

SUTHERLANDSHIRE

**RE2 PRIVATE
RECREATION ZONE
DCP 2015 CHAPTER 33**



Contents

1. Objectives.....	2
2. Controls.....	3

This part of the DCP provides the site specific planning requirements for development within the area zoned for RE2 Private Recreation.

The chapter is to be read in conjunction with other chapters: "Vehicular access, Traffic, Parking and Bicycles", "Late Night Trading", "Stormwater and Groundwater Management", "Natural Resource Management", "Environmental Risk", "Administrative Provisions", "Social Impact" and "Other uses".

Council's Public Domain Manual contains specifications for elements in the public domain, for example street furniture and footpath design. Required frontage works for developments must be in accordance with the Public Domain Manual.

A wide range of uses are permissible in the RE2 Private Recreation zone. Good design recognises that landscape and buildings operate together as an integrated system, resulting in greater aesthetic quality and amenity for building users and the public domain. RE2 land is generally single large lots surrounding by residentially zoned land. Development on this land will be required to comply with the general built form development controls that apply to the predominant uses in the zone.

In most cases, the primary assessment criteria used by Council in determining a development application will be compliance with the relevant zone objectives. Development on land addressed by this chapter must also be consistent with the predominant built form and design elements of the surrounding locality and streetscape. The objectives of the controls relating to each design element (streetscape, building form, building setbacks, landform, landscaping, building layout, solar access, visual and acoustic privacy, vehicular access, parking and circulation) seek to ensure that any use that is permissible within a zone are developed in a manner that is consistent with the zone objectives and contribute to a harmonious local environment.

1. Objectives

1. Ensure that all elements of development visible from the street, waterways and public domain make a positive contribution to the streetscape, foreshore, natural features and amenity of the area.
2. Ensure development is compatible with the scale, character and landscape setting of the streetscape.
3. Ensure that the building siting, design and construction method responds to the natural landform of the site and is appropriate for the site topography.
4. Retain and enhance the existing tree canopy.
5. Ensure the landscaping offsets the bulk and scale of large buildings and the visual impact of paved car parking areas.
6. Provide landscaping treatments which foster attractive outlooks, privacy and private recreation areas of high aesthetic quality.
7. Ensure developments are sited and designed so that the visual and acoustic privacy of neighbours and intended occupants is to acceptable levels.
8. Minimise direct overlooking of windows and private open space so that the amenity of neighbours and intended occupants is respected.
9. Ensure building design and location does the most to minimise adverse impacts of overshadowing on neighbouring buildings on and adjoining the sites and private and public open spaces.
10. Provide adequate, safe and efficient parking and vehicular access and pedestrian access.
11. Ensure that development along creeks and bays contributes positively to their ecological functioning.

2. Controls

1. A proposed development in the RE2 Private Recreation zone must comply with the following controls, as they would apply to the predominant form of development within the immediately adjacent zone:
 - a. Streetscape and Building Form
 - b. Building Setbacks
 - c. Landform
 - d. Landscaping
 - e. Solar Access (for adjoining properties)
 - f. Privacy (for adjoining properties).

Note:

For example, on land adjacent to the R2 zone, the proposed new development would comply with the above mentioned requirements for dwelling houses in that zone. In the R3 zone, the proposed development would comply with the above mentioned controls for multi dwelling developments in the R3 zone and in the R4 zone, would comply with the residential flat requirements for that zone.

2. Parking and access shall comply with the requirements of Chapter 36 Vehicular Access, Roads, Traffic, Parking and Bicycles.
3. The minimum required landscaped area provided on site is to be the same as minimum landscaped area set for adjoining land under SSLEP2015.
4. Where the adjoining zone does not express a minimum required landscaped area, special consideration to making the new development blend in to the surrounding environment should be given.