

## 2.3 – Residential Flat Building – Summary & Comparison

Controls	Gosford DCP 2013	Wyong DCP 2013	Proposed	Notes
<b>Building Height</b>	Mapped in LEP and 2 Storey where building height is mapped at 8.5m	Mapped in LEP or 7m maximum ceiling height in R1 areas that are not mapped in the LEP	Mapped in LEP Where not identified in the CCLEP height maps or where identified in the CCLEP with a maximum building height of 8.5m or 9.5m restricted to 2 storeys in height.	
<b>Site Coverage</b>	Refer to Deep Soil provision (below)	Minimum 25% of site at ground level shall be 'soft' landscaping.	A minimum 25% of site area at ground level shall be 'soft' landscaping.	Also see Deep Soil provisions
<b>Front Setback</b>	6m	7.5m	6m	
<b>Side/Rear Setback 3 or more storey buildings</b>	1 to 2 storey – 6m 3 <sup>rd</sup> storey – 8.5m	1 to 4 – 6m 5 to 8 – 9m 9 & above – 12m	1 to 4 – 6m 5 to 8 – 9m 9 & above – 12m	As per SEPP65 building separation requirements
<b>Side/Rear Setback – 2 storey only</b>	3.5m/6m	0.9m/4.5m	Side - for any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	This is as per multi-dwelling housing (similar scale)
<b>Foreshore Setback</b>	Not mentioned	20m or as per WLEP Foreshore Building Line Map	20m or as per CCLEP Foreshore Building Line Map	
<b>FSR</b>	Mapped in the LEP	0.6:1 or as mapped in the LEP	0.6:1 or as mapped in the LEP	In areas where not mapped in the LEP would generally be 2 storey development
<b>Private Open Space*</b>	1 bed unit – 8m <sup>2</sup> 2 bed unit - 12m <sup>2</sup> 3 bed or more – 16m <sup>2</sup>	10m <sup>2</sup>	1 bed unit – 8m <sup>2</sup> 2 bed unit - 10m <sup>2</sup> 3 bed or greater – 12m <sup>2</sup>	As per SEPP65 and Apartment Design Guide (ADG)
<b>Parking Spaces*</b>	1.5 - per dwelling 1 - per dwelling within 400m of a train station Visitor spaces, calculated on the basis of 0.2 spaces per dwelling, rounded up to the next whole number	1 bed unit - 1 space 2 bed unit - 1.2 spaces 3 bed or greater - 1.5 spaces In addition, 1 space per 5 units for visitor parking with a minimum of 1 visitor space per development	1.5 - per dwelling  Visitor spaces, calculated on the basis of 0.2 spaces per dwelling, rounded up to the next whole number  In accordance with SEPP 65 and the ADG, properties within 400 metres of train stations at nominated Regional Centres (Metropolitan Sub-Regional Centres - Gosford, Tuggerah and Wyong) must adopt the RMS guide	RMS Guide – up to 20 units 1 space per unit +1 space for every 5 x 2 bedroom unit +1 space for every 2 x 3 bedroom unit +1 space for 5 units (visitor parking) RMS Guide – 20 or more units for Metropolitan sub regional centres 0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit 1.4 spaces per 3 bedroom unit +1 space per 5 units (visitors)

<b>Sunlight Access*</b>	<p>At least three hours daily shall be received by day-time living or dining or family rooms in all dwellings and the principal area of private open space. For every new development, this minimum amount of sunlight shall be received by at least 70% of the proposed dwellings.</p> <p>For existing neighbours, the minimum amount of sunlight (as per above) shall be retained.</p>	<p>Minimum of 70% of dwelling (living rooms and private open space) shall receive a minimum of 3 hours unobstructed sunlight between 9 am and 3 pm on June 21 (winter solstice)</p> <p>At least 75% of required private open space areas on adjoining lands shall receive at least three hours unobstructed sunlight between the hours of 9 am and 3 pm on June 21 (winter solstice)</p>	<p>70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter</p> <p>At least 50% of required private open space areas on adjoining lands shall receive at least three hours unobstructed sunlight between the hours of 9 am and 3 pm on June 21</p>	<p>Required to adopt the ADG provisions for applications under SEPP 65.</p>
<b>Common Open Space</b>	<p>50m<sup>2</sup> and have minimum dimensions of 5m</p>	<p>Incorporate communal open space in up to two locations at a minimum rate of 10 square metres per dwelling and with a minimum width of 5 m.</p>	<p>A maximum of two locations at a minimum rate of 10m<sup>2</sup> / dwelling and with a minimum width of 5 m (10 or more dwellings)</p>	<p>ADG guidance- minimum area equal to 25% of the site ( not mandatory like some other controls)</p>
<b>Deep Soil</b>	<p>At least 25% of every development site shall be deep soil.</p>	<p>A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil zone</p>	<p>A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil zone (will generally be a minimum of 12.5%)</p>	<p>This provision may differ from the ADG recommendation (7%) depending on local requirements.</p>
<b>Min Lot Size</b>	<p>LEP 750m<sup>2</sup></p>	<p>N/A</p>	<p>Not a proposed control – (other controls such as density, setbacks, parking, open space will regulate)</p>	

*Note: \* indicates where SEPP 65 and Apartment Design Guide Provisions must be adopted for proposals that are subject to SEPP 65. These provisions have been generally adopted in the Draft DCP to apply to all residential flat buildings whether subject to SEPP 65 or not.*