritage or environmental context.
- enable some outlook from buildings to the street for safety and surveillance.
- assist in high-lighting entrances and in creating a sense of communal identity within the streetscape.
- are designed and detailed to provide visual interest to the streetscape.
- are constructed of materials compatible with the proposed dwelling, and with attractive visible examples of fences and walls in the streetscape.
- are compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas.

Horizontal control lines.



Vertical control lines.

Controls

Alterations and additions to dwellings in conservation areas strictly adhere to conservation principles set by the original, fabric of the dwelling

Roofs

Roof materials for dwellings in conservation areas are corrugated metal, slate or red terracotta tiles.

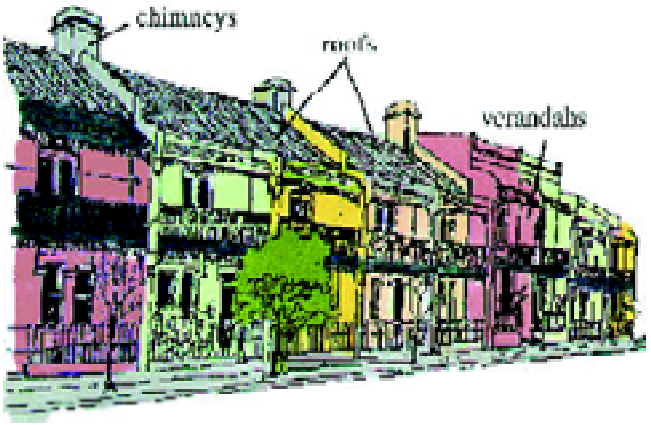
Fences

Front fences are timber, steel, picket or palisades, of paint finish in traditional streetscapes. Front fences are generally 900 mm maximum height Solid front fences and walls to 1.4 m are permitted where the main private open space is in front of the dwelling, or where traffic noise insulation is required, provided heritage objectives are not compromised.

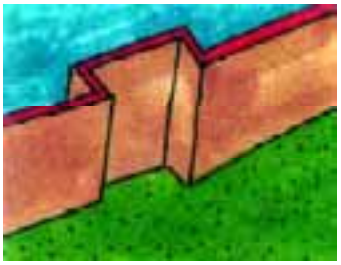
Rear lane fences may be up to 3 m in height to allow the installation of a roller door and provide security.

Refer to:

➜ Part E – 2.5 Facade Treatment.



Roof pitch should match or relate sympathetically to adjoining buildings.



Provide visual interest and integrate with landscape.

1.2.4 Front verandahs and balconies

The provision of front verandas and balconies is encouraged in the design of dwellings. Verandas in existing dwellings are to be preserved or replaced where missing, particularly in conservation areas.

Balustrades contribute to the character of the dwelling and should be constructed of materials that are appropriate to the style of the architecture and general character of the area. Crossed timber balustrades are not to be used as they are not generally representative of the architectural style of buildings in the area and do not comply with the BCA.

Balconies and verandas may not be suitable on heavily trafficked roads and an alternative design solution is required.

Objectives

- To encourage verandas and balconies which are designed to provide a reasonable level of acoustic and visual privacy for occupants and add architectural interest to the facade.
- To encourage traditional verandas and balconies in dwellings to be retained or reinstated where missing.

Performance criteria

Front balconies are provided on facades of dwellings to match existing bay widths of adjoining houses.

Roofs over balconies are separate from the main building and are skillions of concave, convex, bullnose, straight or ogee profile.

Balcony balustrades are constructed of light materials such as cast iron, timber, or perforated metal. For contemporary in-fill development are solid, using materials that complement the dwelling.

Balconies are designed to maintain visual privacy for occupants and take into the account the need for noise reduction.

The design of the balustrade matches examples in the street and is compatible with the design of the building.

Controls

The in-fill of existing balconies is not permitted.

Balustrade depth, height and pattern complies with the Local Government (Approvals) Regulations, 1993.

For in-fill terrace house development masonry piers, metal-framed glass or solid timber is not to be used.

Refer to:

➜ Part E – 2.5 Facade Treatment.

1.2.5 Upper level decks

Upper level decks are generally inappropriate at the rear and on the sides of dwellings. Such decks will be considered on merit where reasonable for adjoining dwellings can be maintained.

In areas of high density housing the ability to obtain a reasonable level of privacy for upper level decks will be dependent on the location, topography and attitudes to privacy.

Where the requirement to have one -third of the site open space under the Local Government Regulations, 1993 cannot be met decks will be considered on its merits if the site is slopping and the deck level is equal to or below the floor level of the dwelling.

Objective

To permit side and rear upper level decks and balconies where the design does not compromise the appearance of the building and the residential amenity and privacy of adjoining premises.

Performance criteria

The privacy of adjacent buildings and outdoor space is protected taking into account neighbourhood expectations.

Direct overlooking of main internal living areas and outdoor open space of other dwellings is minimised by design layout, location, screening devices, landscaping siting and planning or by distance.

Upper level decks are located and designed so that their use will not create excessive noise that will adversely affect neighbours.

Controls

The area of a deck is limited to 3 m. sq and does not extend more than 1.2 m from the wall to which it is attached and forms a functional extension to a habitable room.

Decks are not built on top of traditional skillion roofs.

Refer to:

➜ Part F – 1.1.2 Private and communal open space, for Single Dwellings.
➜ Part E – 1.4 Private open space.
➜ Part E – 4.1 Visual and acoustic privacy.

1.3 Security and design

Objectives

- To ensure development is designed to minimise opportunities for criminal and anti-social behaviour and maximise natural surveillance so that people feel safe at all times of the day and night.
- Spaces should be defined and not anonymous spaces to help promote a sense of ownership and that dwelling entries and access pathways are clearly visible.
- That a balance between surveillance, safety, security, acoustic and visual privacy, building appearance and other environmental criteria is achieved.
- That residential development is integrated with the public domain to contribute to the social and physical character of the area.

Performance criteria

Building Orientation

Buildings are oriented towards the street frontage to:

- Maximise surveillance of the street and public spaces.

Address

The street number is:

- Clearly visible from the street frontage; and
- Contributes to the appearance of the dwelling and streetscape
- Enhance the "sense of community" provide entries which are clearly visible from the street frontage
- Provide entries which are clearly visible from the street frontage.

Entry

- Is clearly visible from the street;
- Is well let and positioned to minimise glare to visitors and occupants and provide a smooth transition between the building frontage and the entry;
- Is designed to personalise the dwelling and entry frontage; and minimises entrapment spots.

Link between street frontage and the dwelling entry

- Pathways from the street frontage to the dwelling lead directly to the dwelling entry except where security fencing is provided on the boundary.

Landscaping

- Should provide clear sight lines, enhances

visibility from the street to a dwelling and if appropriate, from a dwelling to a public space eg. park;
- Provides an outlook from the dwelling onto the street

Parking
- Clearly distinguishes between private and public space; and
- Is visually and physically linked to the dwelling;
- Minimises entrapment spots; and
- Contributes to the streetscape and the perception of safety to the pedestrian environment.

Lighting
- Is adequate to provided clear visibility of the dwelling entry from the street;
- Does not create spill lighting into adjoining properties;
- Ensures visibility along the street for pedestrians is maintained and not affected by glare or the creation of shadows.

1.4 Alterations and additions – Options

Alterations and additions to terrace-type dwellings will be permitted where the uniformity and coherence of the streetscape is maintained and where building height varies, provided urban design environmental and conservation objectives are not compromised.

In areas where a close unity and harmonious urban fabric prevails, the streetscape should be maintained with extensions or new construction at the rear limited in size to ensure the dwelling is not overdeveloped particularly in conservation areas.

The type and extent of alterations and additions that may be permitted will depend on:
- whether the streetscape is uniform or has a variety of building types and heights
- whether the dwelling forms part of a row of terraces to look as one building
- the architectural style of the terrace group
- whether the uniformity at the rear of the dwellings is to be affected.
- the specific site conditions affecting neighbours concerns in relation to overlooking, overshadowing, overbearing or any other visual impact that might conflict with residential amenity.

The main objective is to utilise the existing roof envelope of each particular dwelling. As the environmental context often varies this DCP does not attempt to prescribe a preferred approach. Each application will be determined on merit.

The following approaches are analysed and described in detail to assist in the identification of the preferred option.

1.4.1 Attics

The use of the main roof space in existing dwellings and new dwellings by installing attic windows may be acceptable provided the following design criteria are met:

- the main roof of the dwelling is the only roof converted to attic accommodation;
- the front dormer window maintains the uniformity and coherence of the streetscape;
- the rear dormer window is of a design that is consistent with the need to maintain the architectural integrity of the building and the neighbourhood.

In terrace houses, attic windows will be permitted in the front of the roof of existing buildings if the window is a traditionally gabled dormer with a single vertically proportioned window and generally where it has no doors or balcony. Other forms of attic windows such as skylights are not appropriate on street frontages particularly in conservation areas.

In diverse streetscapes a non-traditional or contemporary dormer may be appropriate provided the overall proportions and effect is sympathetic to the streetscape and the area.

Multiple dormers may be permitted in wide buildings. The proportion and type of dormers should reflect existing proportions and the character of the building.

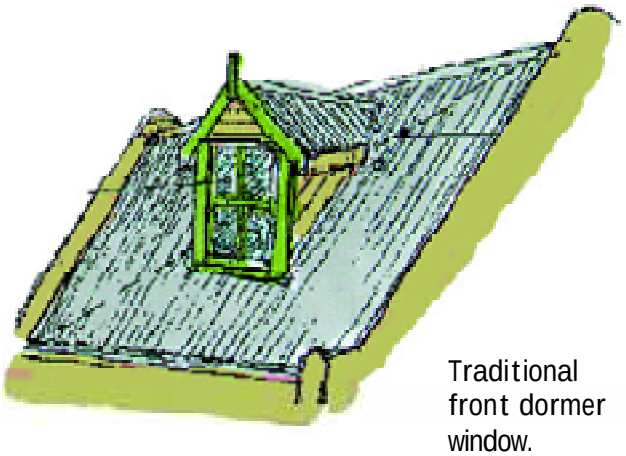
At the rear alterations shall maintain the integrity of the main roof and the attic conversion shall not extend past the pitching point of the roof at the rear.

Rear alterations visible from a major vantage point or public vantage point shall respect the integrity of the building form and be sympathetic to the dominant architectural features of the period of the building and/or surrounding buildings.

Where the ridge height is too low to allow reasonable use of the roof space, any extension or variation to the existing ridge line will not be permitted unless the streetscape contains a mixture of dwelling types.

Objectives

- To allow the roof space within the main roof of the dwelling to be fully utilised, before additional alterations and additions at the rear of dwellings are permitted.
- To achieve a sympathetic development and maintain the essential fabric of existing terrace dwellings.



Traditional front dormer window.

Rear skillion roofed dormer set within the roof plane with vertically proportioned windows.

Performance criteria
The main roof of the existing dwelling should remain intact. Any attic conversion, or alterations and additions to the roof should incorporate a front and rear dormer window.

The front dormer window incorporates the following:
- The main ridge line remains intact.
- The front dormer ridge is below the ridge line of the main roof.
- The front dormer window is vertically proportioned, traditionally detailed and sympathetic to the style of the existing terrace.

The design of the rear dormer window incorporates the following:
- The rear roof extension is contained within the existing roof plane.
- The party walls or end walls of the existing terrace are clearly expressed, that is extended past the main ridge line.
- The dormer is a skillion or single pitch roof
- The ridge line is retained
- The end wall of the dormer is set back from the rear wall of the terrace so as not to create an extended vertical wall.
- Windows are vertically proportioned with suitably proportioned timber frames, and painted to match the remainder of the building.

Controls
Dormer window plans are to be detailed at a scale of 1:50. Skylights are not installed in the front roof plane of dwellings in conservation areas. Front attic dormer windows must be proportioned at a ratio of 1.5:1 measured from head to ceiling of window frame, and be constructed of material to match existing dwelling.

Side setbacks for front and rear dormer windows comply with the standards in Part F Building Setbacks.

Rear skillion additions must be setback a minimum of 500 mm from side walls, 200 mm below ridge line and a minimum of 200 mm from rear wall

Refer to:
- ➜ Part F – 1.2.2 Building Setbacks, for Single Dwellings.
- ➜ Part E – 2.5 Facade Treatment.
- ➜ Part E – 3 Heritage and Conservation.

Where the erection of an attic does not provide enough floor area Council may consider the following options:

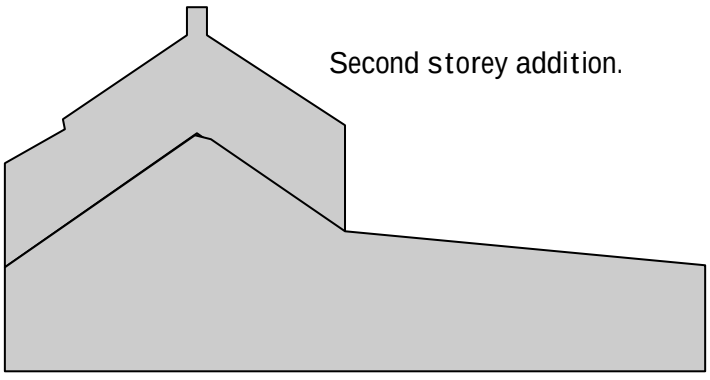
1.4.2 Conversion to a two-storey dwelling
Where the main roof cannot be utilised and in streets where building height varies, existing single-storey dwellings may be converted to a two-storey dwelling provided urban design and conservation objectives are not compromised.

Objectives
- To encourage two-storey conversions of existing single-storey dwellings in streetscapes where the height of buildings varies.
- To ensure the amenity and prevailing character of the streetscape is not detrimentally affected by the loss of contributory buildings.

Performance criteria
Two-storey additions faithfully reproduce the original form and style of the existing single-storey dwelling.

Alterations and additions retain architectural unity of the original building and incorporate the following:
- Extended party walls were appropriate in the same materials and finish to the original.
- Roof pitch that matches the original pitch or pitch of adjoining attached dwellings, including the built form at the rear.
- Fenestration patterns that match the original fabric of the dwelling.
- Materials and finish consistent with the original dwelling and the character of the streetscape.

Control
The applicant must include an assessment of the existing streetscape and establish how the new addition fits into the streetscape.



Second storey addition.

1.4.3 Rear ridge addition

Additional floor area may be provided by extending to the rear from the ridge line. Care must be taken to reduce bulk and scale and not create an addition which is out of character with the area.

Objectives

- To limit the size of the ridge addition allowing for the constraints imposed by the existing form of the building.
- To permit upper-level additions that do not significantly alter the original form of the existing building or the area.

Performance criteria

The rear-ridge extension matches the predominant rear alignment of adjacent buildings.

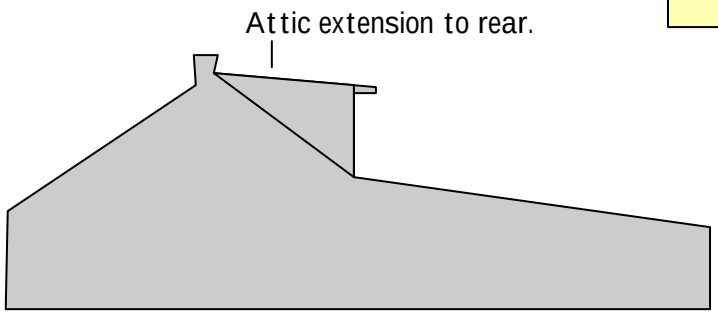
Setbacks and wall heights take into account the footprint of the existing building, the need to preserve privacy and reduce overshadowing.

The rear addition is not higher than the existing ridge line.

The addition uses materials that are compatible with the existing building and does not compromise the uniformity and integrity of the existing terrace group.

Control

Extensions from the ridge line at the rear of single dwellings is not permitted on highly visible sites.



1.4.4 Detached rear additions

Where it is necessary to preserve the existing dwelling, for example where it is a heritage item and where the above options cannot be achieved, the erection of a detached addition may be considered This type of addition particularly applies where there is a mixture of dwelling types and variable building forms at the rear of dwellings.

Objectives

- To ensure the detached rear addition is less dominant in size, shape and bulk than the existing structure.
- To maintain the fabric of the existing dwelling and minimise the environmental impact of any overshadowing and overlooking on adjoining dwellings and/or public places.

Performance criteria

Bulk and scale is reduced by appropriate design

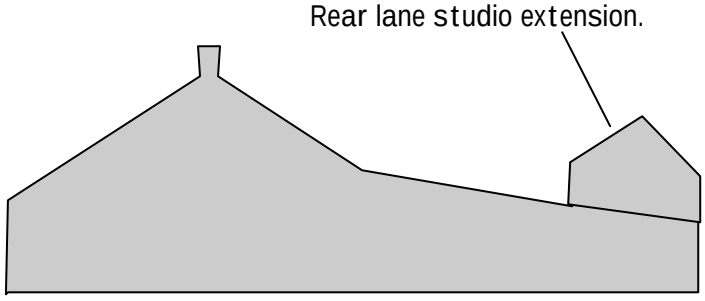
Overshadowing to adjacent dwelling is minimised.

Roof form and materials are compatible with the existing building and reflect the architectural character of adjacent dwellings.

The addition is separated from the main dwelling and is conceived with a modest envelope.

Controls

Height does not exceed 4.8 metres to the ridge line of the main roof. First floor rooms are integrated with the main roof plane.



2. RESIDENTIAL FLAT BUILDINGS

Introduction

This section applies to multi-unit residential development which contains:

Large scale residential building of three or more storeys (requiring lifts) which can be built in the following derivative building forms:

- In-fill housing with one or more street frontages.
- Perimeter housing where the building encloses a courtyard or a series of courtyards.
- Tower housing with or without a podium to the street and its neighbours.
- Walk-up type flats setback from all site boundaries.

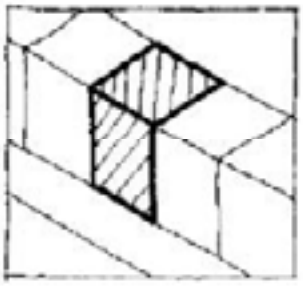
This section addresses:

2.1 Site planning
- 2.1.1 Private and communal open space
- 2.1.2 Site facilities

2.2 Building form and appearance
- 2.2.1 Height and scale
- 2.2.2 Setbacks

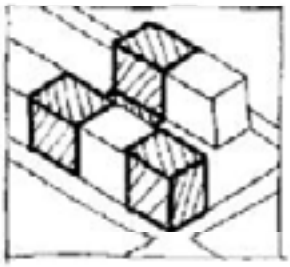
2.3 Facade treatment

2.4 Amenity
- 2.4.1 Visual and aural privacy
- 2.4.2 Natural ventilation
- 2.4.3 Security and design
- 2.4.3 Daylight access

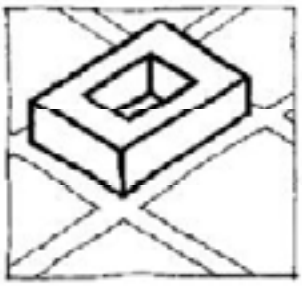


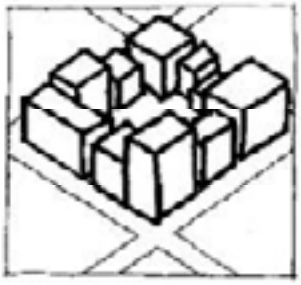
Infill housing with one street frontage.

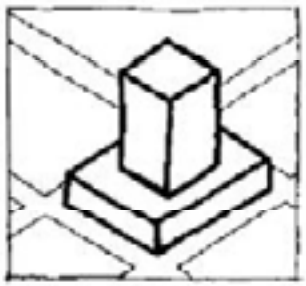
Infill housing with two or more street frontage.



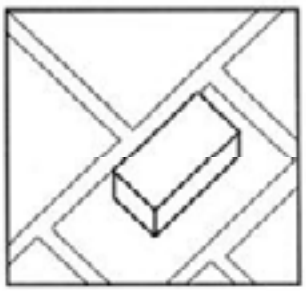
Perimeter housing







Tower housing



Walk-up flats