



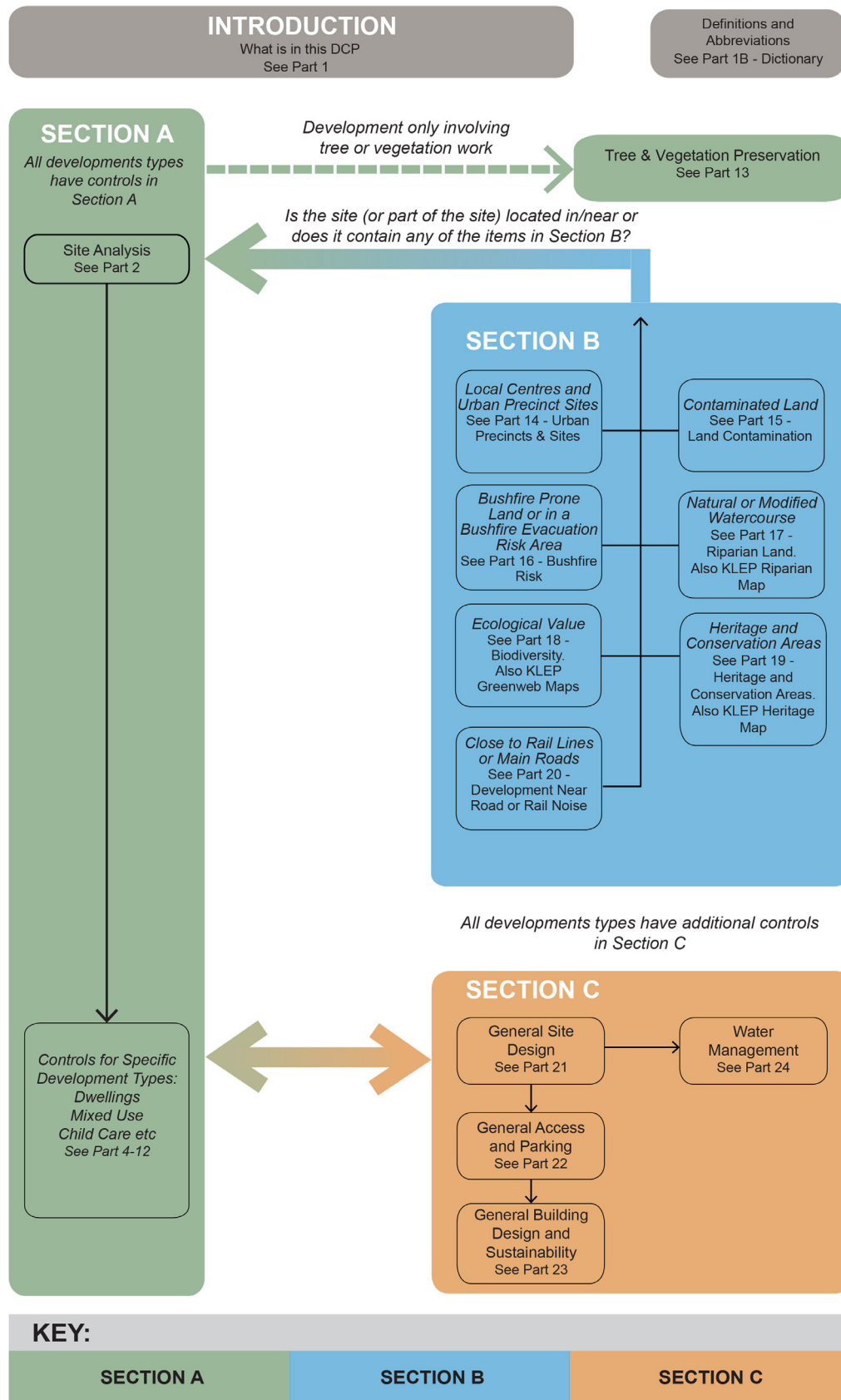
Ku-ring-gai Development Control Plan

ADOPTED - 19 March 2024
EFFECTIVE - 25 March 2024



CONTENTS

HOW TO USE THE DCP



CONTENTS

PART 1

INTRODUCTION

	Introduction - How to use this DCP.....	p1-2
1A	Preliminary.....	p1-11
1A.1	Purpose of this DCP	p1-12
1A.2	Name of this DCP	p1-12
1A.3	Commencement Date.....	p1-12
1A.4	Land affected by this DCP.....	p1-12
1A.5	General aims of the DCP.....	p1-12
1A.6	Relationship to Ku-ring-gai Local Environmental Plan.....	p1-13
1A.7	Relationship to State Environmental Planning Policies	p1-14
1A.8	Relationships to other DCPs.....	p1-14
1A.9	Schedule of Amendments.....	p1-14
1B	Dictionary.....	p1-15
1B.1	Definitions.....	p1-16
1B.2	Abbreviations.....	p1-39

SECTION A

PART 2

SITE ANALYSIS

	Introduction.....	p2-2
2.1	Site Analysis	p2-3

PART 3

LAND CONSOLIDATION AND SUBDIVISION

	Introduction.....	p3-2
3A	General Controls for Consolidation and Subdivision	p3-3
3A.1	Lot Shape, Orientation and Design	p3-4
3A.2	Minimum Lot Depth for Bushfire Prone Land.....	p3-5
3A.3	Building Footprint.....	p3-9
3A.4	Trees and Vegetation.....	p3-10
3A.5	Access.....	p3-11
3A.6	Infrastructure.....	p3-14
3B	Land Consolidation.....	p3-17
3C	Strata and Community Title Subdivision	p3-21
3R	References	p3-23
3R	Minimum Lot Depth Maps.....	p3-23

CONTENTS

PART 4

4A

4A.1

4A.2

4A.3

4A.4

4B

4B.1

4B.2

4B.3

4C

4C.1

4C.2

4C.3

4C.4

4C.5

4C.6

4C.7

4C.8

4C.9

4C.10

DWELLING HOUSES

Introduction..... p4-2

Site Design p4-3

Local Character and Streetscape p4-4

Building Setbacks p4-6

Built-Upon Area p4-12

Landscaping p4-14

Access and Parking p4-15

Vehicle Access p4-16

Car Parking Provision p4-17

Carports and Garages p4-18

Building Design and Sustainability p4-21

Building Envelopes p4-22

Building Facades p4-24

First Floor Design and Roof Forms p4-26

Private Open Space p4-28

Solar Access p4-29

Natural Ventilation p4-30

Ancillary Facilities p4-31

Fencing p4-35

Waste Management..... p4-37

Materials and Finishes..... p4-38

PART 5

5A

5A.1

5A.2

5A.3

5B

5B.1

5B.2

5C

5C.1

5C.2

5C.3

5C.4

5C.5

5C.6

5C.7

5C.8

SECONDARY DWELLINGS

Introduction..... p5-2

Site Design p5-3

General p5-4

Site Layout p5-5

Building Setbacks and Separation p5-7

Access and Parking p5-11

Access p5-12

Car Parking Provision p5-14

Building Design and Sustainability p5-15

Solar Access p5-16

Private Open Space p5-17

Building Envelopes p5-18

Building and Room Sizes p5-19

Building Appearance p5-20

Building Services p5-21

Visual and Acoustic Privacy p5-22

Storage and Utility Areas p5-23

PART 6**6A**

- 6A.1
- 6A.2
- 6A.3
- 6A.4
- 6A.5
- 6A.6

6B

- 6B.1
- 6B.2
- 6B.3

6C

- 6C.1
- 6C.2
- 6C.3
- 6C.4
- 6C.5
- 6C.6
- 6C.7
- 6C.8
- 6C.9
- 6C.10
- 6C.11
- 6C.12
- 6C.13
- 6C.14
- 6C.15
- 6C.16

6R

- 6R.1

PART 7**7A**

- 7A.1
- 7A.2
- 7A.3
- 7A.4
- 7A.5
- 7A.6

7B

- 7B.1

MULTI-DWELLING HOUSING

Introduction.....	p6-2
Site Design	p6-5
Local Character and Streetscape.....	p6-6
Site Layout	p6-8
Building Setback	p6-10
Building Separation	p6-12
Site Coverage	p6-13
Deep Soil Landscaping	p6-14
Access and Parking	p6-16
Vehicle Access	p6-17
Car Parking Provision	p6-18
Bicycle Parking Provision	p6-21
Building Design and Sustainability	p6-22
Communal Open Space	p6-23
Private Open Space	p6-25
Solar Access	p6-27
Natural Ventilation	p6-28
Dwelling Mix and Accessibility	p6-29
Dwelling Placement and Room Design.....	p6-30
Building Entries and Internal Pathways	p6-36
Building Facades and Articulation	p6-34
Building Storeys.....	p6-36
Top Storey Design and Roof Forms	p6-37
Internal Ceiling Heights	p6-38
Visual and Acoustic Privacy	p6-39
Storage	p6-40
External Air Clothes Drying Facilities	p6-41
Fencing	p6-42
Services	p6-43
References.....	p6-45
Design Quality principles	p6-46

RESIDENTIAL FLAT BUILDINGS

Introduction.....	p7-2
Site Design	p7-5
Local Character and Streetscape.....	p7-6
Site Layout.....	p7-8
Building Setbacks	p7-10
Building Separation	p7-14
Site Coverage	p7-15
Deep Soil Landscaping	p7-16
Access and Parking	p7-19
Car Parking Provision	p7-20

CONTENTS

7B.2	Bicycle Parking Provision	p7-22
7C	Building Design and Sustainability	p7-23
7C.1	SEPP (Housing) 2021 and Apartment Design Guide Requirements	p7-24
7C.2	Communal Open Space	p7-25
7C.3	Ground Floor Apartments	p7-27
7C.4	Apartment Mix and Accessibility	p7-29
7C.5	Building Entries	p7-30
7C.6	Building Form and Facades	p7-32
7C.7	Building Storeys	p7-36
7C.8	Top Storey Design and Roof Forms	p7-37
7C.9	Laundry and Air Clothes Drying Facilities	p7-38
7C.10	Fencing	p7-39
7C.11	Acoustic Privacy	p7-40
7C.12	Services	p7-41

PART 8

	MIXED USE DEVELOPMENT	
	Introduction.....	p8-2
8A	Site Design	p8-5
8A.1	Local Character and Streetscape	p8-6
8A.2	Site Layout	p8-8
8A.3	Building Setbacks	p8-10
8A.4	Building Separation	p8-11
8A.5	Wind Impact	p8-13
8A.6	Site Coverage.....	p8-14
8A.7	Deep Soil Landscaping.....	p8-15
8B	Access and Parking	p8-17
8B.1	Vehicle and Service Access and Loading Facilities	p8-18
8B.2	Car Parking Provision	p8-21
8B.3	Bicycle Parking and Support Facilities Provision	p8-24
8C	Building Design.....	p8-25
8C.1	Solar Access and Daylight	p8-26
8C.2	Natural Ventilation	p8-28
8C.3	Room Sizes.....	p8-29
8C.4	Apartment Mix and Accessibility	p8-31
8C.5	Building Entries	p8-33
8C.6	Internal Common Circulation Areas	p8-35
8C.7	Roof Forms and Podiums	p8-36
8C.8	Communal Open Space	p8-37
8C.9	Building Facades and Articulation.....	p8-39
8C.10	Ground Floor Commercial Uses	p8-44
8C.11	Awnings	p8-46
8C.12	Colonnades	p8-47
8C.13	Internal Ceiling Heights	p8-48
8C.14	Visual Privacy	p8-49

8C.15	Acoustic Privacy	p8-50
8C.16	Late Night Trading	p8-53
8C.17	External Clothes Drying Facilities	p8-54
8C.18	Services	p8-55

PART 9

9A

9A.1	Building Setbacks	p9-4
9A.2	Building Separation	p9-5
9A.3	Deep Soil Landscaping	p9-6

9B

9B.1	Service Access and Loading Facilities	p9-8
9B.2	Car Parking Provision	p9-10
9B.3	Bicycle Parking Provision	p9-14

9C

9C.1	Solar Access	p9-16
9C.2	Natural Ventilation	p9-17
9C.3	Floor Depth	p9-18
9C.4	Building Entries	p9-19
9C.5	Internal Common Circulation	p9-21
9C.6	Roof Forms, Terraces and Podiums	p9-22
9C.7	Communal Open Space	p9-23
9C.8	Building Forms and Facades	p9-25
9C.9	Corner Building Articulation	p9-26
9C.10	Ground Floor Frontage	p9-27
9C.11	Awnings and Colonnades	p9-29
9C.12	Internal Ceiling Heights	p9-30
9C.13	Visual Privacy	p9-31
9C.14	Acoustic Privacy	p9-32
9C.15	Fencing	p9-33
9C.16	Services	p9-34

PART 10

10.1

10.2

10.3

10.4

CHILD CARE CENTRES

Introduction	p10-2
Risk Assessment	p10-4
Building Height and Setbacks	p10-7
Parking and Access	p10-9
Dual-Use and Multi-Use Facilities	p10-10

PART 11

11.1

SEX INDUSTRY PREMISES

Introduction	p11-2
Submitting a Development Application	p11-3

CONTENTS

11.2	Initial Limits on Development Consent	p11-4
11.3	Sex Services Premises	p11-5
11.4	Home Occupation (Sex Services) Premises	p11-10

PART 12

SIGNAGE AND ADVERTISING

	Introduction	p12-2
12.1	Signage Design	p12-3
12.2	Building Identification Signs	p12-4
12.3	Business Identification Signs	p12-5
12.4	Advertising Structures	p12-8
12.5	Advertising on Heritage Items or in Heritage Conservation Areas	p12-9
12.6	Advertising on Outdoor Dining Furniture and Footpath Trading Activities	p12-10
12.7	Illumination of Signs	p12-11
12.8	Special Signs	p12-12
12.9	Temporary Signs	p12-13
12.10	Maintenance	p12-15

PART 13

TREE AND VEGETATION PRESERVATION

	Introduction	p13-2
13.1	Tree and Vegetation Works	p13-4
13.2	Exemptions for tree and other Vegetation Works	p13-5
13.3	Heritage Items or Heritage Conservation Areas	p13-8

SECTION B

PART 14

URBAN PRECINCTS AND SITES

	Introduction.....	p14-4
14A	St Ives Local Centre.....	p14-9
14A.1	St Ives Local Centre Context.....	p14-10
14A.2	Public Domain and Pedestrian Access.....	p14-11
14A.3	Proposed Community Infrastructure.....	p14-12
14A.4	Setbacks.....	p14-14
14A.5	Built Form.....	p14-15
14A.6	Building Entries, Car Parking and Service Access.....	p14-16
14A.7	Precinct S1: St Ives Shopping Village.....	p14-17
14A.8	Precinct S2: Stanley Street Shops.....	p14-22
14A.9	Precinct S3: Buildings in R4 zones.....	p14-28
14B	Turrumurra Local Centre.....	p14-31

14B.1	Turrumurra Local Centre Context.....	p14-32
14B.2	Public Domain and Pedestrian Access.....	p14-33
14B.3	Proposed Community Infrastructure.....	p14-34
14B.4	Setbacks.....	p14-36
14B.5	Built Form.....	p14-37
14B.6	Building Entries, Car Parking and Service Access.....	p14-38
14B.7	Environmental Protection and Bush Fire Protection.....	p14-39
14B.8	Precinct T1: Pacific Highway and Ray Street Retail area.....	p14-40
14B.9	Precinct T2: Rohini Street and Eastern Road Retail Area.....	p14-51
14B.10	Precinct T3: Kissing Point Road Retail Area.....	p14-57
14B.11	Precinct T4: Hillview Area.....	p14-65
14C	Pymble Local Centre	p14-69
14C.1	Pymble Local Centre Context.....	p14-70
14C.2	Public Domain and Pedestrian Access.....	p14-71
14C.3	Proposed Community Infrastructure.....	p14-72
14C.4	Setbacks.....	p14-74
14C.5	Built Form.....	p14-75
14C.6	Building Entries, Car Parking and Service Access.....	p14-76
14C.7	Precinct 1: Grandview Street and Pacific Highway Commercial Area.....	p14-77
14D	Gordon Local Centre.....	p14-83
14D.1	Gordon Local Centre Context	p14-84
14D.2	Public Domain and Pedestrian Access.....	p14-85
14D.3	Proposed Community Infrastructure.....	p14-86
14D.4	Setbacks.....	p14-88
14D.5	Built Form.....	p14-90
14D.6	Building Entries, Car Parking and Service Access.....	p14-91
14D.7	Precinct G1: St Johns Avenue and Henry Street.....	p14-92
14D.8	Precinct G2: Pacific Highway Retail.....	p14-98
14D.9	Precinct G3: Civic Hub.....	p14-104
14D.10	Precinct G4: Mixed Use.....	p14-110
14D.11	Precinct G5: Buildings in R4 Zones.....	p14-116
14E	Lindfield Local Centre.....	p14-119
14E.1	Lindfield Local Centre Context	p14-120
14E.2	Public Domain and Pedestrian Access.....	p14-121
14E.3	Proposed Community Infrastructure.....	p14-122
14E.4	Setbacks.....	p14-125
14E.5	Built Form.....	p14-127
14E.6	Building Entries, Car Parking and Service Access.....	p14-128
14E.7	Precinct L1: Balfour Street Retail Area.....	p14-129
14E.8	Precinct L2: Pacific Highway Retail Area.....	p14-136
14E.9	Precinct L3: Tryon Place Mixed Use Area	p14-142
14E.10	Precinct L4: Tryon Road and Lindfield Avenue Retail Area....	p14-148

CONTENTS

14E.11	Precinct L5: Lindfield Hub.....	p14-161
14E.12	Precinct L6: 259 -271 Pacific Highway, Lindfield	p14-174
14E.13	Precinct L7: Buildings in R4 Zones.....	p14-183
14E.14	Precinct L8: Buildings in R4 Zones.....	p14-185
14F	Roseville Local Centre	p14-189
14F.1	Roseville Local Centre Context.....	p14-190
14F.2	Public Domain and Pedestrian Access.....	p14-191
14F.3	Proposed Community Infrastructure.....	p14-192
14F.4	Setbacks.....	p14-194
14G	Pymble Business Park.....	p14-213
14G.1	Urban Precinct	p14-214
14G.2	Public Domain and Pedestrian Access	p14-216
14G.3	Proposed Community Infrastructure	p14-218
14G.4	Building Setbacks	p14-220
14G.5	Built Form	p14-222
14G.6	Heritage.....	p14-224
14H	Screen Australia Site.....	p14-227
14H.1	Urban Precincts	p14-228
14H.2	Public Domain and Pedestrian Access	p14-230
14H.3	Building Setbacks	p14-232
14I	Killara Golf Club.....	p14-235
14I.1	Urban Precinct	p14-236
14I.2	Pedestrian and Vehicular Access	p14-239
14I.3	Building Setbacks	p14-242
14I.4	Built Form	p14-244
14I.5	Heritage	p14-246
14J	Holford Crescent Gordon.....	p14-249
14J.1	Building Setbacks	p14-250
14K	45-47 Tennyson Avenue and 105 Eastern Road, Turramurra	p14-253
14K.1	Urban Precinct	p14-254
14K.2	Pedestrian and Vehicular Access.....	p14-256
14K.3	Building Setbacks	p14-258
14K.4	Built Form	p14-260
14K.5	Public Domain	p14-262
14L	Part 62 and 64-66 Pacific Highway Roseville	p14-265
14L.1	Urban Precinct	p14-266
14L.2	Pedestrian and Vehicular Access.....	p14-268
14L.3	Building Setbacks	p14-270
14L.4	Built Form	p14-272
14L.5	Heritage	p14-274
14L.6	Public Domain	p14-276
14M	47 Warrane Road, Roseville Chase	p14-279
14M.1	Urban Precinct	p14-280
14M.2	Public Domain, Pedestrian and Vehicular Access	p14-282

14M.3	Building Setbacks	p14-284
14N	8a, 14, 16 Buckingham Road	p14-286
14N.1	Urban Precinct	p14-287
14N.2	Pedestrian and Vehicular Access	p14-289
14N.3	Building Setbacks	p14-291
14N.4	Built Form	p14-293
14N.5	Heritage	p14-295
14R	References - Masterplan	p14-297
14R.1	Lindfield Library Site Masterplan	
14R.2	Turramurra Community Hub Masterplan	
PART 15	LAND CONTAMINATION	
15.1	Land Contamination	p15-2
PART 16	BUSHFIRE RISK	
16.1	Introduction	p16-2
	Bushfire Risk Management	p16-3
PART 17	RIPARIAN LANDS	
17.1	Introduction	p17-2
17.2	General	p17-3
17.3	Category 1 Environmental Corridor.....	p17-6
17.4	Category 2 Terrestrial and Aquatic Habitat	p17-8
17.5	Category 3 Bank Stability and Water Quality	p17-10
	Category 3A Watercourse Restoration	p17-12
PART 18	BIODIVERSITY	
18.1	Introduction	p18-2
18.2	All Greenweb Categories	p18-4
18.3	Category - Core Biodiversity Lands	p18-6
18.4	Category - Support for Core Biodiversity Lands	p18-7
18.5	Category - Landscape Remnant	p18-9
18.6	Category - Biodiversity Corridors and Buffer Areas	p18-10
18.7	Category - Canopy Remnants	p18-11
18.8	No Net Loss of Biodiversity.....	p18-12
18R	References	p18-19
18R	Greenweb Maps	p18-20

CONTENTS

PART 19

19A

19A.1

19A.2

19B

19B.1

19B.2

19C

19C.1

19C.2

19C.3

19C.4

19C.5

19C.6

19C.7

19C.8

19C.9

19D

19D.1

19D.2

19D.3

19D.4

19D.5

19D.6

19D.7

19D.8

19E

19E.1

19F

19F.1

19F.2

19F.3

19F.4

HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS

Introduction.....	p19-2
Subdivision and Site Consolidation.....	p19-5
Subdivision and Site Consolidation for New Development within an HCA.....	p19-6
Subdivision and Site Consolidation of a Heritage Item.....	p19-7
Demolition.....	p19-9
Demolition within HCAs.....	p19-10
Demolition related to a Heritage Item.....	p19-11
Development within HCAs: Alterations and Additions and New Buildings	p19-13
Introduction.....	p19-14
Local Character and Streetscape.....	p19-15
Setbacks and Building Separation	p19-19
Gardens and Landscaping.....	p19-20
Access and Parking.....	p19-21
Building Design.....	p19-24
Roof Forms and Structures Attached to Roofs.....	p19-28
Outbuilding and Garden Structures (excluding garages and carports).....	p19-30
Fencing.....	p19-31
Secondary Dwellings within HCAs	p19-33
Heritage Items.....	p19-35
Introduction.....	p19-36
Adaptive Reuse.....	p19-37
Setbacks and Building Separation	p19-38
Gardens and Landscaping.....	p19-39
Access and Parking.....	p19-40
Building Design.....	p19-42
Outbuilding and Garden Structures (excluding garages and carports).....	p19-46
Roof Forms and Structures Attached to Roofs	p19-47
Fencing.....	p19-48
Secondary Dwellings within HCAs and Heritage Items.....	p19-49
Secondary Dwellings within HCAs and Heritage Items	p19-50
Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs).....	p19-51
Introduction.....	p19-52
Local Character and Streetscape.....	p19-53
Building Setbacks.....	p19-55
Gardens and Landscaping.....	p19-58
Fencing.....	p19-59

PART 20

20.1

DEVELOPMENT NEAR ROAD OR RAIL NOISE

Development Near Road or Rail Noise p20-2

SECTION C**PART 21****GENERAL SITE DESIGN**

Introduction..... p21-2

21.1 Earthworks and Slope p21-3

21.2 Landscape Design p21-5

PART 22**GENERAL ACCESS AND PARKING**

Introduction..... p22-2

22.1 Equitable Access p22-3

22.2 General Vehicle Access p22-6

22.3 Basement Car Parking p22-8

22.4 Visitor Parking p22-9

22.5 Parking for People with a Disability p22-10

22.6 Pedestrian Movement within Car Parks p22-11

22.7 Bicycle Parking and Facilities p22-12

22.8 Surface Parking p22-13

22R References p22-15

22R.1 Car Parking Rates p22-16

PART 23**GENERAL BUILDING DESIGN AND SUSTAINABILITY**

Introduction..... p23-2

23.1 Social Impact p23-3

23.2 Green Buildings p23-4

23.3 Sustainability of Building Materials p23-9

23.4 Materials, Colours and Finishes p23-11

23.5 Roof Terraces and Podiums p23-15

23.6 Building Services p23-17

23.7 General Acoustic Privacy p23-20

23.8 General Visual Privacy p23-21

23.9 Construction, Demolition and Disposal p23-24

23R References p23-27

23R.1 Examples of ESD Measures p23-28

PART 24**WATER MANAGMENT**

Introduction..... p24-2

24A Site Design for Water Management..... p24-3

CONTENTS

24A.1	Development Type for Water Management.....	p24-4
24A.2	Location of Development for Water Management.....	p24-5
24A.3	Locating the Development on Site.....	p24-7
24B	Stormwater Discharge	p24-9
24B.1	General	p24-10
24B.2	Stormwater Disposal from Location A Properties	p24-11
24B.3	Stormwater Disposal from Location B Properties	p24-15
24B.4	Stormwater Disposal from Location C Properties	p24-16
24B.5	Stormwater Disposal from Location D Properties	p24-17
24B.6	Relocating Pipes and Modifying or Extinguishing Easements Where Council is the Authority	p24-28
24C	On-site Stormwater Management	p24-29
24C.1	General	p24-30
24C.2	Effective Stormwater Management	p24-31
24C.3	General Controls for On-Site Stormwater Management	p24-33
24C.4	Mandatory Rainwater Tank Requirements	p24-36
24C.5	Controls for On-site Detention	p24-38
24C.6	Stormwater Quality Control	p24-40
24D	Existing Drainage Systems	p24-42
24D.1	General	p24-43
24D.2	Flood Studies and the Design Flood Standard	p24-44
24D.3	Development Over or Adjacent to a Natural Waterbody, Open Channel or Drainage Depression	p24-46
24D.4	Development Over or Adjacent to an Underground Pipeline	p24-48
24D.5	Tennis Courts and Other Sporting Surfaces	p24-50
24D.6	Fences	p24-51
24D.7	Swimming Pools and Spas	p24-52
24E	Road and Trunk Drainage Design	p24-53
24E.1	Design Procedures	p24-54
24F	On-site Wastewater Management	p24-59
24F.1	On-site Wastewater Management	p24-60
24R	References	p24-62
24R.1	Design of On-site Detention Systems (OSD)	p24-63
24R.2	Design of Property and Interallotment Drainage Systems	p24-68
24R.3	Flood Study Requirements	p24-75
24R.4	Terms of Positive Covenants and Restrictions on Use	p24-79
24R.5	OSD Exemption Map.....	p24-92
PART 25	WASTE MANAGEMENT	
	Introduction	p25-2

25A	General Waste and Recycling	p25-3
25A.1	General Requirements	p25-4
25A.2	Waste Storage Rooms	p25-5
25A.3	Access to Collection Points	p25-6
25A.4	Construction of Waste and Recycling Rooms	p25-7
25A.5	Residential Buildings	p25-8
25B	Bulky Goods Waste	p25-15
25B.1	On-site Bulky Goods Storage Area	p25-16
25B.2	On-site Temporary Bulky Goods Collection Point	p25-18
25R	References	p25-19
25R.1	Council's Standard Bin Characteristics	p25-20
25R.2	Council's Collection Vehicle Characteristics.....	p25-21
25R.3	Vehicle Access/Turning Circles	p25-22
25R.4	What is a Waste Management Plan?	p25-23
25R.5	Waste Management Plan	p25-24
25R.6	Waste Guidelines	p25-29