

4.2

RESIDENTIAL DEVELOPMENT MULTI-DWELLING HOUSING AND RESIDENTIAL FLAT BUILDINGS







Contents

Part 4	Residential Development.....	1
4.2	Multi Dwelling Housing and Residential Flat Buildings ...	1
4.2.1	General objectives	1
4.2.2	Good urban design practice.....	2
4.2.3	General controls	3
4.2.4	Built form and character.....	4
	4.2.4.1 Floor space ratio and site coverage	4
	4.2.4.2 Building heights	5
	4.2.4.3 Building setbacks.....	5
4.2.5	Streetscape, general appearance and materials.....	7
	4.2.5.1 Facade and streetscape design	8
	4.2.5.2 Bulk and scale relationship	9
	4.2.5.3 Materials, finishes, textures and colours	10
4.2.6	Parking and access	10
	4.2.6.1 Advisory notes	11
4.2.7	Ceiling heights	11
4.2.8	Affordable and appropriate housing	12
4.2.9	Conversion of existing industrial and warehouse buildings in residential zones	12
4.2.10	Period residential flat buildings.....	13
	4.2.10.1 Periods	13
	4.2.10.2 Characteristics.....	13
	4.2.10.3 Design guidelines	13





Part 4 Residential Development

4.2 Multi Dwelling Housing and Residential Flat Buildings

This section of the DCP introduces objectives and controls for medium and high density residential development, such as multi dwelling housing and residential flat buildings.

Multi dwelling housing in the Inner West Local Government Area (LGA) typically takes the form of villas, townhouses or group homes including residential flat buildings (older stock of Inter War and post World War Two buildings), newer multi-storey apartment blocks and shop top housing.

NB *Section 4.2 provides core controls and objectives relevant to multi dwelling housing and residential flat buildings. It must be consulted in conjunction with other relevant sections of the DCP that provide applicable controls and objectives like parking, landscaping, fencing or solar access.*

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP) requires new residential developments to be energy and water efficient. The BASIX SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. Contact the Department of Planning or visit www.basix.nsw.gov.au for more information.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) provides design principles for residential flat buildings containing three or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and four or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops). Contact the Department of Planning or visit <http://www.planning.nsw.gov.au/> for more information.

4.2.1 General objectives

- 01** To provide increased housing accessibility, diversity and choice through refurbishment and development of new multi dwelling housing and residential flat buildings.
- 02** To promote development that responds, enhances and contributes to the area's heritage, including items of environmental heritage and heritage conservation areas, established character, streetscape qualities and landscape elements.
- 03** To encourage the provision and retention of affordable housing.
- 04** To encourage the inclusion of accessible features in new development and the retention of existing accessible features in existing development.
- 05** To ensure new development is compatible with the existing zoning and desired future character of the locality.

- O6** To ensure new development allows adequate on-site provision for infiltration of stormwater, deep soil planting, landscaping, footpaths, driveways and outdoor recreation areas.
- O7** To ensure new development considers the principles of ecologically sustainable development, in particular energy, water and stormwater efficiency, solar access, natural ventilation, waste reduction and local biodiversity.
- O8** To maintain a reasonable level of amenity for neighbours by ensuring development has minimal impact on neighbouring/adjoining properties in terms of building dominance (bulk and scale), overshadowing and privacy (both visual and acoustic).
- O9** To consider building location, design and car parking in order to maximise use of public transport.
- O10** To provide detailed design objectives and controls which encourage innovative design that enhances the character and context of the locality.
- O11** To encourage high quality urban design outcomes.
- O12** To enhance the quality of life and promote the wellbeing of the local community.
- O13** To encourage residential development which is sensitive to the local environment, socially responsive, promotes a safe living environment and makes better use of existing infrastructure.

4.2.2 Good urban design practice

NB Refer to Section 2.1 (Urban Design) for principles of urban design and other guidelines.

To achieve good urban design, multi dwelling housing and residential flat buildings or apartments should:

1. Consider the characteristics of the site and the adjoining development through site and context analysis;
2. Ensure new development maintains the same setback and enhances the streetscape character of the locality;
3. Ensure the scale of development is appropriate for the site;
4. Ensure dwellings will be accessible to people with a disability or can be modified to facilitate easy access;
5. Ensure the development is designed and uses materials and finishes which complement the locality;
6. Ensure the dwellings and open space areas are orientated to achieve good solar access, are energy efficient and are environmentally friendly;
7. Ensure building entries address the street and are clearly visible from the street or internal driveways/footpaths;
8. Design development to fit in with the type and quality of landscaping found in the locality;
9. Consider the quality of private open space and how it relates to the layout of the dwelling;
10. Ensure entries, parking areas and paths are well lit and able to be viewed from public spaces;
11. Ensure driveways or garages do not dominate the view of the development from the street and consider alternative modes of transport and car share options to reduce on-site parking;



12. Include communal open space and play facilities for children;
13. Plan for acoustic and visual privacy protection; and
14. Use design techniques which promote safety and reduce crime.

Council is committed to the design of residential flat buildings and multi dwelling housing that uses accessible and adaptable design principles to benefit a cross-section of the community and caters for the changing needs of individual residents.

4.2.3 General controls

- C1** New developments with six or more dwellings must provide the following mix of dwelling types:
- i. Studio 5 – 20%
 - ii. 1 bedroom 10 – 40%;
 - iii. 2 bedroom 40 – 75%; and
 - iv. 3 bedroom or bigger 10 – 45%.
- NB** *Private bedroom-like rooms identified for other purposes, such as a study, media room or rumpus room, will be counted as a bedroom for the purpose of this control.*
- C2** Indoor and outdoor spaces must meet the needs of different age groups and flexibility must be built into communal open space to meet changing needs.
- C3** All development must respect, protect and maintain the existing sandstone kerb and guttering which is unique in its extent and quality across the land where this DCP applies.
- C4** Brick footpaths laid in the depression era must be maintained and protected.
- NB** *In some areas brick footpaths and sandstone kerb and guttering are heritage items or identified in a heritage conservation area. However, many exist outside those areas and require protection.*
- C5** Buildings must be designed and located to reinforce the characteristic subdivision pattern in the locality.
- NB** *A large facade along a street with predominately narrow street frontages may introduce vertical elements to highlight the prevailing subdivision pattern.*
- C6** The adaptable dwellings component of all new development must integrate the adaptable housing components, not isolate them or use a different standard of material and finishes.
- NB** *Section 2.5 (Equity of Access and Mobility) of this DCP provides detailed controls and guidelines on adaptable dwellings and other access requirements. Every new multi dwelling housing or residential flat building is required to provide one adaptable dwelling for every five dwellings or part thereof. For a multi dwelling housing or residential flat building containing less than five dwellings, the provision of adaptable housing is voluntary. For a development containing six dwellings a minimum of 2 adaptable dwellings is required; for a development containing 11 dwellings a minimum of 3 adaptable dwellings is required, and so on.*

4.2.4 Built form and character

4.2.4.1 Floor space ratio and site coverage

Council's floor space ratio (FSR) and site coverage controls aim to facilitate an acceptable bulk and scale of development that relates to the street and adjoining development and balance the broader objectives of increasing density for a more compact city with a satisfactory level of amenity for existing and future residents.

While Inner West LEP 2022 establishes a maximum FSR and height, these may only be achieved by satisfying the other relevant design controls contained in this DCP.

Objectives

- O14** To ensure new development results in a FSR and site coverage compatible with the existing zoning and desired future character of the locality.
- O15** To ensure new development results in a site coverage which allows adequate provision to be made on site for infiltration of stormwater, deep soil planting, landscaping, footpaths, driveways and outdoor recreation areas.

Controls

- C7** Maximum permissible FSR for any development must be consistent with the FSR standards prescribed on the Inner West LEP 2022 Floor Space Ratio Map.
- NB** *The FSR will vary depending on the land use and, for certain land uses, also based on the site area. The FSR set for multi dwelling housing and residential flat buildings will result in an appropriate form for a suburban context. For the R1 General Residential and R4 High Density Residential zones, where appropriate, a higher or lower FSR has been set in specific areas to achieve specific outcomes – coupled with a higher or lower height.*
- C8** Maximum site coverage must be in accordance with Table 1.



Table 1: Maximum site coverage for multi dwelling housing and residential flat buildings

Development type	Maximum site coverage
Multi dwelling housing	50% for single storey 40% for two or more storeys
Residential flat buildings	45% for one storey 35% for two storeys 30% for three or more storeys

NB *The potential maximum floor space and site coverage standards are not 'as of right' controls and will depend on how the proposed development meets other relevant design controls contained in this DCP. Compliance with the maximum FSR and site coverage controls does not automatically guarantee approval.*

4.2.4.2 Building heights

Under Inner West LEP 2022 specified building heights are shown in metres on the MLEP 2011 Height of Buildings Maps.

The maximum height limits specified in Inner West LEP 2022 assist in responding to the desired future character of the locality.

The height of buildings under the Inner West LEP 2022 definition is measured from ground level (existing) (at any point) to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. A letter and numeric coding system is used on the Height of Buildings Map.

Objectives

- O16** To use the maximum height limits specified in Inner West LEP 2022 to assist in responding to the desired future character of the locality.
- O17** To ensure the height of development relates to the local topography with minimal cut and fill.
- O18** To ensure development has minimal impact on neighbouring properties in terms of building dominance (bulk and scale), overshadowing and privacy.

Controls

- C9** The maximum permissible height for any development must be consistent with the height standards prescribed on the Inner West LEP 2022 Height of Buildings Map.
- C10** With generic heights partially modified to relate to different areas and site circumstances, applicants must refer to the Inner West LEP 2022 Height of Buildings Map and the Planning Precinct in which the site is located to check for any site specific controls.

4.2.4.3 Building setbacks

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

The minimum setbacks specified in this DCP may be varied to suit an individual site's context, especially in some of the highly built up areas of the area where Council places particular emphasis on continuing the established building alignment.

Objectives

- O19** To integrate new development with the established setback character of the street.
- O20** To maintain a reasonable level of amenity for neighbours with adequate access to sunlight and fresh air.
- O21** To ensure adequate separation between buildings for visual and acoustic privacy.

Controls

C11 Multi dwelling housing

- i. Minimum front setback:
 - a. Must be 6 metres from the front boundary;
 - b. On corner lots the secondary building line may, at the discretion of Council, be reduced to 4.5 metres; and
 - c. For buildings above two storeys, each application shall be considered on merit.

NB *Council may consider a variation to the above setback requirements where it is considered that a reduced setback will result in an improved streetscape and visual relationship with adjoining development.*

- ii. Minimum side setback:
 - a. Must be 4 metres where there is no driveway along the side boundary; and
 - b. Must be 7 metres where a driveway is proposed along that side boundary.

NB *Council may agree to a minor variation to the above setbacks in order to create visual interest, provided that a corresponding section of the wall has its setback increased by an amount which is equal to the reduction in setback elsewhere.*

- iii. Minimum rear setback:
 - a. Must be 4 metres where there is no driveway along the rear boundary; and
 - b. Must be 7 metres where a driveway is proposed along that rear boundary.
- iv. Setback along common driveway:
 - a. Minimum distance between rows of buildings along a common driveway must be 9 metres in the case of single storey development and 11 metres in the case of two storey development.

C12 Residential flat buildings

- v. Minimum front setback:
 - a. Must be 9 metres; and
 - b. For high-rise buildings and buildings above three storeys, each application will be considered on its merits with a minimum front building setback of 11 metres.

NB *Council may consider a variation to the above setback requirements where it is considered that a reduced setback will result in an improved streetscape and visual relationship with adjoining development.*



- vi. Minimum side and rear setbacks:
 - a. A minimum setback of 3 metres must be maintained for one storey residential flat buildings with a wall height of less than 3 metres; and
 - b. For residential flat buildings greater than 3 metres or one storey, the following setbacks must apply:
 - One storey – 3.5 metres
 - Two storeys – 4 metres
 - Three storeys – 4.5 metres

NB *For buildings above three storeys, each development application will be considered on merit. The above setbacks must be maintained throughout the entire length of the building. Council may agree to a minor variation to the above setbacks in order to create visual interest, provided that a corresponding section of the wall has its setback increased by an amount which is equal to the reduction in setback elsewhere.*

- C13** Notwithstanding any compliance with the front, side and rear setback controls, applicants must demonstrate that proposed building setbacks:
- i. Provide adequate separation between buildings;
 - ii. Protect adjoining buildings from overlooking and loss of amenity;
 - iii. Maintain solar access in accordance with Council's requirements to adjoining premises; and
 - iv. Are acceptable in terms of their impact on existing views (in this regard, Council encourages view sharing between surrounding residences).

- C14** Variations to building setbacks may be permitted where:
- i. There is no adverse impact of any proposed boundary wall on neighbours;
 - ii. Privacy between neighbouring dwellings and their open space improves; and
 - iii. The proposed setback matches an existing setback of a neighbouring building, leading to an improved streetscape and visual relationship.

4.2.5 Streetscape, general appearance and materials

The land where this DCP applies' residential areas contain a variety of architectural styles spanning the Victorian period through to Inter-War residential flat buildings and to development of the late 20th century.

New development must enhance the positive characteristics of the street and locality. This does not mean new buildings must replicate or mimic historical styles; on the contrary, the prevailing character of a street can develop a contemporary architectural expression that is compatible with existing street and wider locality.

The design of new development should respond to the 'horizontal and vertical control lines' established by existing buildings in the street. Control lines establish a design pattern and reinforce the character of the street. Elevation relief and modelling also contribute, ensuring new development fits into the streetscape.

PART 4: RESIDENTIAL DEVELOPMENT

This DCP aims to encourage high quality urban design outcomes in the design of new residential flat buildings and multi dwelling housing and the maintenance of existing residential flat buildings and their architectural contribution to the streetscape.

Objectives

- O22** To encourage development which reflects contemporary values through design approach, materials and construction technique, to provide an appropriate response to the historical context of the street and the wider locality.
- O23** To ensure new development achieves a cohesive relationship with existing development to maintain the overall character of the area.
- O24** To ensure a high standard of building design, detailing and finish at an appropriate scale to the street that complements the existing built form and streetscape.
- O25** To avoid adverse changes to existing residential flat buildings and to encourage positive changes.

Controls

4.2.5.1 Facade and streetscape design

- C15** Multi dwelling housing and residential flat building development must be sensitive to the specific characteristics of the site and its locality.
- C16** External building materials and finishes, in particular for street facades and roofing, must not contrast with the existing character of the street.
- C17** Pedestrian access and establishing a sense of place and street identity must be encouraged.
- C18** New development must be oriented to complement the existing pattern of development found in the street.
- C19** New development must address the principal street frontage and provide an attractive visible facade from the street.
- C20** Facade design must enhance the existing built character by interpreting and translating any positive characteristics found in the street and locality into design solutions, with particular reference to:
 - i. The massing - that is, the overall bulk and arrangement, modulation and articulation of building parts;
 - ii. Roof shape, pitch and overhangs;
 - iii. Verandahs, balconies and porches; and
 - iv. Window shape, textures, patterns, colours and decorative detailing.
- C21** Facades must be composed with an appropriate scale, rhythm and proportion that responds to the building's use and desired future character by, for example:
 - i. Providing bays or units of dimensions appropriate to the scale of the building proposed and that of adjoining development;
 - ii. Using vertical control lines set by such elements as blade/party walls, nib walls, exposed downpipes, attached piers, setbacks or changes in facade planes, to establish bays;
 - iii. Repeating bays along the facade with bay width uniform and similar to the bay or full width dimension of adjoining buildings;
 - iv. Using horizontal control lines set by elements such as ground level string courses, cornices, balcony balustrades or roofs, eaves lines



or door or window heads to align elements of new buildings with similar elements of adjoining buildings;

- v. Articulating building entries with awnings, porticos, recesses, blade walls and projecting bays;
- vi. Selecting balcony types which respond to the street context, building orientation and residential amenity;
- vii. Avoiding long straight walls;
- viii. Providing regular modulation or division of massing and facade treatment;
- ix. Ensuring an acceptable ratio of facade openings to wall areas; and
- x. Varying balcony proportions and orientation.

C22 Alterations and additions must not detract from the architectural integrity and building form of existing period residential flat buildings. (See design guideline at Section 4.2.10).

C23 For period residential flat buildings

- i. Additions to the street elevation are not permitted.
- ii. The existing form and appearance of terracotta tiled roofs must be maintained.
- iii. Vertical additions are not permitted except where there is sufficient space to be contained within the roof.
- iv. Dormers are not characteristic of residential flat buildings. Proposed dormers must comply with Section 4.1.8 of this DCP.
- v. Existing landscaped front and side setback areas must not be paved or made to accommodate parking. Soft landscaping including lawn, low shrubs and trees as appropriate to the style of flats must not screen or conceal the front elevation.
- vi. Open balconies or verandahs must not be infilled and previously infilled recessed balconies should be opened up where possible.
- vii. Face brick must not be rendered or painted.
- viii. Original embellishments must be retained, including:
 - a. Decorative brickwork details;
 - b. Raised parapets;
 - c. Lead light glass and multi-pane windows; and
 - d. Decorative terracotta tile or concrete panels.

4.2.5.2 Bulk and scale relationship

C24 New development must provide a sympathetic transition in scale between old and new buildings by dividing building mass, roof form and facade into smaller units which sympathetically relate to adjoining properties.

C25 For development where the Height Of Building standard is equal to or greater than 14 metres and the proposed development will involve roof top structures within the topmost 3 metres of the maximum height control, the following provisions apply:

- i. The top 3 metres of the building must not contain a dwelling or part of a dwelling; and
- ii. Where any structure is greater than 1.5 metres above the roof level directly below:
 - a. The perimeter of this area must be no greater than 20% of the roof perimeter area of the level directly below;

- b. The roof top structure must not be visible when viewed from 1.8 metres above the footpath pavement on the edge of the road reserve on the opposite side of the street to the building;
 - c. The roof top structure must not be visible when viewed from 1.8 metres above the lane pavement or natural ground level of an adjoining property, 6 metres out from the rear boundary; and
 - d. If the roof top structure would be visible from oblique views if built to the side edge of the building (such as where adjoining buildings that are separated or low or the site is on a street corner), it must be setback 3 metres from the side edge of the building.
- iii. Any parapets or balustrades must be a maximum 1 metre above the roof level directly below.

C26 Continuous wrap around balconies that add to the bulk of the building are not desirable.

C27 The enclosure of balconies or verandahs for the purpose of providing additional floor space is not permitted.

C28 Additions to the side and rear elevations of period residential flat buildings are permitted only where they will not adversely affect the overall form and character of the building or amenity of neighbours. They may include balconies at the rear or awnings and canopies for sun control to the rear and sides.

4.2.5.3 *Materials, finishes, textures and colours*

C29 Face brickwork must be used only where this is common in the immediate vicinity of the proposed development. Bricks must be of a uniform colour, without mottle (except for traditional sandstock) or wire cut.

C30 Development must:

- i. Avoid large expanses of glass and reflective wall cladding (including glass blocks);
- ii. Use roof cladding which conforms with contributing neighbouring development; and
- iii. Use colour schemes that reflect and draw references from the locality, ensuring the colour of the building is not excessively light or dark.

C31 The use of the following materials or techniques is not permitted:

- i. Rough textured bagged finish;
- ii. Extensive areas of glass sheeting; and
- iii. Circular pattern render.

C32 Highly contrasting coloured bricks must be restricted to building elements such as sills, window heads, string courses and to assist in the division of the building into bays and sections.

4.2.6 **Parking and access**

The provision of car parking should reasonably satisfy the needs of current and future residents. The parking of vehicles in areas which were designed and built before the advent of mass car ownership, is often difficult to provide due to narrow streets and the desire to maintain the unity of the surrounding built form.



The provision of parking needs to allow a reasonable standard of living while not adversely affecting residents or the wider community and environment. The area where this land applies is well served by public transport; new development or redevelopment should maximise use of this network.

- C33** Parking structures or garages must not be located in front of the building line.
- C34** Vehicular entrance to a communal parking like a basement parking must be located in such a way to have least impact on the streetscape and amenity of adjoining neighbours.
- C35** Vehicular access must be at least 6 metres from the intersection of two streets. A crossing within the 6 metres requirement will only be considered if a splay corner is provided and the vehicular access is located as far as possible from the corner.
- C36** Major development proposals must be supported by a traffic report prepared by a suitably qualified traffic consultant.

NB Refer to Section 2.10 (Parking) of this DCP for objectives and controls relating to parking rates and design requirements.

4.2.6.1 *Advisory notes*

Off-street parking requirements may be varied at Council's discretion where:

1. New development or redevelopment is located close to public transport routes, a nominated shared car parking space or well designed accessible bicycle facilities;
2. Parking significantly compromises the quality of the streetscape and heritage character;
3. Vehicular crossings disrupt the continuity of pedestrian safety; and
4. There is a reduction to the on-street parking capacity.

NB Access directly off the splay or intersection will not be considered under any circumstances.

4.2.7 **Ceiling heights**

Ceiling heights are measured from finished floor to finished ceiling level. Ceiling heights are design elements for defining the three-dimensional space of an apartment, in conjunction with walls and floors. Well designed and appropriately defined ceilings ensure quality residential amenity and create spatial interest and hierarchy in apartments.

Objectives

- O26** To increase the sense of space in apartments and provide well proportioned rooms.
- O27** To promote the penetration of daylight into the depths of the apartment.
- O28** To contribute to flexibility of use.
- O29** To achieve quality interior spaces while considering the external building form requirements.

Controls

- C37** Developments must have minimum ceiling heights, measured from finished floor level to finished ceiling level, of:

- i. 3.3 metre minimum for ground floor street fronting dwellings to promote future flexibility of use;
- ii. in general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25 metres is permitted;
- iii. for two storey units, 2.4 metre minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights;
- iv. for two-storey units with a two storey void space, 2.4 metre minimum ceiling heights;
- v. attic spaces, 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.

NB *These are minimums only and do not preclude higher ceilings, if desired.*

4.2.8 Affordable and appropriate housing

Existing affordable housing stock in the area is being lost through the conversion of boarding houses to other uses such as single dwellings and the upgrading and strata titling of residential flat buildings.

While the Australian and NSW Governments have the legislative responsibility for housing and economic policies, impacts are felt at a local level. Planning tools are the primary mechanism through which Council can directly encourage the development and retention of affordable housing in the area.

Council is also developing an Affordable Housing Strategy to:

1. Increase stock of appropriate affordable housing for households with very low, low and moderate incomes;
2. Provide existing stock of low cost accommodation protected; and
3. Increase social inclusion.

By incorporating a whole-of-Council approach, the Strategy will build on Council's commitment to urban and social planning that improves wellbeing and quality of life.

NB *The State Environment Planning Policy (Housing) 2021 is designed to increase the amount and diversity of affordable housing in the State.*

4.2.9 Conversion of non-residential buildings in residential zones

Refer to Clauses 6.12 in Part 6 (Additional Local Provisions) of IWLEP 2022 and Section 6.4.3 of Part 6 (Industrial Development) of this DCP for detailed objectives and controls relevant to conversion of non-residential buildings in residential zones.

Refer to Part 6.7 (Period Industrial Buildings) of this DCP for detailed guidelines for adaptive reuse of period industrial buildings.



4.2.10 Period residential flat buildings

The objectives of this section are to maintain the contribution residential flat buildings make to the character of the area, especially where forming groups and to retain the original form and detailing of residential flat buildings while protecting and enhancing residential amenity. This includes retaining and protecting the garden setting of the building or group of buildings.

In some cases residential flat buildings will be already at or over the maximum development potential of the site determined by the applicable Council controls and an increase in floor space or building volume will not be permissible.

4.2.10.1 Periods

Inter War (c1920 – c1940) and post World War Two (c1940 – c1960).

4.2.10.2 Characteristics

1. Art Deco, Spanish Mission, Stripped Classical in the Inter-War period building style, some of the 1930s depression era and flat buildings of the 1940s and 1950s have less embellishment, reflecting a period of austerity - mainly in Petersham and Lewisham;
2. Two and three storeys with two or four dwellings per floor accessible from a centrally located common entry and stair;
3. Simple and rectangular in form, with windows and balconies “punched” into solid masonry walls;
4. Limited embellishment confined to face brickwork detailing and (sometimes) central raised parapet in Inter-War Art Deco types with render details, step haunched openings and terracotta tiled hoods and copings in Inter-War Spanish Mission types;
5. Simple terracotta tiled hipped form roofs;
6. Face brick Art Deco types usually with symmetrical front facades;
7. Varied front setbacks and limited planting in front gardens;
8. Generally narrow side setbacks and generally small rear setbacks or, where larger, paved and used for parking;
9. Original recessed verandahs often infilled by windows to create an extra room;
10. Front fences of low face brick or rendered brick, sometimes doubling as a retaining wall; and
11. Parking not available where setbacks are narrow; however, parking sometimes located at the rear where one side setback is wide enough for a driveway.

4.2.10.3 Design guidelines

The following design guidelines are indicative only and are illustrated in Figure 1.

1. In many cases residential flat buildings are built up to or over the floor space that would be allowed under applicable planning controls. It is unlikely in these cases that there would be scope for enlargement of those residential flat buildings. Design approaches should address specific programmes for upgrading the accommodation standard and/or restoring original detail and appearance. (A)
2. Where there is sufficient volume in pitched roofs, additional accommodation may be possibly provided within the roof space. Proposed dormer windows must comply with Section 4.1.8 of this DCP. Skillion dormer (B) forms may be able to be set within the rear roof plane but away from the hips and will only be



Inter War Art Deco – lace brick



Inter War Spanish Mission



Inter War Stripped Classical



Inter War “Austerity” Style – lace brick

PART 4: RESIDENTIAL DEVELOPMENT

appropriate where unacceptable overlooking of neighbours does not occur. Skylights (C) flush with the side roof planes, but not the front roof plane, can admit light and air to spaces.

3. Lightly framed balconies and sun hoods may be added to rear and side elevations where the rear and side setbacks allow enough space. (D) The design of added elements should complement the style of the building:
 - i. Terracotta tile roofs or canopies for additions to Spanish Mission types; and
 - ii. Flat roofs or canopies for Art Deco types.

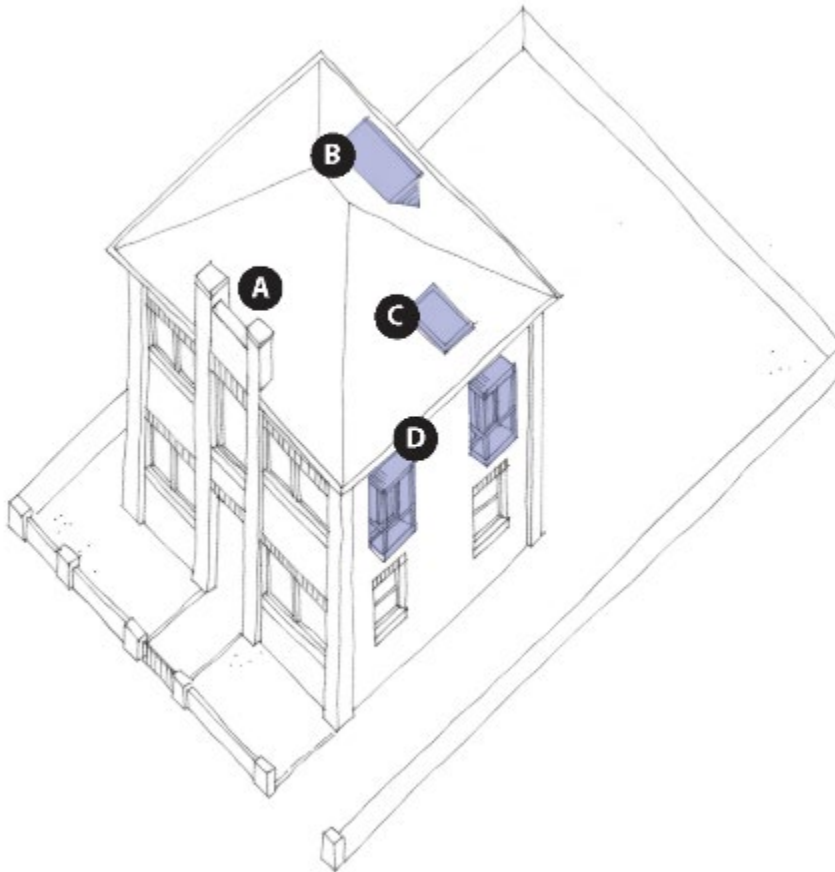


Figure 1: Design solutions for alterations and additions to period residential flat buildings.

NB *Design approaches are indicative only and do not represent all possible acceptable solutions.*

NB *Design solutions will be assessed against other relevant planning controls and must satisfy amenity (privacy and solar access) density, setback, height and bulk controls and guidelines for the relevant building type.*