PART 06 BUILDING TYPE CONTROLS

6.1 How to Use the Building Type Controls

6.2 Designing to Suit Hastings Point

6.3 Building Type Controls
   6.3.1 Dwelling Houses, Alterations and Additions to Dwelling Houses, Garages, Outbuildings, Swimming Pools and Tennis Courts
   6.3.2 Dual Occupancies and Town Houses
   6.3.3 Shop-top and Residential Flat Buildings
In preparing an application for development in Hastings Point, there are a number of specific steps that should be followed:

**Step 1:** Check the zoning of the site under the Tweed Local Environmental Plan to ensure that the proposed development is permissible and to determine what related provisions apply. Where a proposed development is inconsistent with the land use refer to Step 7.

**Step 2:** Establish what other Sections of this DCP or Council policies apply to the site.

**Step 3:** Familiarise yourself with the context, locality wide strategies and precinct specific objectives and controls for the Hastings Point Locality.

**Step 4:** Determine which Precinct the site is located within.

**Step 5:** Consider the Existing Condition, Strategy and Development Control and Implementation for the particular Precinct. Where a proposed development is consistent with the Strategy for a particular precinct, but inconsistent with the land use provisions of Tweed LEP, refer to Step 7.

**Step 6:** Follow the applicable design guidelines and refer to other applicable DCPs and policies. It is these components that will be used by Council to assess any development proposal. Consistent with the current Tweed DCP 2008 - Section A1, variations to the Plan will be considered, subject to an appropriate level of justification provided by a development applicant. See Section A1 for further details on how to apply for variations.

**Step 7:** Where a proposed development is consistent with the Strategy and Development Control and Implementation for a particular Precinct, but is inconsistent with the land use provisions of Tweed LEP, the applicant will need to rezone the land in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.

Compliance with the provisions of this Section does not necessarily imply that Council will grant consent to an application. Council must, in relation to development applications, also have taken into consideration those matters listed under Section 79(O) of the Environmental Planning and Assessment Act, 1979.
6.1 How to Use the Building Type Controls

This part provides controls for the development of residential buildings in Hastings Point including:

- Dwelling houses, alterations and additions to dwelling houses, garages, outbuildings, swimming pools, tennis courts.
- Residential flat buildings and shop-top.
- Dual occupancies and town houses.

Part 6.2 provides the overall concept for how to approach designing buildings to suit Hastings Point.

This part is to be read in conjunction with:

1. Controls for the precinct within which the subject lot is situated found in Part 4 - Precinct Specific Strategies.

2. Part 5 Visual Settings.

3. The Tweed Development Control Plan A1 2008. Only those design controls that have been superseded are found in this part. Where a Design Control has not been superseded refer to The Tweed Development Control Plan 2008.

4. Part 7 - Design Resources found in this document can also be of assistance in providing more information on a particular design issue.
Although this image is of a house, this building is large enough to be a multi-dwelling building. Smaller forms, a varied roofscape, varied height and setbacks and a palette of complementary materials break down the bulk of the building and provide the necessary level of detailing required to giving it residential. These design features can be used on a town house, a dual occupancy or a residential flat building.

These multi-dwelling buildings present an acceptable building elevation to the street with a mix of materials, detailing and broken down roof and planar forms. Buildings have a residential feel and a human scale. The walls along the street should be lower and the driveway treatment should feature more open and lightweight materials and permeable surfaces.

3 Distinctly different parts to a building
This 3-dimensional model of a generic site shows how a building can be conceived as a series of three dimensional forms that relate to the internal use of the building and external environmental conditions. Articulation in the form of windows, materials, cladding and roofs can further express the difference between the forms.
6.2 Designing to Suit Hastings Point

Designing buildings in Hastings Point requires the built form and landscape to relate to the scale of a small coastal village rather than an urban setting of a larger settlement.

This design approach is able to be applied to either houses, dual occupancies, town houses, shop-top developments or to small residential flat buildings as well as ancillary structures.

Although these building types may exist elsewhere in the Tweed Local Government (LGA) area it is likely they will look and function differently when designed to suit Hastings Point.

The design outcome for a building in another context will not necessarily suit Hastings Point although the building type may be the same.

Some of the key differences include an understanding of:
- residential scale;
- broken down building forms;
- variations in building height, setbacks and roof forms;
- the importance of pitched and skillion roofs;
- a mix of complementary lightweight materials;
- cladding the building;
- using native indigenous plants for landscaping;
- reducing the dominance of car maneuvering areas, and
- having front doors and windows and low open fencing along the street.

Importantly, buildings are to be designed to have the appearance of a series of interconnected forms rather than one large mass and from some angles, particularly the street, give the appearance of a large house or a series of closely spaced large houses.

Larger building types such as shop-top and residential flat buildings are to be reduced in scale in comparison to these building types located elsewhere in the Tweed LGA.
6.3 Building Type Controls

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   6.3.2.1 Dual Occupancies and Townhouses
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   6.3.2.3 Site and Building Design Controls

6.3.3 Shop-top and Residential Flat Buildings
   6.3.3.1 Shop-top Residential Buildings
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   6.3.3.3 Site and Building Design Controls
### 6.3.1 Dwelling Houses, Alterations and Additions to Dwelling Houses, Garages, Outbuildings, Swimming Pools, Tennis Courts

#### 6.3.1.1 Dwelling Houses

#### 6.3.1.2 Alterations and Additions to Dwelling Houses

#### 6.3.1.3 Site and Building Design Control

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6.3.1.1 Dwelling Houses
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in Addition to Tweed DCP Section A1
a. Dwelling houses in Hastings Point must be consistent with the controls for the precinct in which they are located.
b. In new subdivision areas dwellings must be consistent with any design scheme adopted for that subdivision and where located on an existing street be consistent with the built form, landscape and streetscape characteristics of that street and precinct.

6.3.1.2 Alterations and Additions to Dwelling Houses
Refer to Tweed DCP Section A1.

Objectives in addition to Tweed DCP Section A1
- To ensure that the resultant dwelling is consistent with the precinct in which it is located.
- Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. Alterations and Additions are to meet the controls for dwelling houses as set out in this Part and the precinct in which they are located.

6.3.1.3 Site and Building Design Controls
Refer to Tweed DCP Section A1.

DESIGN CONTROL 1- Public Domain Amenity
Refer to Tweed DCP Section A1.

Streetscape
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls
Refer to Part 4.0: Precinct Specific Strategies. Refer to Tweed DCP Section A1.

Public Views and Vistas
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls
Refer to Part 5: Visual Settings. Refer to Tweed DCP A1.

DESIGN CONTROL 2 – Site Configuration
Refer to Tweed DCP Section A1.

Deep Soil Zones
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. Additional areas over and above deep soil zones required for conservation purposes may be required; refer to Part 4: Precinct Specific Strategies.
b. Rear deep soil zones are to have soft landscaping; refer to Part 7 for landscape planting recommendations.
c. Front deep soil zone areas are to have soft landscaping, vegetation.

Design Guidelines:
Refer to Tweed DCP Section A1.

Calculation rules:
Refer to Tweed DCP Section A1.

Impermeable Site Area
Refer to Tweed DCP Section A1.

External Living Area
Refer to Tweed DCP Section A1.
Above ground external living spaces, balconies and terraces

Balconies and terraces enhance the dwelling’s amenity but can have significant impacts on neighbours privacy. They provide private open space, extend the living spaces of the dwelling and capitalise on the temperate climate. Balconies and terraces are also important architectural elements, contributing to the form and articulation of buildings. Small balconies and terraces located off minor rooms such as bedrooms or studies can help open the room to the outside.

Objectives

- To provide outdoor living spaces.
- To improve the architectural form and detail of buildings.
- To contribute to the safety and liveliness of the street by allowing for casual surveillance.
- To protect neighbouring privacy.

Controls in addition to Tweed DCP Section A1

a. Above ground external living areas are to have a minimum depth of 2.5 metres and a minimum area of 10 square metres.

b. Balconies and terraces cannot be located so as to overlook neighbouring lots either from the front or the side of the balcony/terrace within 5 metres of a boundary.

c. Balconies and terraces off minor rooms have no minimum depth or width requirement.

d. Roof terraces and balconies are not permitted.

e. Balconies and terraces on the 2nd or 3rd level of the building must be fully screened up to 1.8 metres where they face a neighbouring lot.

f. Above ground external living areas are to be:
   - located adjacent to the main living areas, such as living room, dining room, kitchen to extend the dwelling living space, and
   - sufficiently large and well proportioned to be functional and promote indoor/outdoor living to fit a dining table and chairs.

Design Guidelines

- Detail and design balconies or terraces in response to the local climate and context, thereby increasing their usefulness by:
  - utilising sun screens, shutters and operable walls to control light and wind,
  - providing balconies or terraces with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade may be preferable in special locations where noise or high winds prohibit other solutions,
  - choosing cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic & visual privacy,
  - design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include;
    - detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development (full glass balustrades do not provide privacy for the balcony or the dwelling interior),
    - detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, for clothes drying areas, bicycle storage and air conditioning units.

- Coordinate and integrate building services, such as drainage pipes, within the overall façade and balcony design.
- Secondary balconies (including Juliet balconies or operable walls with balustrades) may be provided to increase residential amenity and dwelling choices, in larger dwellings, adjacent to bedrooms.
- Screen balconies or terraces off laundries or bathrooms from the public domain.

Landscaping

Refer to Tweed DCP Section A1.

Objectives

- To retain existing important landscape features within the precinct.

Controls in addition to Tweed DCP Section A1

a. Prepare detailed landscape plans for review by Council.

b. When preparing site development plans, a survey of existing trees and site vegetation is required. Trees to be retained should be clearly marked to ensure their retention. The quality of site vegetation should be recorded and used to assist in determining building location and built form.

c. Existing trees are to be retained within front and rear setbacks were possible.

d. Existing shrub planting are to be retained where possible.

e. Species are to include at least 80% of remnant and new native and indigenous trees and shrubs, intermingled with exotic semi-tropical planting. Refer to the Species List in Part 7 - Design Resources.

f. Retain existing landscape elements on sites such as natural rock outcrops, watercourses, dune vegetation, indigenous vegetation and mature trees were possible.
g. On lots adjoining bushland, protect and retain local and indigenous vegetation and use native indigenous plant species for a distance of 10 metres within the lot.

h. Provide planting that is the same height as the building where it is desirable to achieve privacy screening from the street or other busy public places.

i. Private landscapes are to be designed to blend with public landscapes.

j. Landscaping should avoid using solid walls within the front setback. This area of landscaping should be on natural ground level.

k. Provide useful outdoor spaces for livability by coordinating the design of external living areas, driveways, parking areas, communal drying areas, swimming pools, utility areas, deep soil areas and other landscaped areas with the design of the dwelling.

l. Pools, carparking, tennis courts and other uses that result in hard surfaces are not permitted within the prescribed front setback area.

m. Provide a landscaped front garden.

n. Locate and design landscaping to increase privacy between neighbouring dwellings.

o. Achieve privacy for dwellings and private open spaces where required by planting dense shrubs and trees to provide low level screening and filtered upper level screening:
   - Width of shrub planting minimum 2.5 metres.
   - Shrub planting to range between 1.0-3.0 metres high.

**Design Guidelines**
Refer to Tweed DCP Section A1.

**Topography, Cut and Fill**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 3 - Setbacks**
Refer to Tweed DCP Section A1.

**Front Setbacks (Building Lines)**
Refer to Tweed DCP Section A1.

**Objectives**
Refer to Tweed DCP Section A1.

**Controls in addition to DCP A1**

a. Dwelling Houses are to be setback in accordance with the precinct plan in which they are located; Refer Part 4 - Precinct Specific Strategies.

b. This setback can be varied up to plus or minus 1 metre. On sites where the angle of the front and side boundaries vary by more than 10 degrees the setback can vary by +/- 2 metres.

c. Garages and carports, including semi-basement garages and attached garages, are to be set back a minimum of 1 metre from the dwelling’s front façade unless sufficient elevational depth (stepping by more than +/- 1 metre) in plan and articulation can be demonstrated.

**Side Setbacks**
Refer to Tweed DCP Section A1.

**Rear Setbacks**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 4 - Carparking and Access**

**Carparking Generally**
Refer to Tweed DCP Section A1.

**Garages**
Refer to Tweed DCP Section A1.

**Carports**
Refer to Tweed DCP Section A1.

**Basement Garages**
Refer to Tweed DCP Section A1.

**Objectives**
Refer to Tweed DCP Section A1.

**Controls in addition to Tweed DCP Section A1**

a. A ramp entering off a public street must start behind or in line with the buildings elevation, they cannot start within the front setback.

b. The walls of basement carparks are to be concealed within the building. Basement carparking is not to extend outside the external line of terraces, balconies and porches.

c. Garage doors are to be provided to all basement carpark entries to conceal the ramp.

d. Garage doors are to be in line with the buildings elevation and be compatible in colour and material with the buildings elevation in which it is located so as to blend in with or be complementary to that elevation.
PART 06 - BUILDING TYPE CONTROLS - DWELLING HOUSES

DESIGN CONTROL 5 – Height
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to DCP A1
a. 8 metres is the maximum overall building height for dwelling houses.
b. 7.5 metres is the maximum wall plate height for dwelling Houses.
c. Carports maximum height 2.7 metres for a flat roof and 3.5 metres for a pitched roof.
d. Detached garages are to have an eave height of no more than 2.4 metres and a maximum overall building height of 2.7 metres for a flat roof and 3.5 metres for a pitched roof.

Calculation rules
Refer to Tweed DCP Section A1.

DESIGN CONTROL 6 - Building Amenity
Refer to Tweed DCP Section A1.

DESIGN CONTROL 7 - External Building Elements
Refer to Tweed DCP Section A1.

Fences and walls; Front, Side and Rear
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP A1
a. Front and return fences are to reflect the design of the building.
b. Front and return fences and walls are to be constructed of materials compatible with the building.
c. Front and return fences can be up to maximum height of 1 metre high with a maximum solid fence height of 400mm where this is required for a change in level.
d. Above the solid wall the fence is to have a minimum openness ratio of 60%.
e. Front and return fences may be up to 1.2 metres if located on the Tweed Coast Road.
f. No Colorbond front or return fences.
g. Driveways are to have gates the same in height and style as the front fence.

Side and Rear Fences
Refer to Tweed DCP Section A1.

Controls in addition to DCP A1
a. Controls for front fences and walls apply to all fences located along a boundary with a public street, a road, a reserve or other public space.

Roofs, Dormers and Skylights
Roofs are an important architectural element in breaking down the bulk of the building. Using a variety of roof forms and stepping the height of roof can be combined to give expression to different parts and functions of the building. A preference for pitched or skillion roofs over the majority of the building will give buildings a more domestic scale as well as taper and feather roof edges against the sky.

Objectives in addition to DCP A1
- To contribute to reducing the apparent bulk of the building.
- To reflect the internal plan of the building.

Controls in addition to Tweed DCP Section A1
a. Provide a series of roof planes and roof forms. Roof forms of less than 6 metres x 6 metres are encouraged.
b. Combine a variety of roof forms ie. pitched, skillion and flat to break up large areas of roof.
c. A maximum of 30% of the roof can be a flat roof.
d. Taper the roof eaves for skillion roofs to give a feathered edge to the building.
e. Relate roof design to the internal layout of the building.
g. The main roof is not to be a trafficable area.

Terraces, balconies or other trafficable roof spaces are not permitted where they provide a view into or over neighbouring private properties.

Elevations
The architectural quality of building frontages and side elevations contribute to the character and design of the streetscape. High architectural quality requires the appropriate composition of building elements, textures, materials and colours and reflects the use and internal layout of buildings. The composition and detailing of the building’s elevations has an impact on its apparent scale as well as its appearance. The pattern or rhythm established by the proportions of the elevation, the modulation of the external walls, the design of elevation elements, their materials and their detailing are all important considerations.
**Objectives**
- To define and enhance the public domain and street character.
- To ensure that ancillary building elements are integrated into the overall building form and elevation design.
- To improve the passive solar performance of buildings.

**Controls**
- a. Design important elements such as front doors and building entry areas to have prominence in the building elevation and to be clearly identifiable from the street.
- b. Use proportions, materials, windows and doors types that are residential in type and scale.
- c. Design elevations to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls.
- d. Coordinate and integrate building services, such as drainage pipes, with overall elevation and balcony design.
- e. Coordinate grills/screens, ventilation louvres, carpark entry doors with the elevation.
- f. Integrate the design of garage entries with the building elevation design.

**Materials and detailing**
Although the main structural system of a building may be of concrete or masonry, the cladding materials, detailing and finishes will dictate the appearance of the building. How these materials are articulated and modulated and how detailing is used to enhance the buildings elevations are important considerations that need to be designed and applied to give the building sufficient detailing to suit a residential scale and to fit with a small coastal settlement.

Unclad buildings generally have a monolithic quality and will generally not fit within Hastings Point.

**Objectives**
- To encourage a mix of building materials which adds visual interest to a building and improves thermal performance;
- To encourage the use of a climatically appropriate building materials;
- To encourage the use of architectural features, materials and colours that contributes to the coastal identity of Hastings Point;
- To encourage adequate shading across large spans to east, north and west facing glass;
- To avoid elevations with little or no articulation.

**Controls**
- a. Clad a minimum of 50% of each building elevation. Screening to balconies, doors and windows; including operable louvres, drop blinds and fixed battens or louvres, are considered cladding and contribute to the minimum. Glass window, door and balustrades do not contribute to cladding nor do face brick walls or painted concrete.
- b. Elevations exclusively designed of a concrete frame with floor to ceiling glass doors and windows and glass balustrades are not permissible.
- c. 50% of the building elevations are to be constructed of lightweight materials. Variations to this may be considered where architectural drawings demonstrate that the building achieve the design ideas as set out in Part 7.
- d. Masonry and concrete is to be limited to 50% of the buildings elevations visible from a public place including streets, parks and foreshores.
- e. Choose a palette of at least four complementary building materials.

**Colour**

**Objectives**
- To reflect the natural and residential qualities of Hastings Point.
- To employ subtle colour schemes.
- To express the natural qualities of materials.

**Controls**
- a. Choose a palette of complementary colours.
- b. Use light neutral colours.
- c. Where rich colours are used they should only occur as small splashes.
- d. Use shades of the same colour.
- e. Use the natural colour of materials where ever possible.
- f. Choose lighter shades for roofs.
Form
Form refers to the primary shape of a building, its major elements in three dimensions without the embellishments of materials, detailing and colour.

The effect is to break up a long building to appear as a series of linked buildings rather than one large form.

Form is an important consideration as it has a significant impact on environmental and site responsiveness, internal amenity and on the perceived bulk of the building.

Buildings designed as a series of smaller forms can be achieved by expressing the varying functions that occur internally and responding to site and environmental conditions. This can also improve building amenity.

Smaller building forms create the appearance of less bulky buildings although the building may contain a number of dwellings and have a higher density and occupation rate than single residential dwellings.

Materials and detailing are added to articulate and express each different form.

Buildings designed as a series of forms (in three dimensions) can play with the openness on the façade. The building can be stepped in and out and up and down to reflect the internal plan configuration, to regulate the thermal environment within the building and to reflect the site conditions.

Objectives
- To break down building length and height.
- To respond to the site and environmental conditions.
- To provide a sufficient level of detailing on buildings.

Controls
a. Use a variety of mainly enclosed forms (walls with windows) with some open forms (balconies) as required.
b. The maximum length for one of those three forms either along the front, rear or side boundaries is 15 metres. The other forms can be a maximum of 12 metres however a variety of lengths is encouraged.
c. After the first 15 metres of building a break of a minimum of 3 metres width and 2 metres depth is required. Stairwells can occupy this space. The stair well must be open on at least the top level and ideally all levels.
d. The maximum overall building length along the front, side or rear boundary is 20 metres after which a minimum 6 metres landscaped area is required or the minimum separation distances.
e. Embellish forms by the use of materials and colour and articulate the building to express the three dimensional nature of those forms. Consider that a form has two, three or four sides and a roof (three dimensions) that together make up a form.

Corner Building Elevations
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. Corner buildings (buildings with two street frontages) elevations are to reflect the architecture, hierarchy and characteristics of both streets.
b. Landscaping, fence and wall treatments on the secondary street frontage are to be similar to the primary street frontage for the length of the building.

Minor Elements
Refer to Tweed DCP Section A1.

DESIGN CONTROL 8 – Building Performance
Refer to Tweed DCP Section A1.

DESIGN CONTROL 9 – Outbuildings
Refer to Tweed DCP Section A1.

DESIGN CONTROL 10 – Swimming Pools and Spas
Refer to Tweed DCP Section A1.

DESIGN CONTROL 11 – Tennis Courts
Refer to Tweed DCP Section A1.

DESIGN CONTROL 12 - Floor Space Ratio
Refer to Tweed DCP Section A1.
DESIGN CONTROL 13 - Building Footprint and Attics

A building footprint is a two dimensional area that sets the extent of a building in relation to the site boundaries. It defines the width and depth of the overall buildable area within which a future building can be located.

The building footprint sets the appropriate location and alignment of future development in relation to the street layout, block and lot size in a particular location. Building footprint is used to control residential amenity in terms of light, ventilation, privacy, outlook, security and consolidated landscaped areas across the lot. It also provides a setting for the building on the street consistent with the streetscape.

Objectives in addition to Tweed DCP Section A1

- To provide adequate amenity for building occupants in terms of sun access and natural ventilation.

Calculation rules

Building footprint depth refers to the dimension measured from the buildings front or street elevation to the back elevation (rear of the site). Building depth includes the internal plan depth of the dwelling; it does not include external living areas.

Building footprint width is measured from side building elevation to side elevation. Building width is set by the width of the site minus the required side setback (including driveways).

Building footprint does not include external living areas.

Controls in addition to Tweed DCP Section A1

a. For buildings that only have daylight access to two and opposite sides of the building, the back wall of a room cannot be greater than 10 metres from a window.

b. Balconies and terraces on the upper level can occupy a maximum of 20% of the internal spaces of the level below.
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6.3.2.1 Dual Occupancies and Town Houses
Refer to Part 4, Precinct Specific Strategies for suitable locations for dual occupancy housing.

Objectives
Refer to Tweed DCP Section A1.

Controls
Refer to Tweed DCP Section A1.

Savings provision, certain lots:
Refer to Tweed DCP Section A1.

Granny Flats
Refer to Tweed DCP Section A1.

6.3.2.2 Town Houses (Villas)
Refer to Tweed DCP Section A1.

Town Housing is the development of three or more dwellings on an allotment.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to DCP A1
a. Town housing is permissible in those areas specified in Part 4, Precinct Specific Strategies

6.3.2.3 Site and Building Design Controls

DESIGN CONTROL 1 - Public Domain Amenity
Refer to Tweed DCP Section A1.

Streetscape
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls
Refer to Tweed DCP Section A1.
Refer to Part 4: Precinct Specific Strategies.

Public Views and vistas
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls
Refer to Tweed DCP Section A1.

6.3.2.3 Site and Building Design Controls

DESIGN CONTROL 2 - Site Configuration

Deep soil zones
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. Deep soil zones must be provided for all new developments and existing development, except on non-urban land with site areas greater than 5000m² and development with ground level commercial floor space i.e. shop-top developments.

b. Additional areas over and above deep soil zones required for conservation purposes may be required. Refer to Part 4: Precinct Specific Strategies.

c. Front deep soil zone areas are to have soft landscaping

Design Guidelines:
Refer to Tweed DCP Section A1.

Calculation rules:
Refer to Tweed DCP Section A1.

Impermeable Site Area
Refer to Tweed DCP Section A1.

External Living Area
Refer to Tweed DCP Section A1.
PART 06 - BUILDING TYPE CONTROLS - DUAL OCCUPANCIES AND TOWN HOUSES

Above ground external living spaces, balconies and terraces

Balconies and terraces enhance the dwelling’s amenity but can have significant impacts on neighbours privacy. They provide private open space, extend the living spaces of the dwelling and capitalise on the temperate climate. Balconies and terraces are also important architectural elements, contributing to the form and articulation of buildings. Small balconies and terraces located off minor rooms such as bedrooms or studies can help open the room to the outside.

Objectives
- To provide outdoor living spaces.
- To improve the architectural form and detail of buildings.
- To contribute to the safety and liveliness of the street by allowing for casual surveillance.
- To protect neighbouring privacy.

Controls in addition to Tweed DCP Section A1
a. Above ground external living areas are to have a minimum depth of 2.5 metres and a minimum area of 10 square metres.
b. Balconies and terraces cannot be located so as to overlook neighbouring lots either from the front or the side of the balcony/terrace within 5 metres of a boundary.
c. Balconies and terraces off minor rooms have no minimum depth or width requirement.
d. Balconies and terraces on the 2nd level of the building must be fully screened up to 1.8 metres where they face a neighbouring lot.
e. Above ground external living areas are to be:
   - located adjacent to the main living areas, such as living room, dining room, kitchen to extend the dwelling living space,
   - sufficiently large and well proportioned to be functional and promote indoor/outdoor living to fit a dining table and chairs.

Design Guidelines
- Detail and design balconies or terraces in response to the local climate and context, thereby increasing their usefulness by;
  - utilising sun screens, shutters and operable walls to control light and wind,
  - providing balconies or terraces with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade may be preferable in special locations where noise or high winds prohibit other solutions,
  - choosing cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic & visual privacy,
  - design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include;
  - detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development (full glass balustrades do not provide privacy for the balcony or the dwelling interior),
  - detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, for clothes drying areas, bicycle storage and air conditioning units.
- Coordinate and integrate building services, such as drainage pipes, within the overall façade and balcony design.
- Secondary balconies (including Juliet balconies or operable walls with balustrades) may be provided to increase residential amenity and dwelling choices, in larger dwellings, adjacent to bedrooms.
- Screen balconies or terraces off laundries or bathrooms from the public domain.

Communal Open Space
Refer to Tweed DCP Section A1.

Landscaping
Refer to Tweed DCP Section A1.

Objectives
- Refer to Tweed DCP Section A1.
- To reflect the precinct within which it is located.

Controls in addition to Tweed DCP Section A1
a. Prepare detailed landscape plans for review by Council.
b. When preparing site development plans, a survey of existing trees and site vegetation is required. Trees to be retained should be clearly marked to ensure their retention. The quality of site vegetation should be recorded and used to assist in determining building location and built form.
c. Where possible existing trees are to be retained within front and rear setbacks.
d. Existing shrub planting should be retained where possible.
e. Species are to include at least 80% of remnant and new native and indigenous trees and shrubs, intermingled with exotic semi-tropical planting. Refer to the Species List in Part 7 - Design Resources.
f. Retain existing landscape elements on sites such as natural rock outcrops, watercourses, dune vegetation, indigenous vegetation and mature trees, were possible.
g. On lots adjoining bushland, protect and retain native and indigenous vegetation and use native indigenuous plant species for a distance of 10metres within the lot.

h. Provide planting that is the same height as the building where it is desirable to achieve privacy screening from the street or other busy public places.

i. Private landscapes are to be designed to blend with public landscapes.

j. Landscaping should avoid using solid walls within the front setback. This area of landscaping should be on natural ground level.

k. Provide useful outdoor spaces for livability by coordinating the design of external living areas, driveways, parking areas, communal drying areas, swimming pools, utility areas, deep soil areas and other landscaped areas with the design of the dwelling.

l. Pools, carparking, tennis courts and other uses that result in hard surfaces are not allowed within the minimum front setback area.

m. Where the ground floor level of a dwelling is above the finished external ground level reached through a door or doorways, there is to be a physical connection made between these levels. Examples of a physical connection include stairs, terraces, and the like.

n. Provide a landscaped front garden.

o. Achieve privacy for dwellings and private open spaces where required by planting dense shrubs and trees to provide low level screening and filtered upper level screening:
   - Width of shrub planting minimum 2.5 metres.
   - Shrub planting to range between 1.0-3.0 metres high.

Design Guidelines
Refer to Tweed DCP Section A1.

Planting on Structures
Refer to Tweed DCP Section A1.

Topography, Cut and Fill
Refer to Tweed DCP Section A1.

DESIGN CONTROL 3 - Setbacks
Refer to Tweed DCP Section A1.

Front Setbacks (Building Lines)
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. Buildings are to have setbacks in accordance with Part 4: Precinct Specific Strategies.

b. This setback can be varied up to plus or minus 1metre. On sites where the angle of the front and side boundaries vary by more than 10 degrees the setback can vary by +/- 2 metres.

c. Basement garages cannot be located forward of the building footprint.

d. On grade parking must be located forward of the building footprint or to the rear of the site.

Calculation rules:
Refer to Tweed DCP Section A1.

Side Setbacks
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Calculation rules
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. Buildings can have minimum of 1.5 metre setbacks for the first and second levels of the building.

b. The third level of all buildings must be setback by a minimum of 3 metres from the southern boundaries.

c. Primary windows of living rooms facing the side boundaries.

d. Buildings with walls containing the primary windows of living rooms facing the side boundaries are to be setback a minimum of 4 metres from the boundary and be screened.

Garages and basement parking
a. Garages may be located within 450mm of a side boundary.

b. Basement garages are to be set back a minimum of 1.5 metres from the side boundaries but preferably in line with the building above.

c. Driveways may be located adjacent to the side boundaries only where front fences have 60% openness ratio for the first 2 metres along the boundary adjacent to the driveway to achieve sight lines as set out in AS2890.
Rear Setbacks
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls in addition to Tweed DCP Section A1
a. The minimum rear boundary setback is 8 metres or the deep soil zone whichever is the greater. The minimum building separation distances must be met.
b. For the purposes of buffer areas and other conservation areas an area over and above the rear setback may be required, refer to Part 4: Precinct Specific Strategies.
c. Existing mature trees within 6 metres of the rear boundary are to be retained.
d. Garages and carparking may be located adjacent to the rear setback where deep soil zones and landscaping has been achieved.

calculation rules
No structures are to be built in the setback area other than fences to 1.2 metres high, swimming pools and retaining walls where this does not conflict with any required buffer areas.

Design Control 4 - Carparking and Access
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Carparking Generally
Controls in addition to Tweed DCP Section A1
a. Carparking number concessions may be given to small sites to encourage and allow carparking to be fully under the buildings footprint. Concessions may include allowing visitor parking spaces to be located on the street and to allow for not providing car wash bays, carparking numbers may also be reduced.
b. Carparking can be either in an enclosed structure (a garage or basement) or an open roofed structure (a carport).
c. Carparking cannot be located within the front setback.
d. Car park entries are to be located off secondary streets and laneways where these occur.
e. The driveway width from the street to the property boundary is to be minimised.
f. On grade carparking cannot occur within 12 metres of the street boundary.
g. Vehicular movement and parking areas are to be designed to minimum dimensions:
   - to reduce hard surfaces on the lot, and
   - to increase the area available for landscaping.

Basement Carparking
Refer to Tweed DCP Section A1.

Controls
a. Basement carparking cannot extend above ground where it faces a public street or public space, except for where a change in level requires a wall which can be up to 1 metre.
b. 1.5 metres above ground level can be achieved to the side and the rear of the lot where it does not face a public street or public space.
c. A ramp entering off a public street must start behind or in line with the buildings elevation, they cannot start within the front setback.
d. Ramps are to be minimised in width.
e. The walls of basement carparks are to be concealed within the building. Basement carparking is not to extend outside the external line of terraces, balconies and porches.

Garages and Carports
Refer to Tweed DCP A1

Controls
a. The design and materials used for garages must be in keeping with the main dwelling.
b. On-grade carparking can be located on a laneway boundary.
c. Garage doors and entries to basement carparks along the street cannot be more than 6m wide or 30% of the lot width.
d. Laneways may have up to 75% of their frontage as garage doors.
e. Where a development has a carport refer to the Carport Controls for dual occupancy houses, granny flats, town houses and row houses.
f. Garage doors are to be provided to all basement carpark entries to conceal the ramp.
g. Garage doors are to be in line with the buildings elevation and be compatible in colour and material with the buildings elevation in which it is located so as to blend in with or be complementary to that elevation.
h. A ramp entering off a public street must start behind or in line with the buildings elevation, they cannot start within the front setback.
PART 06 - BUILDING TYPE CONTROLS - DUAL OCCUPANCIES AND TOWN HOUSES

i. Ramps are to be minimised in width.

j. The walls of basement carparks are to be concealed within the building. Basement carparking is not to extend outside the external line of terraces, balconies and porches.

DESIGN CONTROL 5 - Building Footprint and Attics, Orientation and Separation

Building Footprint and Attics
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Calculation rules
Refer to Tweed DCP Section A1.

Building Orientation
Refer to Tweed DCP Section A1.

Building Separation
Refer to Tweed DCP Section A1.

DESIGN CONTROL 6 – Height
Refer to Tweed DCP Section A1.

Objectives in addition to Tweed DCP Section A1
- To design new development appropriate to the existing building scale in the street and the local area.
- To ensure new development maintains an appropriate residential character.

Controls in addition to Tweed DCP Section A1
a. 8 metres is the maximum overall building height.
b. 7.5 metres is the maximum wall plate height.
c. Carports maximum height 2.7 metres for a flat roof and 3.5 metres for a pitched roof.
d. Detached garages are to have an eave height of no more than 2.4 metres and a maximum overall building height of 2.7 metres for a flat roof and 3.5 metres for a pitched roof.

Calculation rules
Refer to Tweed DCP Section A1.

DESIGN CONTROL 7 - Building Amenity
Refer to Tweed DCP Section A1.

DESIGN CONTROL 8 - External Building Elements

Fences and Walls: Front, Side and Rear
Refer to Tweed DCP Section A1.

Objectives
Refer to Tweed DCP Section A1.

Controls
a. Front and return fences and walls are to be constructed of materials compatible with the building.
b. Front and return fences can be up to maximum height of 1 metre high with a maximum solid fence height of 400mm where this is required for a change in level.
c. Above the solid wall the fence is to have a minimum openness ratio of 60%.
d. Front and return fences may be up to 1.2 metres if located on the Tweed Coast Road.
e. No Colorbond or timber paling for front or return fences.
f. Driveways are to have gates in height and style to the front fence.

Roofs, Dormers and Skylights

Roofs are an important architectural element in breaking down the bulk of the building. Using a variety of roof forms and stepping the height of roof can be combined to give expression to different parts and functions of the building. A preference for pitched or skillion roofs over the majority of the building will give buildings a more domestic scale as well as taper and feather roof edges against the sky.

The roof is an important architectural element for the overall composition and expression of a building. The shape and form of a roof and its associated elements responds to the environment and the context.

Roofs with unenclosed usable external areas can impact on privacy are not permitted where they adversely impact on privacy.
Objectives in addition to Tweed DCP Section A1
- To contribute to reducing the apparent bulk of the building.
- To reflect the internal plan of the building.

Controls in addition to Tweed DCP Section A1
a. Provide a series of roof planes and roof forms. Roof forms of less than 9metres x 9metres are encouraged.
b. Combine a variety of roof forms for example pitched, skillion and flat to break up large areas of roof.
c. A maximum of 30% of the roof can be a flat roof.
d. Taper the roof eaves for skillion roofs to give a feathered edge to the building.
e. Relate roof design to the internal layout of the building.
f. Relate roof design to the desired built form by:
   - articulating the roof,
   - providing eaves,
   - using a compatible roof form, slope, material and colour to adjacent buildings, and
   - ensuring the roof height is in proportion to the wall height of the building.

elevations
Refer to Tweed DCP Section A1.

Objectives in addition to Tweed DCP Section A1
- To improve the passive solar performance of buildings.

Controls
Refer to Tweed DCP Section A1.

Materials and Detailing
Although the main structural system of a building may be of concrete or masonry, the cladding materials, detailing and finishes will dictate the appearance of the building.

How these materials are articulated and modulated and how detailing is used to enhance the buildings elevations are important considerations that need to be designed and applied to give the building sufficient detailing to suit a residential scale and to fit with a small coastal settlement.

Unclad buildings generally have a monolithic quality and will generally not fit well within Hastings Point.

Objectives
- To encourage the use of architectural features, materials and colours that contributes to the coastal identity of Hastings Point;
- To encourage adequate shading across large spans to east, north and west facing glass;
- To avoid elevations with little or no articulation.

Controls
a. Clad a minimum of 50% of each building elevation. Screening to balconies, doors and windows; including operable louvres, drop blinds and fixed battens or louvres, are considered cladding and contribute to the minimum. Glass window, door and balustrades do not contribute to cladding nor do face brick walls or painted concrete.
b. Elevations exclusively designed of a concrete frame with floor to ceiling glass doors and windows and glass balustrades are not permissible.
c. 50% of the building elevations are to be constructed of lightweight materials. Variations to this may be considered where architectural drawings demonstrate that the building achieve the design ideas as set out in Part 7.
d. Masonry and concrete is to be limited to 50% of the buildings elevations visible from a public place including streets, parks and foreshores.
e. Choose a palette of at least four complementary building materials.

Colour
Objectives
- To reflect the natural and residential qualities of Hastings Point.
- To employ subtle colour schemes.
- To express the natural qualities of materials.

Controls
a. Choose a palette of complementary colours.
b. Use light neutral colours with small splashes of rich colour.
c. Use shades of the same colour.
d. Use the natural colour of materials where ever possible.
e. Choose lighter shades for roofs.
Form

Form refers to the primary shape of a building, its major elements in three dimensions without the embellishments of materials, detailing and colour.

The effect is to break up a long building to appear as a series of linked buildings rather than one large form.

Form is an important consideration as it has a significant impact on environmental and site responsiveness, internal amenity and on the perceived bulk of the building.

Buildings designed as a series of smaller forms can be achieved by expressing the varying functions that occur internally and responding to site and environmental conditions. This can also improve building amenity.

Smaller building forms create the appearance of less bulky buildings although the building may contain a number of dwellings and have a higher density and occupation rate than single residential dwellings.

Materials and detailing are added to articulate and express each different form.

Buildings designed as a series of forms (in three dimensions) can play with solid and openness on the façade. The building can be stepped in and out and up and down to reflect the internal plan configuration, to regulate the thermal environment within the building and to reflect the site conditions.

Objectives

- To break down building length and height.
- To respond to the site and environmental conditions.
- To provide a sufficient level of detailing on buildings.

Controls

a. Use a variety of mainly enclosed forms (walls with windows) with some open forms (balconies) as required. An elevation that consists entirely of open balconies with no walls will not be permitted.

b. The maximum length for one of those three forms either along the front, rear or side boundaries is 15 metres. The other forms can be a maximum of 12 metres however a variety of lengths is encouraged.

c. After the first 15 metres of building a break of a minimum of 3 metres width and 2 metres depth is required. Stairwells can occupy this space. The stairwell must be open on at least the top level and ideally all levels.

d. The maximum overall building length along a side boundary is 30 metres after which a minimum 6 metres landscaped area is required or the minimum separation distances.

e. The maximum overall building length along a front or rear boundary is 20 metres after which a minimum 6 metres landscaped area is required or the minimum separation distances.

f. Embellish forms by the use of materials and colour and articulate the building to express the three dimensional nature of those forms. ie. consider that a form has two, three or four sides and a roof (three dimensions) that together make up a form.

Corner Building Elevations

In addition to the controls for building elevations ensure that corner buildings, which are by their location often highly visible, are well designed and respond to the different characteristics of the streets they address.

Controls

a. Corner building (buildings with two street frontages) elevations are to reflect the architecture, hierarchy and characteristics of both streets.

b. Building elevations on corner sites are to be oriented to both streets by having windows and doors addressing both streets.

c. Landscaping, fence and wall treatments on the secondary street frontage are to be similar to the primary street frontage for the length of the building.

Awnings, Canopies, Pergolas, Storm Blinds, Sails and Signage

Refer to Tweed DCP Section A1.

Minor Elements

Refer to Tweed DCP Section A1.

DESIGN CONTROL 9 – Building Performance

Refer to Tweed DCP Section A1.

DESIGN CONTROL 10 – Floor Space Ratio

Refer to Tweed DCP Section A1.
**DESIGN CONTROL 11 - Lot Consolidations**

Lot consolidations result from the joining of two or more lots into a single development lot. This results in a larger land parcel which may have the following development advantages:

- a wider street frontage,
- a building footprint with a configuration that is better suited to a particular dwelling type or site layout,
- combined parking areas with only one entry and exit thereby reducing the impact of car maneuvering areas on the street,
- a building footprint that matches the topography more comfortably,
- more communal open space,

In the context of a small coastal settlement consolidation of lots that result in larger buildings than would fit on a single site could have significant impact and are more likely to result in buildings that are too long and bulky for Hastings Point.

Some of the disadvantages of lot consolidation include:

- longer and bigger building footprints,
- larger more urban scale buildings,
- less broken down forms,
- less detailing,
- large unbroken walls.

**Objectives**

- To ensure that amalgamated sites do not result in overly bulky and large buildings.
- To ensure that amalgamated sites combine driveways and ramp entrances and other car related areas.

**Controls**

a. A maximum of one driveway entry and one exit is permitted on consolidated sites.

b. Buildings are to be massed in accordance with the Design Control 9 - Building Performance and all other Design Controls as set out in this section.

c. The maximum length for a building along a street or facing any other public place is 20 metres. Built form longer than this will be required to be broken into two buildings.
6.3.3 Shop-top Residential Buildings and Residential Flat Buildings

6.3.3.1 Shop-top Residential Buildings

6.3.3.2 Residential Flat Buildings

6.3.3.3 Site and Building Design Control

Design Control 1 - Public Domain Amenity
- Streetscape
- Public views and vistas

Design Control 2 – Site Configuration
- Deep soil zones
- Impermeable site area
- External living areas
- Above ground external living areas
- Communal Open Space
- Landscaping
- Topography cut and fill

Design Control 3 - Setbacks
- Front setbacks
- Side setbacks
- Rear setbacks

Design Control 4 – Car Parking and Access
- Car parking generally
- Basement car parks
- Garages and carports

Design Control 5 – Building Footprint, Attics, Orientation and Separation

Design Control 6 – Building Height

Design Control 7 – Building Amenity

Design Control 8 – Internal Building Elements

Design Control 9 – External Building Elements
- Fences and walls, front, side and rear
- Side and rear fences
- Roofs, dormers and skylights
- Elevations
- Materials and detailing
- Colour
- Form
- Corner building elevations
PART 06 - BUILDING TYPE CONTROLS - SHOP-TOP RESIDENTIAL BUILDING & RESIDENTIAL FLAT BUILDINGS

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6.3.3.1 Shop-top Residential Buildings
Refer to Tweed DCP Section A1

Objectives in addition to Tweed DCP Section A1
- To create a strong built edge along the street with active frontages.
- To provide more compact housing in close proximity to the Centre Precinct.
- To create a strong built edge along the street with active frontages.

Suitable locations for Hastings Point shop-top residential buildings
Shop-top is to be located as indicated on the Control Diagram: The Centre Precinct.

Controls in addition Tweed DCP Section A1
The buildings street elevation is to be designed to provide shopfronts with a high degree of pedestrian amenity and visual interaction.
Colonnades are generally not acceptable where the buildings main elevations are not located on the street boundary.

6.3.3.2 Residential Flat Buildings
Given the larger scale and site coverage of residential flat buildings, it is important that the design of the building suits Hastings Point by exhibiting architectural features to break down the bulk of the building, provide a high level of detailing and a palette of materials that result in buildings with a residential feel and appearance.
This building type is designed for locations where the desired future character of the precinct is to be medium density residential development with small building footprints and space for generous front and rear landscaped areas. The controls are designed to ensure that each building works together across the block to ensure that sites have an equitable level of privacy, sunlight and outlook.
Residential flat buildings will have the proportion and scale and street frontage of large detached dwellings such as a large house and be freestanding in a landscape setting.
Each building should also contribute to creating a quality streetscape by ensuring landscaping, fencing, driveways, setbacks and the design of elevations have common design characteristics that are residential in scale and feel.
Residential flat buildings have front and rear setbacks landscaped with a majority of native and indigenous species.

Objectives in addition to Tweed DCP Section A1
- To provide more compact housing types within a small scale building form that have the appearance of large houses.
- To provide housing choice.
- To more efficiently use land whilst providing building type that provides residential amenity that fits within a residential context.
- To provide a residential flat building type for steep sites.
- To provide more compact housing types within a small scale building form that have the appearance of large houses in terms of street frontage, building form, materials and landscaping.
- To avoid building footprints and street frontages which span across consolidated allotments.

Controls in addition to Tweed DCP Section A1
a. Building forms, roofs and elevations must be broken down into a series of smaller elements.
b. Buildings must have a mix of materials and a high level of detailing.

6.3.3.3 Site and building design controls

DESIGN CONTROL 1 - Public Domain Amenity
Refer to Tweed DCP Section A1

Streetscape
Refer to Tweed DCP Section A1
Objectives
Refer to Tweed DCP Section A1
Controls
Refer to Part 4: Precinct Specific Strategies
Refer to Tweed DCP Section A1

Public Views and Vistas
Refer to Tweed DCP Section A1
Objectives
Refer to Tweed DCP Section A1
Controls
Refer to Part 5: Visual Settings.
PART 06 - BUILDING TYPE CONTROLS - SHOP-TOP RESIDENTIAL BUILDING & RESIDENTIAL FLAT BUILDINGS

DESIGN CONTROL 2 - Site Configuration
Refer to Tweed DCP Section A1

Deep Soil Zones
Refer to Tweed DCP Section A1

Objectives
Refer to Tweed DCP Section A1

Controls in Addition to DCP A1
a. Additional areas over and above deep soil zones required for conservation purposes may be required refer to Part 4: Precinct Specific Strategies.
b. Front deep soil zone areas are to have soft landscaping.

Calculation rules:
Refer to DCP A1

Impermeable Site Area
Refer to Tweed DCP Section A1.

External Living Area
Refer to Tweed DCP Section A1.

Above ground external living spaces, balconies and terraces
Refer to Tweed DCP Section A1.

Objectives in addition to DCP A1
• To protect neighbouring privacy.

Controls in addition to DCP A1
a. Balconies and terraces cannot be located so as to overlook neighbouring lots to the front or the sides of the balcony/terrace within 5 metres of a boundary.
b. Balconies and terraces on the top level of buildings are not to replace a pitched roof where this is required within a precinct i.e. some sections of the Tweed Coast Road require a pitched or skillion roof to face the road.
c. Roof terraces are not permitted.

Design Guidelines
Refer to Tweed DCP Section A1.

Communal Open Space
Refer to Tweed DCP Section A1.

Landscaping
Refer to Tweed DCP Section A1.

Objectives in addition to DCP A1
• To reflect the precinct within which it is located.
• To retain existing important landscape features within the precincts.

Controls in addition to DCP A1
a. Prepare detailed landscape plans for review by Council.
b. When preparing site development plans, a survey of existing trees and site vegetation is required. Trees to be retained should be clearly marked to ensure their retention. The quality of site vegetation should be recorded and used to assist in determining building location and built form.
c. Where possible existing trees are to be retained within front and rear setbacks.
d. Existing shrub planting should be retained where possible.
e. Species are to include at least 80% of remnant and new local native indigenous trees and shrubs, intermingled with exotic semi-tropical planting. Refer to the Species List in Part 7 - Design Resources.
f. Retain existing landscape elements on sites such as natural rock outcrops, watercourses, dune vegetation, indigenous vegetation and mature trees.
g. Locate and design the building footprint to enable the retention of existing trees.
h. On lots adjoining bushland, protect and retain indigenous native vegetation and use native indigenous plant species for a distance of 10 metres within the lot.
i. Provide planting that is the same height as the building where it is desirable to achieve privacy screening from the street or other busy public places.
j. Private landscapes are to be designed to blend with public landscapes.
k. Landscaping should avoid using solid walls within the front setback. This area of landscaping should be on natural ground level.
l. Pools, carparking, tennis courts and other uses that result in hard surfaces are not allowed within the minimum front setback area.
m. Achieve privacy for dwellings and private open spaces where required by planting dense shrubs and trees to provide low level screening and filtered upper level screening:
  - Width of shrub planting minimum 2.5 metres.
  - Shrub planting to range between 1.0 - 3.0 metres high.
**Design Guidelines**  
Refer to Tweed DCP Section A1.

**Planting on Structures**  
Refer to Tweed DCP Section A1.

**Topography, Cut and Fill**  
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 3 - Setbacks**

**Front Setbacks (Building Lines)**  
Refer to Tweed DCP Section A1.

**Objectives**  
Refer to Tweed DCP Section A1.

**Controls**

a. Shop-top housing and Hastings Point shop-top residential flat buildings are to be built to the street boundary.

b. Residential flat buildings are to have setbacks in accordance with Part 4: Precinct Specific Strategies.

c. This setback can be varied up to plus or minus 1 metre. On sites where the angle of the front and side boundaries vary by more than 10 degrees the setback can vary by +/- 2 metres.

d. Basement garages cannot be located forward of the building footprint.

e. On grade parking must be located a minimum of 6 metres setback from the buildings front elevation or to the rear of the site.

f. On sites where the angle of the front and side boundaries vary by more than 10 degrees the setback can vary by +/- 2 metres.

**Calculation rules:**  
Refer to Tweed DCP Section A1.

**Side Setbacks**  
Refer to Tweed DCP Section A1.

**Objectives**  
Refer to Tweed DCP Section A1.

**Calculation rules**  
Refer to Tweed DCP Section A1.

**Controls in addition to Tweed DCP Section A1**

a. Shop-top housing and shop-top residential flat buildings must have zero side setbacks for at least 5 metres back from the street boundary.

b. Residential flat buildings can have minimum of 1.5 metres setbacks for first and second levels of the building.

c. The third level of all buildings must be setback by a minimum of 3 metres from the southern boundary.

d. Primary windows of living rooms facing the side boundaries.

**Rear Setbacks**  
Refer to Tweed DCP Section A1.

**Objectives**  
Refer to Tweed DCP Section A1.

**Controls in addition to Tweed DCP Section A1**

a. For the purposes of buffer areas and other conservation areas an area over and above the rear setback may be required, refer to Part 4: Precinct Specific Strategies.

b. For shop-top housing and shop-top residential flat buildings the rear setback can be a minimum of zero.

c. For residential flat buildings existing mature trees within 6 metres of the rear boundary are to be retained were possible.

d. Garages and carparking may be located adjacent to the rear setback where deep soil zones and Landscaping has been achieved.

**Calculation rules**  
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 4 - Carparking and Access**  
Refer to Tweed DCP Section A1.

**Objectives**  
Refer to Tweed DCP Section A1.

**Carparking Generally**  
Refer to Tweed DCP Section A1.

**Controls in addition to Tweed DCP Section A1**

a. Carparking number concessions may be given to small sites to encourage and allow carparking to be fully under the buildings footprint. Concessions may include allowing visitor parking spaces to be located on the street and to allow for not providing car wash bays, carparking numbers may also be reduced.

b. On grade carparking cannot occur within 12 metres of the primary street boundary for flat buildings and 6 metres for shop-top.
**Basement Carparking**

Refer to Tweed DCP Section A1.

**Controls in addition to DCP A1**

a. Basement carparking cannot extend above ground where it faces a public street or public space, except for where a change in level requires a wall which can be up to 1 metre.
b. 1.5 metres above ground level can be achieved to the side and the rear of the lot where it does not face a public street or public space.
c. A ramp entering off a public street must start behind or in line with the buildings elevation, they cannot start within the front setback.
d. The walls of basement carparks are to be concealed within the building. Basement carparking is not to extend outside the external line of terraces, balconies and porches.

**Garages and Carports**

**Controls in addition to DCP A1**

a. For residential flat buildings garage doors and entries to basement carparks along the street cannot be more than 6 metres wide or 30% of the lot width.
b. Garage doors are to be provided to all basement carpark entries to conceal the ramp.
c. Garage doors are to be in line with the buildings elevation and be compatible in colour and material with the buildings elevation in which it is located so as to blend in with or be complementary to that elevation.
d. A ramp entering off a public street must start behind or in line with the buildings elevation, they cannot start within the front setback.
e. Ramps are to be minimised in width.
f. The walls of basement carparks are to be concealed within the building. Basement carparking is not to extend outside the external line of terraces, balconies and porches.

**DESIGN CONTROL 5 - Building Footprint and Attics, Orientation and Separation**

Refer to Tweed DCP Section A1.

**Objectives**

Refer to Tweed DCP Section A1.

**Calculation rules**

Refer to Tweed DCP Section A1.

Building footprint does not include external living areas.

**Controls in addition to Tweed DCP Section A1**

a. The third level of a residential flat building cannot be greater in area than 50% of the footprint of the internal spaces of the level below (The Precinct Controls may reduce this rate, refer to Precinct Controls in Part 4).
b. Balconies and terraces on the third or top level can occupy a maximum of 20% of the internal spaces of the level below.

**Building Orientation**

Refer to Tweed DCP Section A1.

**Building Separation**

Refer to Tweed DCP Section A1.

**DESIGN CONTROL 6 - Building Height**

Refer to Tweed DCP Section A1.

**Objectives**

Refer to Tweed DCP Section A1.

**Controls**

a. 10 metres is the maximum overall building height for shop-top residential flat buildings. 9 metres is the maximum wall plate height for shop-top residential flat buildings.
b. The south side of buildings within 3 metres of the boundary is to be a maximum of 7 metres.
c. Detached garages are to have an eaves height of no more than 2.7 metres and a maximum overall building height of 3.5 metres for a flat roof and 4.5 metres for a pitched roof.
d. Carports maximum height 3.5 metres for a flat roof and 4.5 metres for a pitched roof.

**Calculation rules**

Refer to Tweed DCP Section A1.
Ceiling Height
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 7 - Building Amenity**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 8 - Internal Building Elements**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 9 - External Building Elements**
Refer to Tweed DCP Section A1.

**Fences and Walls; Front, Side and Rear**
Refer to Tweed DCP Section A1.

**Objectives in addition to Tweed DCP Section A1**
- To offer visual privacy on busy roads.

**Controls in addition to Tweed DCP Section A1**
- Front and return fences are to reflect the design of the building.
- Front and return fences and walls are to be constructed of materials compatible with the building.
- Front and return fences can be up to maximum height of 1 metre high with a maximum solid fence height of 400mm where this is required for a change in level.
- Above the solid wall the fence is to have a minimum openness ratio of 60%.
- Front and return fences may be up to 1.2 metres if located on the Tweed Coast Road.
- Vertical timber, aluminium pickets or the like are preferred.
- No Colorbond or timber paling for front or return fences.
- Driveways are to have gates similar in height and style to the front fence.

**Side and Rear Fences**
**Controls in addition to Tweed DCP Section A1**
- Controls for front fences and walls apply to all fences located along a boundary with a public street, a road, a reserve or other public space.

**Roofs, Dormers and Skylights**
Roofs are an important architectural element in breaking down the bulk of the building. Using a variety of roof forms and stepping the height of roof can be combined to give expression to different parts and functions of the building. A preference for pitched or skillion roofs over the majority of the building will give buildings a more domestic scale as well as taper and feather roof edges against the sky.

**Objectives**
- To contribute to reducing the apparent bulk of the building.
- To reflect the internal plan of the building.

**Controls**
- Provide a series of roof planes and roof forms. Roof forms of less than 9 metres x 9 metres are encouraged.
- Combine a variety of roof forms ie. pitched, skillion and flat to break up large areas of roof.
- A maximum of 30% of the roof can be a flat roof.
- Taper the roof eaves for skillion roofs to give a feathered edge to the building.
- Relate roof design to the internal layout of the building.
- The main roof is not to be a trafficable area. Terraces, balconies or other trafficable roof spaces are not permitted where they provide a view into or over neighbouring private properties.

**Elevations**
Refer to Tweed DCP Section A1.

**Objectives in addition to Tweed DCP Section A1**
- To improve the passive solar performance of buildings.

**Controls**
- Coordinate grills/screens, ventilation louvres, carpark entry doors with the elevation.
- Integrate the design of garage entries with the building elevation design.

**Materials and Detailing**
Although the main structural system of a building may be of concrete or masonry, the cladding materials, detailing and finishes will dictate the appearance of the building. How these materials are articulated and modulated and how detailing is used to enhance the buildings elevations are important considerations that need to be designed and applied to give the building sufficient detailing to suit a residential scale and to fit with a small coastal settlement.

Unclad buildings generally have a monolithic quality and will generally not fit well within Hastings Point.
**Objectives**
- To encourage a mix of building materials which adds visual interest to a building and improves thermal performance;
- To encourage the use of a climatically appropriate building materials;
- To encourage the use of architectural features, materials and colours that contributes to the coastal identity of Hastings Point;
- To encourage adequate shading across large spans to east, north and west facing glass;
- To avoid elevations with little or no articulation.

**Controls**

a. Clad a minimum of 50% of each building elevation. Screening to balconies, doors and windows; including operable louvres, drop blinds and fixed battens or louvres, are considered cladding and contribute to the minimum. Glass window, door and balustrades do not contribute to cladding nor do face brick walls or painted concrete.

b. Elevations exclusively designed of a concrete frame with floor to ceiling glass doors and windows and glass balustrades are not permissible.

c. 50% of the building elevations are to be constructed of lightweight materials. Variations to this may be considered where architectural drawings demonstrate that the building achieve the design ideas as set out in Part 7.

d. Masonry and concrete is to be limited to 50% of the buildings elevations visible from a public place including streets, parks and foreshores.

e. Choose a palette of at least four complementary building materials.

**Colour**

**Objectives**
- To reflect the natural and residential qualities of Hastings Point.
- To employ subtle colour schemes.
- To express the natural qualities of materials.

**Controls**

a. Choose a palette of complementary colours.

b. Use light neutral colours with small splashes of rich colour.

c. Use shades of the same colour.

d. Use the natural colour of materials where ever possible.

e. Choose lighter shades for roofs.

**Form**

Form refers to the primary shape of a building, its major elements in three dimensions without the embellishments of materials, detailing and colour.

The effect is to break up a long building to appear as a series of linked buildings rather than one large form.

Form is an important consideration as it has a significant impact on environmental and site responsiveness, internal amenity and on the perceived bulk of the building.

Buildings designed as a series of smaller forms can be achieved by expressing the varying functions that occur internally and responding to site and environmental conditions. This can also improve building amenity.

Smaller building forms create the appearance of less bulky buildings although the building may contain a number of dwelling and have a higher density and occupation rate than single residential dwellings.

Materials and detailing are added to articulate and express each different form.

Buildings designed as a series of forms (in three dimensions) can play with solid and openness on the façade. The building can be stepped in and out and up and down to reflect the internal plan configuration, to regulate the thermal environment within the building and to reflect the site conditions.

**Objectives**
- To break down building length and height.
- To respond to the site and environmental conditions.
- To provide a sufficient level of detailing on buildings.

**Controls**

a. Use a variety of mainly enclosed forms (walls with windows) with some open forms (balconies) as required. An elevation that consists entirely of open balconies with no walls will not be permitted.

b. The maximum length for one of those three forms either along the front, rear or side boundaries is 15 metres. The other forms can be a maximum of 12 metres however a variety of lengths is encouraged.

c. A break of a minimum of 3 metres width and 2 metres depth is required. Stairwells can occupy this space. The stair well must be open on at least the top level and ideally all levels.

d. The maximum overall building length along a side boundary is 30 metres after which a minimum 6metres landscaped area is required or the minimum separation distances.

e. The maximum overall building length along a front or rear boundary is 20 metres after which a minimum 6metres landscaped area is required or the minimum separation distances.
f. Embellish forms by the use of materials and colour and articulate the building to express the three dimensional nature of those forms, i.e. consider that a form has two, three or four sides and a roof (three dimensions) that together make up a form.

**Corner Building Elevations**
Refer to Tweed DCP Section A1.

**Awnings, Canopies, Pergolas, Storm Blinds, Sails and Signage**

**Controls**
- a. A-Frame or sandwich board signage are not supported in Hastings Point.
- b. Refer to Tweed DCP Section A4

**Minor Elements**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 10 - Building Performance**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 11 - Floor Space Ratio (FSR)**
Refer to Tweed DCP Section A1.

**Objectives**
Refer to Tweed DCP Section A1.

**Controls in addition to DCP A1**
- a. Shop-top residential flat buildings 1:1 maximum FSR.
- b. Residential flat buildings and Shop-top housing have a maximum FSR of 0.8:1.

**Calculation rules**
Refer to Tweed DCP Section A1.

**DESIGN CONTROL 12 - Lot Consolidations**
Lot consolidation results from the joining of two or more lots into a single development lot. This results in a larger land parcel which may have the following development advantages:
- a wider street frontage,
- a building footprint with a configuration that is better suited to a particular dwelling type or site layout,
- combined parking areas with only one entry and exit thereby reducing the impact of car manoeuvring areas on the street,
- a building footprint that matches the topography more comfortably,
- more communal open space.

In the context of a small coastal settlement lot consolidation that result in larger buildings than would fit on a single site could have significant impact and are more likely to result in buildings that are too long and bulky for Hastings Point. Some of the disadvantages of lot consolidation include:
- longer and bigger building footprints,
- larger more urban scale buildings,
- less broken down forms,
- less detailing,
- large unbroken walls.

**Objectives**
- To ensure that amalgamated sites do not result in overly bulky and large buildings.
- To ensure that amalgamated sites combine driveways and ramp entrances and other car related areas.

**Controls**
- a. A maximum of one driveway entry and one exit is permitted on consolidated sites.
- b. Buildings are to be massed in accordance with the Design Control 9 - External Building Elements, and all other Design Controls as set out in the part.
- c. The maximum length for a building along a street or facing any other public place is 20 metres. Built form longer than this will be required to be broken into two buildings.