

Development Control Plan

Built Form Checklist

Stage 2 Mountain View



Purchaser's Name: _____

Builder: _____

Lot No: _____ Street Name: _____

Contact Phone Number: _____

LEVEL OF BUILT FORM CONTROL AREAS

Built Form Control Area	Lot Numbers - Homesites
Zone R2 Level A (General) – Shown 'blue' in Development Control Plan Shading Plan.	156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 203, 204, 205, 206, 207, 208, 209, 210, 211, 222, 230, 231, 232, 233, 234, 235, 236, 237.
Zone R2 Level B (Grose Vale Rd to Rear) – Shown 'yellow' in Development Control Plan Shading Plan.	212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 223, 224, 225, 226, 227, 228, 229.

Which Level is your Homesite – Level A or Level B?	Level

BUILT FORM AND CHARACTER

Objectives

- To achieve a height and bulk that is compatible with the desired character of the area.
- To create coherent, attractive streetscapes that engage with the public domain, in particular streets, open space and heritage.
- To provide for a high level of residential amenity, including solar access, air circulation, privacy, noise mitigation and appropriate boundary interfaces.
- To provide landscaped open space that softens the visual impact of buildings within the landscape and includes usable private recreation space of sufficient areas and dimensions to cater for the recreational needs of residents.
- To provide adequate and safe on-site vehicle access and parking in a manner that does not visually dominate the street.
- To respect the topography of the site and 'Yeomans' keyline elements.

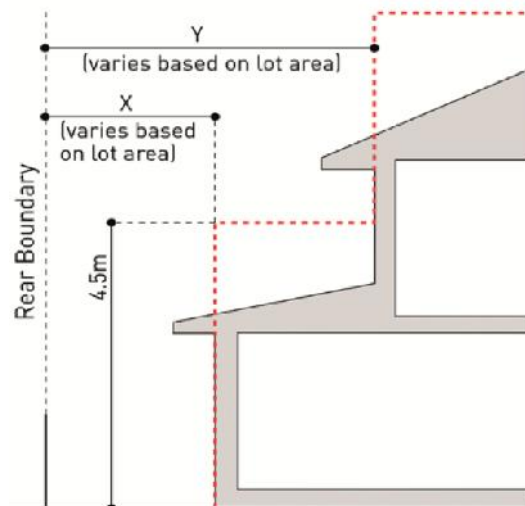
Single Dwellings, Outbuildings and Secondary Dwellings

- The development areas shown in the Development Control Plan Figure 8.51 - Shading Plan - is to satisfy requirements set out in Development Control Plan Tables 8.3 and 8.4 (as per checklist on following pages).
- Development on lots adjacent to Grose Vale Road is to appear as substantially single story when viewed from Grose Vale Road. The purpose of this control is to reduce the visual impact of development when viewed from Grose Vale Road and to allow for distant views from Grose Vale Road to the West.
- In order to achieve the stormwater quality objectives for Redbank all dwellings are to be provided with a 3000L minimum rain water tank which must be plumbed for internal use.

REDBANK BUILT FORM CONTROL AREAS

Compliance Area – Development Standards Relating to Lot Area	Yes	No
<p>Maximum Dwelling Height – Level A and B</p> <ul style="list-style-type: none"> 10m 		
<p>Maximum Floor Areas (m²) – Level A</p> <ul style="list-style-type: none"> 375m² – 450m² (<450m²) Lots = 270m² 450m² – 600m² (<600m²) Lots = 330m² 600m² – 900m² (<900m²) Lots = 380m² <p>Maximum Floor Areas (m²) – Level B</p> <ul style="list-style-type: none"> >700m² Lots = 380m² <p>Maximum Site Coverage (% of Lot Area) – Level A</p> <ul style="list-style-type: none"> 375m² – 450m² (<450m²) Lots = 55% 450m² – 900m² (<900m²) Lots = 50% <p>Maximum Site Coverage (% of Lot Area) – Level B</p> <ul style="list-style-type: none"> >700m² Lots = 50% 		
<p>Minimum Rear Setback – Level A</p> <ul style="list-style-type: none"> 3m Setback for Height of Dwelling up to 4.5m 8m Setback for Height of Dwelling above 4.5m <p>Minimum Rear Setback – Level B</p> <ul style="list-style-type: none"> 5m Setback for Height of Dwelling up to 4.5m 12m Setback for Height of Dwelling above 4.5m <p>Note: The rear setback is based on the height of the building nearest the rear property boundary and not the overall height of the dwelling. (Refer to diagram on following page.)</p>		
<p>Minimum Primary and Secondary Street Setback – Level A</p> <ul style="list-style-type: none"> 4.5m front setback or average of adjoining residential development. <p>Minimum Primary and Secondary Street Setback – Level B</p> <ul style="list-style-type: none"> 6.5m front setback or average of adjoining residential development. <p>Corner Allotment – Level A and B</p> <ul style="list-style-type: none"> 2m secondary street setback (Hawkesbury DCP 2002) 		
<p>Minimum Landscaping (% of Lot Area) – Level A</p> <ul style="list-style-type: none"> 375m² – 450m² (<450m²) Lots = 15% 450m² – 600m² (<600m²) Lots = 20% 600m² – 900m² (<900m²) Lots = 30% <p>Minimum Landscaping (% of Lot Area) – Level B</p> <ul style="list-style-type: none"> >700m² Lots = 30% <p>Note: Minimum dimension of landscaped area is 1.5m. 50% of landscaping must be located behind the building line.</p> <p>Minimum Private Open Space (m²) – Level A and B</p> <ul style="list-style-type: none"> 24m² <p>Note: Minimum Dimension of Private Open Space 3m. Maximum Gradient 1:50</p>		

Compliance Area – Development Standards Relating to Lot Width	Yes	No
<p>Minimum Side Setbacks (Dwellings and Outbuildings) – Level A</p> <p>12.5m – 18m (<18m) Lots</p> <ul style="list-style-type: none"> 0.9m setback up to building height of 4.5m; 0.9m setback plus ¼ of the height above 4.5m. <p>18m – 24m (<24m) Lots</p> <ul style="list-style-type: none"> 1.5m setback up to building height of 4.5m; 1.5m setback plus ¼ of the height above 4.5m. <p>24m+ Lots</p> <ul style="list-style-type: none"> 2.5m setback <p>Minimum Side Setbacks (Dwellings and Outbuildings) – Level B</p> <ul style="list-style-type: none"> 0.9m setback up to building height of 4.5m; 0.9m setback plus ¼ of the height above 4.5m. <p>Note: For Irregular Shape Lots – the minimum width is measured at both the front and rear building lines and the smaller width is to be used.</p> <p>Maximum Basement (m²) – Level A and B</p> <ul style="list-style-type: none"> 45m² 		
<p>Minimum Landscape Area: Front Setback – Level A</p> <p>12.5m – 18m (<18m) Lots</p> <ul style="list-style-type: none"> 25% of the area forward of the building line must contain landscaped area. <p>18m – 24m+ Lots</p> <ul style="list-style-type: none"> 50% of the area forward of the building line must contain landscaped area. <p>Minimum Landscape Area: Front Setback – Level B</p> <ul style="list-style-type: none"> 25% of the area forward of the building line must contain landscaped area. <p>Note: Minimum dimension of landscaped area is 1.5m.</p> <p>Maximum Garage Door Width – Level A and B</p> <ul style="list-style-type: none"> 6m 		



Section showing the minimum rear setback requirements