PART B

CONTEXT, SITE ANALYSIS AND DESIGN

Site analysis and a guide to core controls for all development
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PART B1
SITE AND CONTEXT ANALYSIS
Introduction

Good design goes beyond the simple application and compliance with development controls. Careful consideration and systematic analysis of a site, of its relationship with adjoining development and consideration of any natural and man-made constraints are essential starting points.

To ensure site analysis is an important part of the design process, development proposals need to illustrate how design decisions have been based on careful analysis of the site conditions and their context. By identifying and describing the physical elements of the locality and the conditions that impact upon the development site, opportunities and constraints for development can be understood and addressed in the design.

A good design response creates harmonious and seamless relationships with surroundings or site characteristics, whether they be a neighbourhood of historic housing, a specific topography or bush setting or soil conditions.

Site planning will then minimise issues relating to noise, overshadowing, community safety, access, views, privacy, energy consumption and waste generation.

Landscape and topography are significant limiting and determining features of development in the Blue Mountains area, and the particular constraints affecting development in the Blue Mountains can vary considerably.

Using the principles of sustainability, the site analysis looks at on-site resources (water, timber, rock, building materials) and options for providing sustainable outcomes with a reduction in impact on soil, water runoff, native bushland and so on.
Read in conjunction with:

- Part E - Site Development and Management
- Part F - Development Types
- Part G - Precincts
B1.1. Site Analysis of Opportunities and Constraints

Explanation

As a first step in preparing for a development, a site analysis is to be undertaken. An integrated site analysis understands the relationship of a particular site within a given context. It looks at opportunities and constraints to ensure this information is used to inform a design outcome. Buildings designed to specifically address topographic and climatic considerations are generally more comfortable to live in.

Appropriate site planning and building design can also minimise issues relating to environmental impact, overshadowing and solar access, privacy and amenity, vehicular access, waste generation and community safety.

The Environmental Planning and Assessment Regulation 2000, under Schedule 1, requires certain information to be included in any development application. The requirements include but are not limited to a site plan of the land, a sketch of the development and a statement of environmental effects. Refer to the regulations for further information.

The site analysis plan should identify the key opportunities and constraints of the site, taking into account the planning controls within Blue Mountains Local Environmental Plan 2015 (LEP 2015) and this DCP, with particular reference to:

- Zoning (identified on LEP 2015 Land Zoning Map)
- Protected areas (identified on LEP 2015 maps)
- Bush fire prone land (identified on Council’s bush fire prone land map).
- Heritage listing (identified on the LEP 2015 Heritage Map).
- Period Housing Areas and precincts (identified on LEP 2015 Built Character Map)

Council’s pre-lodgement service provides the opportunity for applicants to discuss concept designs with Council once a context and/or site analysis has been carried out.
3. Building design including structural systems, building form and choice of materials along with landscaping, contributes to the streetscape and locality character.

2. Design or select plans to suit context issues such as aspect, slope, and location of identified environmental features.

1. Understand the specific site, context and climatic opportunities and constraints of your land.

**Part B1 - Figure 1:** An integrated site analysis understands the relationship of a particular site within a given context. It looks at opportunities and constraints to ensure this information is used to inform a design outcome. Buildings designed to specifically address topographic, climatic and environmental conditions are generally more comfortable to live in.
Objectives

The objectives of undertaking a site analysis are to:

O1. identify the opportunities and constraints of a development site to create a site responsive application, and

O2. enable the most appropriate siting of a development through the identification of protected areas and environmentally sensitive land, and

O3. reduce adverse amenity impacts such as overshadowing, loss of privacy, views or solar access, and improve sustainability outcomes of development, during its construction and operation, and

O4. determine the most appropriate form in terms of bulk and scale that a site can accommodate.

Controls

C1. A site analysis plan is generally required with any development application that includes a new building or external alterations to existing buildings. For minor applications where the land has minimal constraints or the proposal is for minimal external changes, a separate drawing or plan may not be necessary, and the site analysis information can be incorporated onto the site plan. It may also be necessary to incorporate relevant written discussion into the statement of environmental effects.

C2. Site analysis information shall generally take the form of a scaled plan drawing. The site analysis plan is to map basic site features and information, and any additional mapped features. Refer to Part I.1.1 in Part I Submission Requirements for details of site analysis features.

Note: An indicative building envelope or potential development space can be dotted onto the site analysis plan once all constraints have been identified.
Figures 2a-2d: Council’s website has an interactive mapping tool which is capable of providing detailed mapping information which can be used in the preparation of a site analysis plan. References to LEP 2015 or other Council maps throughout this DCP provide a hyperlink to this interactive mapping tool. Instructions regarding the use of the interactive mapping is also available on Council’s website.
Part B1 - Figure 3(a) - Site analysis basic information

The above image is a base guide to the presentation of site analysis information. The site analysis plan should contain relevant site characteristics, including:

- Title block information (see above)
- Lot boundaries, including adjacent lots or part thereof
- Site area and dimensions
- Adjacent road reserves, and site access points nearby (subject and surrounding driveways)
- Contours (preferably at 1 or 2 metre intervals)
- All trees on and adjacent to the site, establishing which trees originate from which site, and size and species where possible.
- Trees proposed to be removed clearly marked as such; trees to be retained clearly marked as such
- Any existing buildings, sheds, tanks, parking and the like on the site and near site boundaries
- Neighbouring buildings
- Indication of important views to and from the site – for example, protected escarpment areas indicate the importance of uninterrupted views of the tree canopy
- Prevailing sun angles and wind directions
- Potential Asset Protection Zones (APZs) can be shown if relevant
- Required setbacks from front, side and rear boundaries can be shown
- A notional development space after all site constraints have been identified and considered

Refer to Part I.1.1.1 of Part I – Submission Requirements for full details.

Part B1 - Figure 3(b) - Site analysis zoning information

Part B1 - Figure 3(c) - Site analysis protected areas

Part B1 - Figure 3(d) - Site analysis heritage information
B1.2.  Context Analysis

Explanation

For development within Period Housing Areas an assessment of the prevailing characteristics of an area within which the development is located and the identification of streetscape character values is required (refer to Part D2 Period Housing of this DCP).

This type of assessment may also be required for large scale development or smaller developments where the proposal would have a significant impact on the streetscape and locality. The level of analysis will vary depending on the scale of the proposal, and may include:

(a) local analysis (the local context around the site including local services and infrastructure, local environmental issues, and the local built form and landscape context of the site); and

(b) regional analysis (the regional context in relation to nearest urban centres, major services and infrastructure, and broad environmental catchments).

The context analysis can build upon the information included in the site analysis. A separate plan, or the preparation of wholly separate information may not be required.

Note: Council’s website has an interactive mapping tool which is capable of providing detailed mapping information which can be used in the preparation of a context analysis plan. Instructions regarding the use of the interactive mapping is also available on Council’s website.

Control

C1. A context analysis is generally required for works within Period Housing Areas, and for large, complex and/or highly significant applications. For minor applications within Period Housing Areas, (such as non-visible works to the rear only), a full context analysis may not be required, and additional written discussion on context, streetscape and character can be incorporated into the statement of environmental effects.

Refer to the submission requirements for context analysis in Part I Submission Requirements.
PART B2
BUILDING ENVELOPE
Introduction

A building envelope is a three dimensional space on an allotment of land that prescribes the limits of where development can occur. The core elements which in combination define a building envelope are:

- building height;
- floor space ratio (FSR);
- setbacks; and
- site coverage and landscaped area.

The controls for each of these elements are primarily based on the zoning of the land. However, there are also precincts in a number of Blue Mountains villages that are subject to specific building envelope controls. These controls are intended to reflect the development potential of an area and respond to established village character.

The intention of this part is to provide the core building envelope controls for all types of development, before moving into the other parts of the DCP.

For LEP based controls and development within Precincts, this part provides direction to the relevant part of the DCP or the LEP as necessary.
Read in conjunction with:

Part E - Site Development and Management

Part F - Development Types

Part G - Precincts
B2.1. Building Height

Explanation

Building height means the vertical distance between ground level and the highest point on the building. The height of a dwelling influences the scale and bulk of a development which in turn has implications for streetscape character. Building height controls apply in all zones.

Objectives

O1. To ensure that the height of development is not excessive and relates well to the local context.

Controls

C1. The height of a building is not to exceed the maximum height of a building set by LEP 2015 clause 4.3 (Height of buildings) and the Height of Buildings Map.
B2.2. Floor Space Ratio

Explanation

The floor space ratio (FSR) of buildings is the ratio of the gross floor area of all buildings within a site to the site area. FSR controls seek to regulate bulk and scale of buildings and prevent over development of a site. FSR controls apply in all zones.

Objectives

O1. To ensure development is compatible with the bulk, scale and character of existing and future surrounding development and is appropriate to the site.

Controls

C1. The floor space ratio of a development is not to exceed the maximum floor space ratio set by LEP 2015 clause 4.4 (Floor space ratio) and the Floor Space Ratio Map.
B2.3. Setbacks & articulation

B2.3.1. Setbacks

Explanation

Setbacks define the footprint of a building by establishing limitations on distances between the outer walls of the building and the front, side and rear property boundaries. Setback controls seek to maintain or establish appropriate building lines and to ensure adequate building separation to provide for access and landscaping and to preserve amenity.

Objectives

O1. To ensure that the bulk and scale of development is consistent with the existing streetscape of the locality and, where appropriate, promotes a prominent landscape setting.

O2. To ensure that overshadowing of adjoining buildings and impact on solar access to those buildings is minimised.

O3. To ensure that the design and location of buildings responds to individual site constraints and minimises site disturbance and clearing of vegetation.

Controls

C1. For land within Zone RU2 Rural Landscape or RU4 Primary Production Small Lots, building setbacks will be subject to a merit based assessment.

C2. For land within Zone R1 General Residential and within a Precinct identified on the LEP 2015 Built Character Map, building setbacks are to comply with the relevant controls contained within Part G Locality Management.

C3. For land within Zone R2 Low Density Residential:

(a) the maximum width across an allotment of any building that has a street frontage is not to be greater than 80% of the greatest width of the allotment at any one point, and

(b) front building setback is to be within 20% of the average setback of buildings on immediately adjoining allotments in established areas or, where there are no buildings on these allotments, a minimum of 8m from the primary road frontage, and
(c) in the case of corner lots, building setback from the secondary frontage is to be a minimum of 3m, and

(d) in the case of hatchet shaped lots, building setback from the rear boundary of the lot in front is to be a minimum of 9m, and

**Note:** Garages, car ports and the like are permitted within the building setback prescribed by C3(d).

(e) setback from side and rear boundaries is to be a minimum of 1m.

**C4.** For land within Zone **R3 Medium Density Residential** and within a Precinct identified on the *LEP 2015 Built Character Map*, building setbacks are to comply with the relevant controls contained within Part G Locality Management.

**C5.** For land within Zone **R3 Medium Density Residential** not within a Precinct:

(a) front building setback is to be within 20% of the average setback of buildings on immediately adjoining allotments in established areas or, where there are no buildings on these allotments, a minimum of 8m from the primary road frontage, and

(b) in the case of corner lots, building setback from the secondary frontage is to be a minimum of 3m, and

(c) in the case of hatchet shaped lots, building setback from the rear boundary of the lot in front is to be a minimum of 9m, and

**Note:** Garages, car ports and the like are permitted within the building setback prescribed by C3(d).

(d) setback from side boundaries is to be a minimum of 2m.

**C6.** For land within Zone **B1 Neighbourhood Centre** and within a Precinct identified on the *LEP 2015 Built Character Map*, building setbacks are to comply with the relevant controls contained within Part G Locality Management.

**C7.** For land within Zone **B1 Neighbourhood Centre** not within a precinct:

(a) front building setback is to be within 20% of the average setback of buildings on immediately adjoining allotments, and

(b) side and rear building setbacks will be subject to a merit based assessment.
C8. For land within Zone **B2 Local Centre** and within a Precinct identified on the *LEP 2015 Built Character Map*, building setbacks are to comply with the relevant controls contained within Part G Locality Management.

C9. For land within Zone **B7 Business Park:**

(a) setback from the primary front boundary is to be a minimum of 2m and a maximum of 4m and be landscaped, and

(b) side and rear building setbacks will be subject to a merit based assessment.

C10. For land within Zone **IN1 General Industrial or IN2 Light Industrial:**

(a) setback from the primary front boundary is to be a minimum of 4m and a maximum of 8m and be landscaped, and

(b) side and rear building setbacks will be subject to a merit based assessment.

C11. For land within Zone **RE1 Public Recreation**, setback from the primary front boundary is to be a minimum of 8m from a road reserve.

C12. For land within Zone **RE2 Private Recreation** and within a Precinct identified on the *LEP 2015 Built Character Map*, building setbacks are to comply with the relevant controls contained within Part G Locality Management.

C13. For land within Zone **RE2 Private Recreation** not within a Precinct, setback from the primary front boundary is to be 8m from a road reserve.

C14. For land consisting of or including an area of less than 4,000m² within Zone **E3 Environmental Management or E4 Environmental Living:**

(a) front building setback is to be within 20% of the average setback of buildings on immediately adjoining allotments in established areas or, where there are no buildings on these allotments, a minimum of 8m from the primary road frontage, and

(b) in the case of corner lots, building setback from the secondary frontage is to be a minimum of 3m, and

(c) in the case of hatchet shaped lots, building setback from the rear boundary of the lot in front is to be a minimum of 9m, and
**Note:** Garages, car ports and the like are permitted within the building setback prescribed by C14(c)

(d) setback from side and rear boundaries is to be a minimum of 1m.

**Note:** clause 4.4B (Principal development area) of LEP 2015 applies to land consisting of or including an area of more than 4,000 m² within Zone E3 Environmental Management or E4 Environmental Living.
B2.3.2. Building articulation – residential development

C1. Residential development, other than residential development that has a setback from a primary road of less than 3m, may incorporate an articulation zone that extends from the building line to a distance of 1.5m into the required setback from the primary road.

C2. The following building elements are permitted in an articulation zone in the setback from a primary road:

(a) an entry feature or portico, and
(b) a balcony, deck, patio, pergola, terrace or verandah, and
(c) a window box treatment, and
(d) a bay window or similar feature, and
(e) an awning or other feature over a window, and
(f) a sun shading feature.

C3. A building element on a dwelling house (other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house) must not extend more than:

(a) 1m above the gutter line of the eaves of a single storey dwelling house, or

C4. above the gutter line of the eaves of a two storey dwelling house. The maximum total area of all building elements within the articulation zone, other than a building element listed in C2 (e) or (f), must not be more than 25% of the area of the articulation zone.

Part B2 - Figure 1: Articulation zone for residential development.
B2.3.3. Building articulation – industrial development

C1. The following building elements are permitted within an articulation zone for an industrial building:

(a) an entry feature or portico, and
(b) an awning or canopy over a door or window.

C2. A building element within the articulation zone of an industrial building:

(a) is not to reduce the required landscape area, car parking spaces or driveway, and
(b) may extend 2m into the minimum required front setback, but must not be more than 50% of the width of the front facade of the building, and
(c) is not to be more than the maximum height of the building.

Part B2 - Figure 2: Articulation zone for industrial development.
B2.3.4. Exceptions to setbacks

C1. Council may permit development that does not comply with setback requirements to a minor extent where it is satisfied that:

(a) the failure to comply enables the development to better achieve the zone objectives and other provisions applicable to the land, and

(b) any decrease in setback will improve the protection of environmentally sensitive land by the relocation of buildings within the site, and

(c) the proposed development incorporates a design that minimises its apparent bulk when viewed from a road.

C2. Council may permit development that does not comply with the minimum setback:

(a) from a primary street frontage, where the development involves minor alterations or additions and is consistent with the front building setback established by the existing building; or

(b) from a side boundary, or a secondary street frontage, where the development involves minor alterations or additions (including the erection of an outbuilding) and is located along or within a line projected from the wall of an existing building.

C3. A greater front, side or rear setback may be required for development within the vicinity of a heritage item in order to maintain the visual setting of the heritage item. This is to be determined on a site by site basis.

Note: Council may require a Heritage Impact Statement (HIS) to demonstrate that the proposed development will not adversely impact the significance of the affected item. Refer to Part D1 of this DCP for further information.

C4. Side and rear setbacks do not apply to:

(a) any aerial, antenna, awning, eave, flue, chimney, pipe, cooling or heating appliance, any rainwater tank or any other structure associated with the provision of a utility service if it is located at least 450 millimetres from the relevant boundary, and

(b) any fence, fascia, gutter, downpipe, light fitting, electricity or gas meter, driveway, pathway or paving if it is located within any required setback area to the relevant boundary.
C5. The setback from a road does not apply to:

(a) a driveway, fence, pathway, paving or retaining wall, or

(b) the articulation zone and any building element that is permitted within that zone.

B2.3.5. Setback from a Classified Road

C1. Where land adjoins a Classified Road, other than a Tourist Road, the setback of any buildings from the alignment or proposed alignment of the road is to comply with Part B2 - Table 1.

Note: Classified Road has the same meaning as in the Roads Act 1993 and includes the Great Western Highway, Hawkesbury Road, Darling Causeway and Bell’s Line of Road.

Part B2 - Table 1: Setback from Classified Roads.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3 Environmental Management</td>
<td>30m</td>
</tr>
<tr>
<td>Any other zone</td>
<td>18m</td>
</tr>
</tbody>
</table>

C2. Council may consent to development that does not comply with C1 only if it is satisfied that the existing development on the land or the physical or functional circumstances of the land would warrant a lesser setback, and this would not result in the creation of a traffic hazard.
B2.4. Site Coverage and Pervious Area

Explanation

Site coverage is expressed as a percentage of the total site area and refers to the area of a site that is be built upon. Site coverage controls work in conjunction with floor space ratio and setbacks to manage the extent of development permitted on a site and to ensure the retention of pervious and landscaped areas. Pervious area controls are also expressed as a percentage of total site area. Pervious areas facilitate infiltration of stormwater which in turn helps to protect catchment health.

Note 1: In LEP 2015 site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- any basement; and
- any part of an awning that is outside the outer walls of a building; and
- any eaves; and
- unenclosed balconies, decks, pergolas and the like.

Note 2: For the purpose of calculating site coverage, reference in the LEP 2015 definition to ‘buildings’ is considered to include buildings ancillary to the main building, and the area of any driveway, parking facility and tennis court. Reference to ‘unenclosed balconies, decks, pergolas and the like’ is considered to include swimming pools or spas, access ramps, and pathways or pavings.

Note 3: Pervious area means the proportion of a site area that is capable of absorption and infiltration of stormwater and excludes hard areas except for water tanks, unenclosed areas of spaced decking and swimming pools.

Note 4: Where single dwellings or dual occupancy developments exceed the maximum site coverage or have less than the required minimum pervious area, additional stormwater quality measures are to be provided. Refer to Part C6.1 Control 9 of this DCP.

Objectives

O1. To limit the extent of development and ensure the retention of pervious areas that aide stormwater management.

Controls

C1. For land within Zone RU2 Rural Landscape or RU4 Primary Production Small Lots:

(a) The maximum site cover for buildings, including buildings ancillary to the main building, is to be:
i. 40% of the total allotment area or 160m², whichever is greater, for allotments less than 1,000m², or

ii. 300m² plus 10% of any amount by which the allotment area exceeds 1000m², for allotments of 1,000m² or more but less than 2,000m², or

iii. 400m² plus 5% of any amount by which the allotment area exceeds 2000m², up to a maximum total building site cover of 2500m², for allotments 2000m² or greater.

C2. For land within Zone R1 General Residential and within a Precinct identified on the LEP 2015 Built Character Map, maximum site cover and minimum pervious area are to comply with the relevant controls contained within Part G Locality Management.

C3. For land within Zone R2 Low Density Residential:

(a) the maximum site cover for buildings, including buildings ancillary to the main building, is 40% of the total allotment area or 160m², whichever is greater, and

(b) the minimum area to be retained as pervious area is 40% of the total allotment area.

C4. For land within Zone R3 Medium Density Residential and within a Precinct identified on the LEP 2015 Built Character Map, maximum site cover and minimum pervious area are to comply with the relevant controls contained within Part G Locality Management.

C5. For land within Zone R3 Medium Density Residential and not within a Precinct:

(a) the maximum site cover for buildings, including buildings ancillary to the main building, is 40% of the total allotment area or 160m², whichever is greater, and

(b) the minimum area to be retained as pervious area is 40% of the total allotment area.

C6. For land within Zone B1 Neighbourhood Centre and within a Precinct identified on the LEP 2015 Built Character Map, maximum site cover and minimum pervious area are to comply with the relevant controls contained within Part G Locality Management.

C7. For land within Zone B2 Local Centre and within a Precinct identified on the LEP 2015 Built Character Map, maximum site cover and minimum pervious area is to comply with the relevant controls contained within Part G Locality Management.
C8. For land within Zone **B7 Business Park** the minimum area to be retained as pervious area is 20% of the total allotment area.

C9. For land within Zone **IN1 General Industrial** the minimum area to be retained as pervious area is 20% of the total allotment area.

C10. For land within Zone **IN2 Light Industrial** the minimum area to be retained as pervious area is 30% of the total allotment area.

C11. For land within Zone **RE2 Private Recreation** and within a Precinct identified on the *LEP 2015 Built Character Map*, maximum site cover and minimum pervious area are to comply with the relevant controls contained within Part G Locality Management.

C12. For land within Zone **RE2 Private Recreation** and not within a Precinct:

   (a) for any allotment having an area of less than 1,000m$^2$, the maximum site cover for buildings and buildings ancillary to the main building is 30% or 160m$^2$ whichever is greater; or

   (b) for any allotment having an area of 1,000m$^2$ or greater, the maximum site cover for buildings and buildings ancillary to the main building is:

      i. 300m$^2$; and

      ii. an additional amount equivalent to 10% of the amount by which the site area exceeds 1,000m$^2$, but not exceeding 100m$^2$; and

   (c) the minimum area to be retained as pervious area is 60% of the total allotment area.

C13. For land within Zone **E3 Environmental Management**, site cover controls are prescribed in LEP 2015 clause 4.4A (Site coverage and landscaped area).

C14. For land within Zone **E4 Environmental Living**, site cover and pervious area controls are prescribed in LEP 2015 clause 4.4A (Site coverage and landscaped area).
PART B3
CHARACTER AND DESIGN
Introduction

The Blue Mountains urban environments are low-key and low-scale compared to the high density living of large cities. Despite this, urban design issues are still of critical importance in town centres, specifically identified precincts and also ordinary neighbourhoods, and ensure that neighbourhood character and heritage considerations are respected and enhanced through new development. The character of the environment is equally relevant everywhere, not just in retaining or improving a few select 'special' areas that already have high amenity values.

The creation of attractive street environments can help to slow traffic, foster the use of streets as places for social interaction between pedestrians and residents, and promote pedestrian and cyclist activity.

Neighbourhood character is not limited to the prevailing architectural style or era of development. The layout and form of the area is critical, as is the relationship of the natural environment and topography in the public and private domain to built forms. Settings, vistas, sensory delight and a sense of place can be created through thoughtful urban design responses.

Part B3.1 part applies to land identified as within a heavy blue line and with a precinct reference on the LEP 2015 Built Character Map.

Part B3.2 applies to all development of low-density residential dwellings, in particular free-standing single dwellings.
Read in conjunction with:

Part D - Heritage Management

Part G - Precincts

D1

D2

All
B3.1. Character considerations within precincts

This part applies to development in town centres and surrounding areas identified as precincts areas on the LEP 2015 Built Character Map. The primary controls for these areas are within Part G Locality Management of this DCP.

This section provides further guidelines to supplement the specific controls within Part G. This includes considerations for urban design, infill development, design of shopfront buildings and medium-density residential development.

B3.1.1. Urban design

Explanation

Under clause 6.19 (Design excellence) of LEP 2015, Council must have regard to particular urban design matters in assessing development applications within specific precincts. These precincts are the land identified as edged by a heavy blue line on the LEP 2015 Built Character Map.

Part G Precincts of this DCP sets out specific controls for each individual precinct. The urban design principles of this part may be used in the assessment of developments with the specific precincts of Part G.

These controls apply to zones B1, B2, R1 and R3, where character considerations apply to a village setting.

Objectives

O1. To achieve excellence in urban design and infill development.

O2. To identify key components of urban design to be considered and addressed in development proposals.

O3. To retain and enhance the unique qualities of neighbourhood character and context, by responding to the essential elements that make up the character of the surrounding area and the desired future character.

Controls

C1. Significant development within the identified precincts, where impacting upon significant public domain spaces, major roads, town centres and significant streetscapes, is to demonstrate consideration of the following urban design principles:

(a) **structure and connections:** organise places that are consistent with or improve the urban structure and are well connected, and
(b) **accessibility:** provide ease, safety and choice of access for all people, and allow for the smooth movement of vehicles, pedestrians and bicycles, and

(c) **complementary mix of use and types:** maintain and create a complementary mix of uses and types of buildings and spaces, and

(d) **appropriate density:** provide appropriate density, with the highest density focused on commercial centres and public transport nodes where accessibility is the greatest, and

(e) **urban form:** clearly define public and private space, create spaces that are appropriate to the hierarchy, function and character of places, and reduce opportunities for undesirable activities, and

(f) **legibility:** help people to understand places and find their way around, and

(g) **activation:** stimulate activity and a sense of vitality in public places, and

(h) **sense of place and character in street and townscapes:** recognise, conserve and enhance the characteristics that give places a valued identity and create high quality and distinctive streetscapes and townscapes, and

(i) **settings:** provide integrated landscaping, water, native bushland, interpretive devices and signage to enhance public spaces and places of cultural interest and tourism sites, and

(j) **vistas:** enhance vistas and street views that reveal the topography, and the relationship between the urban environment and important natural elements, and

(k) **sensory pleasure:** create places that engage the senses and delight the mind.

C2. For large development proposals, Council may require photomontages or perspectives that demonstrate the impact of the proposed development on existing views of the property from the public domain or other place identified by Council. A model may be required for major development, particularly if infill development is proposed.

C3. If a larger scaled development is proposed (for example, where several lots are to be amalgamated and the site redeveloped), additional site-specific controls may be required to address the specific issues relevant to the site and its setting.
B3.1.2. Infill development

The use of land within existing urban areas, whether vacant land or land containing older buildings or uses, is termed infill development.

Opportunities for infill development provide the chance for the continuing enrichment of urban areas and the creation of additional housing through urban consolidation. The addition of new built forms is an expression of contemporary life and has the potential to create dialogue with older buildings and styles in the vicinity.

Council does not necessarily advocate the replication of historical architectural styles for infill development. A contemporary design approach which respects the historic context and achieves a cohesive relationship between the existing and new fabric is required.

This section applies to infill development on land within the specific precincts in Part G Precincts of this DCP. The primary controls for these areas are within Part G Precincts of this DCP. These controls apply to zones B1, B2, R1 and R3, where character considerations apply to a village setting.

In heritage conservation areas and for heritage items, the criteria and controls for infill development are more stringent than for other areas. Refer to Part D1.9.8 Infill development.

Landscaping required to accompany development is discussed in detail in Part C3 Landscaping.

Objectives

O1. To ensure infill development achieves a cohesive relationship between new and existing urban fabric and where relevant, retains and enhances cultural significance.

O2. To ensure the design of infill development responds respectfully and sensitively to significant contextual indicators and incorporates innovative design responses.

O3. To ensure the façade of buildings are articulated to address the streetscape and reinforce the architectural character of the village centre streets.

O4. To encourage infill development that demonstrates a high quality contemporary design response where respect for and sympathy with surrounding development can be demonstrated.

Controls

C1. Designers of infill development are required to provide a detailed site and context analysis. Refer to Part B1 Site Analysis and Part I for submission requirements. For single dwellings this information can be included in the statement of environmental effects.
C2. Infill development is to reference established aspects of the character of the area, including, floor levels, solid to void ratios of elevations, fenestration patterns, coursing lines and any other significant details of neighbouring buildings. Historic detailing is not to be imitated. Refer to Part B3 - Figure 1.

(a) Original historic gable treatment and simplified gable treatment

(b) Original historic fence treatment and simplified rendered brick fence

(c) Original historic picket fencing and simplified timber picket fence

(d) Original historic verandah treatment and simplified timber verandah details

Part B3 - Figure 1: Simplified detailing for infill development.
C3. The established orientation pattern of the streetscape and neighbouring buildings is generally to be adopted by new development.

C4. Buildings are to formally address the street with entrances and windows. Verandahs and balconies can also be appropriate elements.

**B3.1.3. Infill shopfront buildings**

**Explanation**

The town centres of the Blue Mountains contain a variety of shopfront buildings, with most based on a traditional pattern of continuous shopfronts in a main street form. In the upper Mountains, most shopfront precincts have high heritage and character value. Due to the historic pattern of town development along the transport corridor, many town centres are small and compact and focus on proximity to road and rail. The existing patterns of small narrow shopfronts with some laneways to provide filtered access to rear parking and secondary areas is a valued aspect of the Mountains character.

Where renewal of individual shops, groups of shops or larger areas is proposed, consideration is to be given to traditional shopfront forms, designs and detailing. This section provides guidelines for acceptable types of shopfront design to retain town centre character.

These controls apply to zones B1, B2, R1 and R3, where character considerations apply to a village setting. Reference should also be made to Part G Precincts of this DCP.

Shopfront buildings that are listed as heritage items or within heritage conservation areas, or those properties in the vicinity of items or conservation areas, are dealt with under the heritage provisions in Part D1 Heritage.

**Part B3 - Figure 2:** Sympathetic infill development, despite the disparity in the number of storeys

**Part B3 - Figure 3:** Sympathetic infill development relating to the scale of surrounding context

**Objectives**

O1. To ensure that the character of small traditional main street and commercial strip development, with filtered access to rear parking areas and secondary areas, is protected and enhanced.
O2. To encourage high quality contemporary shopfronts in appropriate locations and where respect for and sympathy with surrounding development can be demonstrated.

Controls

C1. Proposals for infill development within the vicinity of significant traditional shopfront buildings are required to demonstrate adequate consideration of the impacts upon those traditional shopfront buildings.

Note: Refer to Part D1.9.7 Traditional shopfront buildings where heritage considerations apply.

C2. Redevelopment of sites on which significant and contributory buildings are located are to retain and improve the existing street presentation.

C3. Shopfront buildings are generally to contain the following:

(a) vertically-proportioned doors and windows, and
(b) glazed shopfronts to all ground floor retail areas, and
(c) a stallboard below the glazing at least 400mm high, and
(d) a recessed and generally splayed entry, and
(e) continuous suspended metal awnings fronting main streets, and
(f) a high solid to void ratio above awning level, and
(g) parapets or pediments above the upper level, and
(h) cornices or coursing lines below the parapet.
C4. Buildings on corner sites are to incorporate splayed corners and other elements to articulate corners. Each frontage of a corner building is to present as a main street frontage, with suspended metal awnings continuing around each corner.

![Part B3 - Figure 5: Traditional shopfront addressing a corner](image)

C5. Balconies, if provided should be recessed to minimise the visual impact on the streetscape.

C6. Separate the street address for retail uses from residential and commercial uses within each building.

C7. When pitched roofs are proposed, slopes or pitches should match the existing pitched roofs of the area.

C8. Historic details are not to be slavishly imitated. Refer to Part B3 - Figure 4.

![Part B3 - Figure 6: Simplification of original historic shopfront detailing provides contextual fit for new development.](image)
C9. Incorporate lift overruns and service plant equipment into the design of the roof and reduce their visibility.

C10. Avoid attic windows and dormers in the roof.

C11. Highly reflective finishes and curtain wall glazing are not likely to be supported above the ground floor.

C12. The following wall materials are preferred:
(a) brick with render painted a pale colour, and
(b) plain glass windows with timber or thin steel/metal frames, and
(c) timber joinery and signage.

C13. The following materials are incompatible with the desired character of town centres:
(a) large wall tiles, and
(b) fibre-cement sheeting, and
(c) concrete blocks, and
(d) curtain wall systems, and
(e) reflective or tinted glass.

C14. Use colour schemes compatible with surroundings structures and avoid corporate colour schemes.

**B3.1.4. Medium-density residential development**

**Explanation**

Some older lots within the Blue Mountains, mostly close to town centres, may be appropriate for urban renewal in the form of new medium-density development. These types of developments can have a significant impact upon streetscape and character values, and can determine the developing character of areas undergoing transition. Proper integration of these types of new development into traditionally low-density neighbourhoods is critical to ensure the streetscape retains coherence and a pleasing and attractive pedestrian-friendly environment. Design issues relating to the scale, forms, roof forms, materials, detailing, colours and landscaping concept are dealt with in this part.

These controls apply to zones B1, B2, R1 and R3, where character considerations apply to a village setting.
Note: Reference should be made to the additional provisions for medium-density development in Part F1 Residential Development.

Objectives

O1. To ensure that medium-density residential development adequately considers the scale, forms, roof forms, materials, detailing, colours and landscaping of new developments.

Controls

C1. Infill development is to demonstrate compliance with the following design indicators where relevant:

(a) modest scale – new development is not to dominate the surrounding environment, but is to be consistent with the predominant scale of existing development, including dominant ridge and/or parapet lines and building massing (building volume and size); and

(b) repetition of forms – New development is to provide good articulation of forms to achieve a modest scale, and provide a repetition of forms that expresses a rhythm and pattern of individual units. To create diversity within repeating forms, there can be differentiation by colour or texture of materials or surfaces; and

Part B3 - Figure 7: Successful medium-density development incorporates simple rhythms, referential roof forms and details, and a modest scale to achieve a successful outcome.
(c)  **traditional roof forms** – new development in older areas can relate to existing development by using traditional forms, the most significant being gabled and/or hipped roof forms with a pitch of approximately 35 degrees, and skillion verandah forms to the front and side elevations; and

(d)  **quality materials** – new development should wherever possible be constructed of quality materials, including high quality dry-pressed bricks, corrugated metal roofing, terracotta roof tiles, stone, render and solid timber. The materials and finishes should relate to the surrounding established context, and be used in appropriate locations and proportions; and

(e)  **simple detailing without overt imitation** – the use of verandahs with posts or piers, vertically-proportioned windows, awnings to windows, and articulated fencing that filters views; and

(f)  **traditional colours** – colour schemes are to be generally from a natural and/or historic palette, whether strong heritage colours or muted bushland tones as appropriate. Intense and/or excessively bright colours are to be avoided; and

(g)  **landscaping** – landscaping is to soften the edges of new development, frame primary elevations and provide visual layers through thoughtfully-placed plantings.

**Part B3 - Figure 8:** An original building on a large lot can provide room for medium-density housing development to the rear whilst retaining the character of the existing streetscape.
Part B3 - Figure 9: The use of picket fencing, front verandahs with timber posts, and gabled roof forms in this example provide simple but effective references to more traditional housing types.

Part B3 - Figure 10: Medium-density housing can incorporate some level changes and substantial landscaping to integrate successfully with bushland areas.

Part B3 - Figure 11: The use of quality materials, references to traditional detailing and well-designed landscaping can contribute to strong urban design infill. In this example, new housing around an existing church uses stone walling, large roof forms and gablets to create a sense of place.
B3.2. Single dwelling design considerations

Introduction

High quality site-specific and contextual design of individual sites underpins the provision of high quality desirable environments for living, working and enjoyment. It allows neighbourhoods to be read and understood coherently and creates a sense of place and identity. Good design enhances and strengthens community relationships, and provides safe and sometimes beautiful environments. It preserves the qualities of the environment that are valuable and enhances those qualities.

Specific site planning and good design will build on the site analysis and include the considerations set out below to achieve high-quality buildings that fit harmoniously with surrounding development and the environment.

This part applies to all new buildings and significant alterations and additions to existing buildings within the LGA; however, the controls are most applicable to free-standing residential dwelling development in the R2 Low Density Residential, E2 Environmental Conservation, and E4 Environmental Living zones.

This part also applies to the design of new buildings in a bushland setting, where contextual fit with the natural environment is desirable in order to sympathetically integrate new development into a predominantly bush setting. This is particularly relevant in the E2 Environmental Conservation and E4 Environmental Living zones.

Considerations of building height and floor space ratio are covered by the provisions of LEP 2015, and these two variables, in conjunction with the site coverage and setback requirements of Part B2 Building Envelope of this DCP, can be manipulated at the design stage to provide a building envelope that is respectful towards surrounding development and is responsive to site conditions.

For residential designs, LEP 2015 requires the consideration of residential character. Clause 6.17 (Consideration of character and landscape) of LEP 2015 has objectives and controls for residential design in residential and environmental zones. It requires consideration of issues such as scale and massing of buildings, materials, colours and finishes, building form and design, siting, setting and neighbourhood amenity. This section expands upon the consideration of these matters.

Where a design deviates from the following controls, justification is to be provided with the application to support the proposed changes. Provision of supporting documentation will not necessarily guarantee support from Council for the proposed deviation.

Note 1: Reference should be made to the additional provisions for low-density development in Part F1 Residential Development.
Note 2: Buildings that are heritage items, within heritage conservation areas or within Period Housing areas have additional context and character requirements, and are guided by the provisions of Part D Heritage Management of this DCP. Buildings within specific precincts are guided by the provisions of Part G Precincts of this DCP.

Note 3: For landscaping controls and guidelines, refer to Part C3 Landscaping of this DCP.

B3.2.1. Context considerations

Explanation
Context can be defined as the key natural and built features of an area. This includes the underlying natural landform, distinctive landscape elements, date and style of buildings, scale and form of buildings, street and subdivision patterns, setbacks, materials, building techniques and details, views, vistas and skylines, the solid to void relationships and orientation.

This part applies particularly to the streetscape and the street front zone of properties, and is particularly important where there is a consistent and/or established character. The street front zone (sometimes referred to as the ‘front building setback’) is what is visible from the street, and includes the front and side boundary fences and front garden, and also the front elevation and front and side roof plane/s wherever visible. The scope and type of landscaping is also a consideration in the street front zone. The street front zone establishes the connection between the public and private domains and therefore sets or contributes to the context and character of the neighbourhood.

Part B3 - Figure 12: Definition of street front zone.
Design considerations apply to all sites; however, factors such as the visibility of a building from the street, and the building size, siting and lot size all contribute to the impact of a building on its context.

This section applies to zones R2, E2 and E4, where considerations apply to a low-density, mixed character and/or a sloping, bushland setting.

Objectives

O1. To ensure that new development is responsive and sympathetic to the surrounding context in scale, massing, orientation, siting, form, construction and materials.

O2. To retain, conserve and enhance the setting and character of streetscapes and the contribution of significant natural and cultural features.

O3. To ensure that new development emphasises the street and public domain as a vibrant, safe and attractive place for activity and community interaction.

O4. To encourage contemporary architectural expression that is also sensitive to the natural and built setting.

O5. To respect and reinforce established bushland character through sensitive design, and to promote contemporary design that has a good contextual fit with an established bushland setting.

Controls

C1. Development proposals are to identify local character considerations and demonstrate how new buildings will respond and contribute to the quality and identity of the area. For single dwellings this information can be included in the statement of environmental effects.

C2. Buildings are to be located to ensure compatibility with the site layout and design of adjoining buildings and the prevailing streetscape, in particular in terms of scale, form and other defining elements, whilst allowing for reasonable variation to enable design solutions that avoid uniformity and respond appropriately to context and site characteristics. Refer to Part B3 - Figure 13.
Part B3 - Figure 13: Contextual fit within an existing streetscape.

C3. New development is to minimise visual impacts upon bushland settings, including scenic drives, the Blue Mountains National Park and other significant elements through the use of design, colours and materials which preserve important natural and cultural settings.

C4. New development is to provide legibility, by creating places and spaces that can be easily and positively remembered by people. This can include the creation of architectural elements, paths, and landscaping that have a distinctiveness. Those elements are to contribute to the overall impression of the urban environment.

C5. Buildings are to formally address the street, street corners, parks and open spaces and shared driveways through the visually harmonious placement of windows, doors, verandahs, porches and or entry areas to improve streetscape, access and passive surveillance.

B3.2.2. Siting and site design

Explanation

Siting is the location and orientation of the building. Appropriate siting will take into account factors both internal and external to the site: the specific site constraints and opportunities, and the relationship of the building to surrounding buildings and building patterns.

Sloping land is common in the Blue Mountains, with steeply sloping land of 1 in 5 or higher usually severely constrained, with site access problems, erosion potential, fire hazards, winds, development visibility, site disturbance and costs greatly increased.

The design controls below require adequate consideration of some of the basic design issues related to siting of structures, and compatibility with the clauses of LEP 2015 identified in the note below.
This section applies to zones R2, E2 and E4, where considerations apply to a low-density, mixed character and/or a sloping, bushland setting.

**Note 1:** Properties that are considered slope constrained, at risk of landslide, or proposals that require earthworks will need to consider clauses 6.4 (Protected area – slope constraint area), 6.5 (Protected area – landslide risk) and 6.14 (Earthworks) of LEP 2015. These clauses seek to identify and protect areas where topography and slope make development unsuitable. Properties affected by this mapping can be identified through the LEP 2015 maps.

**Note 2:** For landscaping controls and guidelines, refer to Part C3 Landscaping of this DCP.

**Objectives**

O1. To ensure that buildings are sited to fit harmoniously with the existing topography and to minimise visual impacts upon natural settings.

O2. To ensure that the siting of buildings considers significant site constraints such as slope, and minimises site disturbance.

O3. To ensure that the siting of buildings avoids overshadowing of adjoining buildings and that adverse impacts to the solar access to living areas and private open space of adjoining buildings are minimised.

**Note:** Amenity of residential building is covered in detail in Part F1 Residential Development of this DCP.

**Controls**

C1. Development siting and design is to respect and enhance the natural landscape attributes that contribute to the character and distinct sense of place of the streetscape and neighbourhood, including:

   a) prominence of ridgelines, and

   b) landmarks, and

   c) topography, and

   d) views, vistas and outlooks, and

   e) waterways, and

   f) vegetation.

C2. Buildings, particularly in bushland settings, are to be located to minimise adverse physical and visual impacts on the site.
Slope controls

C3. Development is encouraged to follow the slope of the site and reduce the need for significant cut and fill through split level design.

**Part B3 - Figure 14:** Design on sloping sites is to respond to the topography.

C4. Development on land steeper than 1 in 5 is to use split level design and raised floor construction with a protected underfloor where possible.

C5. Slab on ground construction is not to be used on slopes steeper than 1 in 10. Split-level slab on ground construction may be acceptable where slabs follow ground levels.

Site disturbance controls

C6. Buildings are to be sited and designed to keep site disturbance to a minimum. This includes changes in natural ground level, removal of natural topographical features and vegetation and disruption of natural water run-off.

C7. Cut and fill is to be minimised as far as possible and be contained within the building footprint where conditions allow. Cut and fill is generally to be limited to a maximum of 1m in height and depth unless contained within or retained by the walls of the building footprint, particularly where there is potential for adverse environmental impacts or impacts upon adjoining properties.

C8. Roads and paths are to follow the landform where possible.
B3.2.3. Building scale, forms and articulation

Explanation

The scale of a building is its relative size compared to other elements such as the street, surrounding buildings and the human scale. A building has an overall scale, and can also incorporate elements that give a deliberate perception of scale, in order to reduce perception of height and bulk and to relate to the human scale.

Form includes the overall shape, volume and arrangement of its parts. The form of the building will dictate to a large degree the presentation and appearance of the building from the street, as well as the ability to integrate with surrounding development. Form, along with appropriate scale, is a major determinant of high quality design and the protection and enhancement of streetscape qualities.

Residential buildings are generally increasing in size, and the desire for amenity and facilities is expanding. These factors are creating a slow but inexorable change in the character, construction and size of new residential buildings.

This section applies to zones R2, E2 and E4, where considerations apply to a low-density, mixed character and/or a sloping, bushland setting.

Objectives

O1. To ensure that building forms provide a presentation appropriate to the surrounding neighbourhood and immediate neighbours in terms of visual appearance and amenity.

O2. To ensure that new forms preserve and enhance site characteristics, site constraints and neighbourhood amenity.

O3. To ensure that building forms provide for quality design of buildings and quality external and internal spaces.

O4. To ensure that new building forms allowed under maximum floor space ratio and building height controls do not inhibit proper consideration of other relevant objectives and controls.

Controls

C1. Provide an appropriate bulk and scale to suit the scale of the street and the surrounding buildings. Building design should recognise the predominant scale (height, bulk, density etc.) of the setting and respond sympathetically. The impact of an inappropriately scaled building cannot be compensated for by building form, design or detailing.
Part B3 - Figure 15: Contemporary infill dwellings should be sympathetic to the surrounding context; in this example the referencing of adjacent forms is harmonious, and the retention of the original fence and landscaping ease contextual fit.

C2. Provide a considered response to the scale of existing development in precincts undergoing transition. Proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

C3. Where new development is proposed for a corner site, the building is to provide a building form and detailing that addresses both primary and secondary frontages.

Part B3 - Figure 16: A traditional building responding to a corner site, enhancing both the corner and the resulting architecture.
C4. Development is to retain the detached dwelling character of lots through filtered views down side boundaries in low-density residential areas.

Building articulation

C5. Design is to seek a fine-grained and articulated architectural expression. Excessively long roof forms, roof ridges, and unbroken unarticulated walls are to be eliminated. Floor plans are to be articulated such that any wall or roof plane is not to be longer than 15 metres without being articulated by the intersection of other forms and/or details.

Alterations and additions

C6. Additions to an existing building are generally to be:

(a) located to the rear or side of the existing building when viewed from the street front zone, and

(b) not visible over the roof ridge of the primary building, and

(c) compatible with the existing building in regards to bulk and scale, roof forms and materials.

Part B3 - Figure 17: Acceptable envelope for rear alterations and additions.

B3.2.4. Roof forms

Explanation

Roof forms vary with the layout of the building. The layout of the building's interior and external walls determine the ultimate form of the roof; the interior, walls, floor levels, openings and roof must function harmoniously to create the most functional and pleasing internal and external forms.

This section applies to zones R2, E2 and E4, where considerations apply to a low-density, mixed character and/or a sloping, bushland setting.
Objectives

O1. To ensure that the design of roof forms maximises the potential for functional internal layouts and building envelopes.

O2. To ensure that the design of roof forms is compatible with the surrounding streetscape where desirable.

O3. To ensure that roof designs in bushland settings are compatible with sloping topography.

Controls

C1. Roof forms should complement the building envelope, provide good functionality and present well to the street.

Part B3 - Figure 18: Atypical roof forms in the Blue Mountains: single skillion roofs, flat roofs and curved roofs.
C2. In bushland settings, rooflines should follow slopes and be below the established tree canopy wherever possible.

C3. Proposals with earth-covered roofs will require specialist information to be submitted for assessment and will be considered on merit.

B3.2.5. Materials, details, finishes and colours

Explanation

A wide variety of building materials, details and techniques are used in the Blue Mountains, particularly in low-density residential zones associated with later subdivisions. Accompanying these materials, details and techniques is a building stock of similar diversity in age, size and style. This is commensurate with the ongoing redevelopment of older properties and the expanding development pressures from the Sydney plains. Building style options are applied to building layouts to reproduce a vast array of historic styles and contemporary takes on those styles. This diversity is expected to continue outside of heritage and Period Housing areas.

Contemporary designs, materials and techniques are also apparent within the housing stock. There is an increasing interest and importance placed upon sustainability, and this has affected the procurement of new materials and recycling of old building materials. Sustainable forestry practices, reduction in the use of toxic chemicals, and the reuse of salvaged building materials are all practices that positively contribute to sustainability.

This section applies to zones R2, E2 and E4, where considerations apply to a low-density, mixed character and/or a sloping, bushland setting.

Objectives

O1. To encourage choice of materials, details and finishes that are sympathetic to and harmonious with the existing context.

O2. To encourage quality contemporary design through simple detailing of buildings.

O3. To encourage applicants to consider the nature of the building materials, the flows of energy, and materials required for the life of the project.

O4. To ensure that in the consideration of development proposals, adequate consideration is given to the life cycle costs of the materials being used, the ultimate disposition of the site and the materials, and ways in which these environmental impacts can be reduced or mitigated.
Controls

C1. Materials and details are to be a pleasing and balanced composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

C2. The use of off-the-shelf or distinctive historic decorative features applied to new buildings is discouraged.

C3. In bushland settings, building materials, finishes and external colours are to use natural muted earth tones of low reflective quality to blend in with bushland. Colours include ochres, browns, olives, and greys.

C4. Façades or roofs are not to incorporate large areas of highly reflective materials.

C5. Avoid expanses of any single material.

C6. The use of recyclable and reusable materials is to be encouraged and maximised whenever possible.

C7. Building applications using straw bales, mud brick, recycled shipping containers and other alternative building materials and techniques will likely require specialist information to be submitted for assessment and will be considered on merit and site suitability.