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RESIDENTIAL DEVELOPMENT CONTROL  
CODE

FOR

THE CITY OF SYDNEY

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Prepared For

THE COUNCIL OF THE CITY OF SYDNEY

By

URBAN SYSTEMS CORPORATION PTY LTD  
MLC Building, Miller Street, North Sydney.  
In association with the City Planner of the  
Council of the City of Sydney.

December 10, 1973

Adopted by Resolution of Council  
dated \_\_\_\_\_



CITY OF SYDNEY PLANNING SCHEME

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## CITY OF SYDNEY

### RESIDENTIAL DEVELOPMENT CONTROL CODE

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#### THE POLICY BASIS OF THE CODE

This Code is directed towards the implementation of Policy 9 (Residential Life) of the 1971 City of Sydney Strategic Plan. Action Priority 9C under that Policy is to "prepare and adopt Codes to control the density and character of residential development". Other relevant Action Priorities are 2C, 2E, 3A, 9F, 14D, 15E, 16D and 16F.

The Code has been evolved by Council's Consultant in close consultation with Council's City Planner, and has had regard to comments and proposals by Council's Action Plan Directors.

The criteria governing the Code have been as follows:-

1. Introduction of Dwelling Unit Density as the primary technique of residential development control, in place of control by Floor Space Ratio alone

Council's Development Control and Floor Space Ratio Code adopted on December 6, 1971, has provided for the control of residential development in Residential Zones and Precincts using the technique of imposing a maximum Floor Space Ratio. FSR controls were evolved primarily for the purpose of controlling commercial development. Research over the last two years conducted under the auspices of the Australian Institute of Urban Studies<sup>1</sup> and the State Planning Authority of NSW<sup>2</sup> has concluded that development control in predominantly residential zones using Floor Space Ratio alone, is not satisfactory or sufficient in protecting residential environmental quality.

The use of Floor Space Ratio as a primary or sole residential control technique encourages residential developers to squeeze the maximum number of dwelling units of the smallest size the market will bear, into a fixed FSR envelope, to the detriment of good residential planning and design. Experience has also shown that the existing FSR limits in a number of Precincts, particularly in the Residential 2b Zone in the Centennial and Moore Park Precinct, are too high.

It is now considered that the primary control should be over dwelling unit site density, which is most simply controlled by defining a minimum net site area per dwelling unit. Thus on any given site, the number of dwelling units which may be built is determined by dividing Total Site Area by the Minimum Net Site Area per Dwelling Unit. This is the primary control. A Maximum Floor Space Ratio is, however, also

fixed, to prevent any possible abuses by developers.

Thus developers are encouraged to build larger dwelling units, and are able to provide more generous common facilities without using up valuable Floor Space Ratio.

2. Freedom of architectural design within  
strict residential density limits

The old and cumbersome attempt to control residential development by separate controls over different building types, such as duplexes, semi-detached houses, flats, motels, private hotels, terrace houses, town houses, group or cluster housing, has broken down over recent years as architects have evolved new design modes. It is now not considered desirable to focus controls on individual building types, but to concentrate on controlling the density of dwelling units of different floor areas, giving architects and developers the maximum possible encouragement to innovate in design arrangements, while controlling the essential environmental determinants of density and landscaping.

3. Encouragement of new forms of town housing  
wherein each Dwelling Unit is provided with  
a landscaped private courtyard

The Code makes special provision for this in Residential Code Designations 2(a2), 2(b1) and 2(g) by the simple means of requiring that each Dwelling Unit constructed in areas so designated shall have an area of Useable Private Landscaped Open Space for the sole use and enjoyment of the occupants of each Dwelling Unit.

4. Incentives for the development of larger  
Dwelling Units

The Code provides such incentives by regulating the Net Site Area required for different classes of Dwelling Units, so that a developer can achieve higher Floor Space Ratios, and higher occupant densities, by providing larger Dwelling Units.

5. Residential Environmental Protection by  
positive requirements for Landscaped Open  
Space, in lieu of negative controls over site  
coverage of building

This is a major step forward in regulatory techniques of protecting residential environment and amenity. Detailed and specific requirements



are set for the provision on-site of Landscaped Open Space. Only when these are fully complied with may the remainder of the site be used for "site coverage" of building, driveways and other non-landscaped areas. The replacement of the "site coverage" control technique by "landscaped open space" requirements has been supported in decisions of the NSW Land and Valuation Court, and by The State Planning Authority of NSW.

6. Incentives for the more generous provision in residential developments of common facilities such as lobbies, halls, tenants' stores, games, meeting and party rooms

In as much as Floor Space Ratio is not used as a primary control over the total floorspace of a residential development, it becomes possible for developments to be designed with more generous common facilities for the use of residents, within the limits of financial feasibility and/or market demand.

7. Simplicity of calculation and administration

Every effort has been made to simplify and reduce the number of measurements and calculations which must be made by applicants and checked by Council's officers, without sacrifice of the essential degrees of control over residential planning, design or development.

8. Development control in predominantly non-residential zones should continue to be based on Floor Space Ratio as the primary control

It is Council's policy to encourage residential development in the County Centre and other business Zones, and in the mixed-use Zones 2c and 2e. It has been concluded that the only practicable primary control in such Zones is that of Floor Space Ratio, using the technique of Basic, Bonus and Maximum FSR for different uses first introduced in Council's Floor Space Ratio Code adopted in December, 1971. That Code is being reviewed and revised as part of the 1974 review and revision of the 1971 City Strategic Plan. In that review, consideration is being given to amendments which would further require and encourage residential development in the City.



References :

1. Australian Institute of Urban Studies, WA Division:  
"Review of the 1965 Clarke Gazzard Residential Codes"  
(George Clarke, Research Consultant)  
Final Report published by AIUS, November, 1973.
  
2. The State Planning Authority of NSW:  
"Town Houses", Report of the Technical Advisory  
Committee on Medium Density Housing, published by The  
Authority, April, 1972  
  
and  
  
"Planning Control of Residential Development",  
Technical Bulletin No. 3, published by The Authority,  
November, 1972.



THE COUNCIL OF THE CITY OF SYDNEY  
RESIDENTIAL DEVELOPMENT CONTROL CODE

TABLE SHOWING MAXIMUM NUMBER OF DWELLING UNITS PER  
HECTARE AND PER ACRES; AND MAXIMUM THEORETICAL POPULATION  
DENSITY PER HECTARE AND PER ACRES FOR EACH CODE DESIGNATION.

1 hectare = 10,000 square metres

1 hectare = 2.469 acres

Code Designation	Minimum Permissible Site Area per Dwelling Unit (sq. metres)	Maximum D. U. per:		Maximum probable number of persons per D. U. (. . . . .)	Maximum theoretical Population Density	
		hectare	acre		per hectare (High Estimates . . . . .)	per acre
2(a1)	600	16.6	6.6	4.0	66	26
2(a2)	232	43	17	4.0	172	68
2(b1) & 2(g)	A 150 B 120 C 100	67 83 100	27 33 40	3.5 2.5 1.5	234 207 150	94 83 60
2(b2)	A 120 B 100 C 80	83 100 125	33 40 50	3.5 2.5 1.5	290 250 187	115 100 75
2(b3)	A 100 B 80 C 65 D 50	100 125 153 200	40 50 61 80	3.5 2.5 1.5 1.0	350 312 229 200	140 125 91 80
2(b4)	A 80 B 65 C 50 D 40	125 153 200 250	50 61 80 100	3.5 2.5 1.5 1.0	437 382 300 250	175 152 120 100
2(b5) & 2(d)	A 60 B 50 C 40 D 30	166 200 250 333	66 80 100 133	3.5 2.5 1.5 1.0	581 500 375 333	231 200 150 133
COMMERCIAL ZONES	A B C D			2.0		



## CITY OF SYDNEY

### RESIDENTIAL DEVELOPMENT CONTROL CODE

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#### CLAUSE 1 - RELATIONSHIP OF THIS CODE TO THE 1971 STATUTORY CITY OF SYDNEY PLANNING SCHEME ORDINANCE

Clauses 31 to 37, inter alia, of the statutory City of Sydney Planning Scheme Ordinance define the powers and duties of the Council in granting, imposing conditions upon, or refusing applications for development consent.

Clause 32 (e) requires the Council, when considering any application for consent to erect or use a building, to take into consideration any detailed plan or design adopted by resolution of the Council for the development of the locality in which the land to which the application relates is situated.

Clause 33 (c) requires the Council, when considering any application for consent to erect or use a residential flat building, to take into consideration any code for the erection of residential flat buildings adopted by resolution of the Council.

This Code is deemed to be a "detailed plan or design" pursuant to Clause 32 (e), and a "Code for the erection of residential flat buildings" pursuant to Clause 33 (c), and is further deemed to be a guide to the Council in the exercise of its discretionary powers under the Ordinance as a whole.

#### CLAUSE 2 - SCOPE AND APPLICATION OF THIS CODE

The provisions of this Code apply :-

- (i) to all
    - "Dwelling Houses";
    - "Flats";
    - "Residential Flat Buildings";
    - "Residential Buildings" (including private hotels, boarding houses, lodging houses and hostels);
    - "Motels"; and
    - "Hotels"
- as defined in Clause 4 of the statutory City of Sydney Planning Scheme Ordinance;





(ii) to all

"Dwelling Units" (including units commonly known as town houses, group or cluster houses); and  
"Units for Aged Persons"

as defined in Clause 3 of this Code;

within areas designated as Residential Zones 2(a), 2(b), 2(d) and 2(g) of the statutory City of Sydney Planning Scheme; and within such other areas as may be determined by the Council wherein particular types of residential development shall be subject to the controls under a Residential Code Designation as set out in Clause 6 of this Code.

### CLAUSE 3 - RELATIONSHIP OF THIS CODE TO COUNCIL'S DEVELOPMENT CONTROL AND FLOOR SPACE RATIO CODE

With respect to the types of development and within the areas of the City defined in Clause 2 above, the provisions of this Code are supplementary to the relevant provisions of the Council's Development Control and Floor Space Ratio Code adopted by resolution of Council on December 6, 1971, and where any inconsistency occurs, the provisions of this Residential Development Control Code apply.

### CLAUSE 4 - DEFINITIONS

In this Code, except in so far as the context or subject matter otherwise indicates or requires :

"Act"\* means the Local Government Act 1919 (as amended) and includes any Ordinance made under that Act.

"Area of a Dwelling Unit"\* means the horizontal cross sectional area measured to the inside face of enclosing walls of the dwelling unit at a height of 1375 mm (approximately 4.5 feet) above the floor, including internal partition walls and fixtures.

"Code Designation"\* means the designation applied to an area by Council to indicate the set of criteria in Clause 6 of this Code that applies to the area.

"Council" means, subject to the provisions of the Local Government (City of Sydney Boundaries) Act, 1967, and the Sydney Cove Redevelopment Authority Act 1968, the Council of the City of Sydney.



- "Dwelling House" means a building designated for use as a dwelling for a single family, together with such out-buildings as are ordinarily used therewith, and includes a dwelling in a row of two or more dwellings attached to each other such as are commonly known as semi-detached or terrace buildings.
- "Dwelling Unit"\* means a dwelling occupied or used or so constructed, designed or adapted as to be capable of being occupied or used as a separate domicile and includes a "dwelling house", a "flat" and a dwelling commonly known as a town house or a group or cluster house.
- "Flat" means a room or suite of rooms occupied or used or so constructed, designed or adapted as to be capable of being occupied or used as a separate domicile.
- "Height"\* means the height of a wall at any point in its length measured as the vertical distance between the top of the wall at that point and the natural or existing level of the site at a point on the site boundary from which a line drawn perpendicular to the boundary would intersect with the given point on the wall; where a retaining wall exists on the boundary then the natural or existing level shall be taken as the mid point in the height of the wall; the top of a wall at any point shall be taken generally as the upper level of the roof at that point.
- "Hotel" means any premises specified in a publican's licence issued under the Liquor Act, 1912.
- "Motel" means a building or buildings, not being an hotel or a residential building, substantially used or intended for use for the overnight accommodation of travellers and the vehicles used by them whether or not the building or buildings are also used or intended for use in the provision of meals to such travellers or the general public.
- "Precinct"\* means a division of the area of the City of Sydney as delineated on the Precinct Map adopted by resolution of the Council.
- "Residential Building" means a building used or intended for use as a residential flat building, a boarding-house, a lodging house or a hostel, but does not include a motel.



- "Residential Flat Building"** means a building containing two or more flats, but does not include a row of two or more dwellings attached to each other such as are commonly known as semi-detached or terrace buildings and "flat" means a room or suite of rooms occupied or used or so constructed, designed or adapted as to be capable of being occupied or used as a separate domicile.
- "Storey"\*** means that space within a building which is situated between one floor level and the floor level next above, or if there is not a floor above, the ceiling or roof above, but does not include :
- (a) such a space in which the only use for which the space is designed, constructed, or adapted is for the accommodation of :-
    - (i) lift shafts, stairways, or meter rooms; or
    - (ii) bathrooms, shower rooms, laundries, water closets, or other sanitary compartments; or
    - (iii) storerooms in single dwelling house; or
    - (iv) not more than three vehicles; or
  - (b) a mezzanine.
- "Total Site Area"\*** means the total area of a lot within its title boundaries, or alternatively, the total area of two or more contiguous lots amalgamated for the purpose of comprehensive planning and development within the terms of an Application for Development Consent to be issued by the Council.
- "Units for Aged Persons"\*** means a residential flat building used or intended to be used to house aged persons as defined in the Aged Persons Homes Act 1954, as amended, of the Parliament of the Commonwealth, erected or to be erected by an eligible organisation as defined in that Act, the Housing Commission of New South Wales or any other Department or instrumentality of the Crown.
- "Useable Landscaped Open Space"\*** means that proportion of a site, conforming to the requirements of Clause 7 of this Code, which is designed, developed and capable of being maintained and used as naturally planted gardens and/or terraces, and/or enclosed pedestrian terraces or walkways, excluding all garages, carports, drying yards, garbage collection and handling spaces, incinerators, dressing sheds, other appurtenant buildings, vehicular driveways, parking, manoeuvring, loading, unloading and ramp spaces; ALWAYS PROVIDED THAT if the Council deems

such to be readily accessible and/or suitable in location, treatment and appearance for acceptance as landscaped open space, then areas on top of constructed decks; flat roofs, and/or terraces; swimming pools; steps; gazebos and areas under covered ways; may be included within this definition.

"Useable  
Common  
Landscaped  
Open Space"\*

means useable landscaped open space which serves two or more dwelling units jointly and is accessible to the occupants of each and all of the dwelling units.

"Useable  
Private  
Landscaped  
Open Space"\*

means useable landscaped open space which is private to, adjoins and serves only one dwelling unit and is directly accessible to it at a level not more than 1.5 meters above or below any floor level from which such access is gained.

"Zone"

means land referred to in Column I of the Table to Clause 23 of the City of Sydney Planning Scheme Ordinance and shown on the Scheme Map by distinctive colouring or edging or in some distinctive manner as referred to in Column I of such Table for the purpose of indicating the restrictions imposed by Part III of the Ordinance on the erection and use of buildings, the carrying out and use of works or the use of land in such zone.

\* Definitions thus marked are additional to, or different from, those in the City of Sydney Statutory Planning Scheme Ordinance.

## CLAUSE 5 - CLASSIFICATION OF DWELLING UNITS BY AREA

Dwelling Units shall be classified by area, measured as defined in Clause 4 of this Code.

For the purposes of this Clause, a bedroom in a private hotel, boarding house, lodging house, hostel, motel or hotel shall be deemed to be a Dwelling Unit.

The classes of Dwelling Units by area shall be as follows :-

Area of Dwelling Unit	Class
More than 90 square metres	A
90 to 71 square metres inclusive	B
70 to 50 square metres inclusive (where permitted)	C
Less than 50 square metres (where permitted)	D



**CLAUSE 6 - DWELLING UNIT DENSITY & LANDSCAPED  
OPEN SPACE REQUIREMENTS**

Consent shall not be given to any development within the scope and application of this Code as defined in Clause 2 herein, unless such development conforms to the requirements for the particular Residential Code Designation determined by Council for the particular area in which the building is situated. The Residential Code Designations and the permissible Dwelling Unit density and Landscaped Open Space requirements shall be as follows :-

Code Designation	Minimum Permissible Site Area per Dwelling Unit of each Class	Maximum Floor Space Ratio	LANDSCAPED OPEN SPACE	
			<u>T. U. L. O. S.</u> Minimum Total Useable Landscaped Open Space as (including UPLOS) % Total Site Area	<u>U. P. L. O. S.</u> Minimum Useable Private Landscaped Open Space as % Total Site Area
2(a1)	A or B 600 sq. m. C or D not permitted	0.6	60%	60%
2(a2)	A or B 232 sq. m. C or D not permitted	0.8	50%	20%
2(b1) & 2(g)	A 150 sq. m. B 120 sq. m. C 100 sq. m. D not permitted	1.0	40%	20%
2(b2)	A 120 sq. m. B 100 sq. m. C 80 sq. m. D not permitted	1.0	50%	NIL
2(b3)	A 100 sq. m. B 80 sq. m. C 65 sq. m. D 50 sq. m.	1.2	50%	NIL
2(b4)	A 80 sq. m. B 65 sq. m. C 50 sq. m. D 40 sq. m.	1.5	40%	NIL
2(b5)	A 60 sq. m. B 50 sq. m. C 40 sq. m. D 30 sq. m.	2.0	20%	NIL
2(d)	A 60 sq. m. B 50 sq. m. C 40 sq. m. D 30 sq. m.	2.0	40%	NIL



## CLAUSE 7 - LANDSCAPED OPEN SPACE

- (i) Useable Landscaped Open Space shall be provided for residential development under each Code Designation as required by Clause 6.
- (ii) Useable Common Landscaped Open Space may be in one, two or more parts provided each part meets the requirements of (a) or (b) below :-
  - (a) a minimum horizontal dimension of 6 metres and a minimum area of 75 square metres;
  - (b) if the space is between the building and the street frontage, a minimum horizontal dimension of 3 metres and a minimum area of 27 square metres.
- (iii) Useable Private Landscaped Open Space shall include an area having a minimum horizontal dimension of 4 metres and a minimum area of 18.5 square metres.
- (iv) No encroachments shall be permitted on Useable Landscaped Open Space except :
  - (a) overhead cover with a clear headroom of at least 2 metres, limited to soffits, eaves, cornices, sunblinds, canopies, balconies, landscape accessories and the like, covering not more than 20% of the required area;
  - (b) swimming pools occupying not more than 40% of the uncovered area of the part of the Space in which it is located;
  - (c) enclosing walls, fences and screens necessary for privacy or safety;
- (v) All existing trees shall be preserved in accordance with the Tree Preservation Order in force within the City of Sydney, and no trees may be removed or destroyed without the consent of the Council. The applicant shall submit, with his development application, a surveyor's plan showing the exact location of all existing trees.
- (vi) The Council will decide which trees shall be preserved and the developer will be required to enter into a bond to pay to Council the value of the tree in the event of any of these trees being destroyed.
- (vii) A submission showing in plan, elevation and perspective details of proposed landscaping shall accompany every application for development consent.



- (viii) Further details with the name of species and height at planting and at maturity shall be submitted for approval with the building application.
- (ix) Developers will be required to conform with any overall landscape plan that may be prepared by Council for any area.
- (x) Existing trees in the street or other public place shall be protected during building by suitable hoardings.

#### CLAUSE 8 - SET BACKS FROM BOUNDARIES

(i) Front

The set back from the street alignment shall be the building line fixed by the Council under the provisions of S. 308 of the Local Government Act and Clause 11.1 (3) of Ordinance 70 or where no such building line is fixed, 6.0 metres. Where the site is bounded by two or more intersecting roads, the set back from roads other than the road the building faces may be reduced at the discretion of the Council, but shall not be less than 3.0 m unless in the opinion of the Council, there are special circumstances warranting further reduction.

(ii) Side and Rear

Dwelling Houses

The wall of a dwelling house shall be at a distance from the boundary line of not less than 0.9m for 1-storey or 2-storey buildings and 1.5m for more than 2-storey buildings except where:

- (a) garages or carports are provided integral with the structure of the dwelling units they serve when the set back may be reduced to 0.9 metres on each side; or
- (b) the boundary line is also the boundary of any public place; or
- (c) two or more buildings, each containing a single dwelling unit, are :-
  - i) erected on two or more parcels of land; and
  - ii) are separated from each other by party walls; or
- (d) the wall or part of the wall does not contain windows and the Council -
  - i) is satisfied in the case of a dwelling house that compliance would be impractical by reasons of the levels or width of the allotment or other exceptional conditions of the site; and
  - ii) permits by resolution in the individual case the erection of a wall or part of a wall at a lesser distance from the boundary line of the allotment than 0.9m or 1.5m as the case may be; or
- (e) a dwelling-house is combined with shops or other buildings



- for the sale of goods by retail or the supply of services direct to the public on an allotment zoned "Business" under the City of Sydney Planning Scheme Ordinance and in which the wall or part of the wall does not contain windows; or
- (f) an existing wall is to be renewed or refaced.

Other Residential Buildings

1.5m per storey, up to a maximum of 12 metres, PROVIDED THAT an external wall of a building which contains no window, vent or opening of any kind and which does not exceed 6m in height at any point nor an aggregate overall length of 15m or of one half of the side boundary, whichever is the lesser, shall be permitted to be built on a side boundary without set back.

CLAUSE 9 - DAYLIGHT AND SUNSHINE CONTROLS

- (i) An applicant is required to submit shadow diagrams for June 21, showing overshadowing effects on adjoining land.
- (ii) The requirements for set backs may be increased if the Council considers any neighbouring land will be adversely affected by overshadowing.

CLAUSE 10 - CAR PARKING

- (i) Off-street car parking accommodation shall be provided in accordance with Council's Parking Policy and Control Code.
- (ii) The size of any car parking space other than a garage shall not be less than 5.5 metres by 2.5 metres. The minimum size of garages shall be 5.5 metres by 3 metres internally without obstructions and shall have a minimum clear opening of 2.6 metres.
- (iii) Car parking will not be permitted between the building line and the street alignment.
- (iv) Entries to parking provided for residential buildings shall not face the street to which the allotment has frontage except where Council deems special circumstances to exist. All car parking spaces under any building shall be enclosed or screened from view to the satisfaction of the Council.
- (v) Not less than 75% of parking spaces shall be located beneath the building or beneath a landscaped platform or podium. Open car parking shall be satisfactorily screened from all street frontages.





- (vi) Where a building contains more than 2 dwelling units, the parking spaces, driveways and manoeuvring areas shall be so designed that cars may be driven forward when entering or leaving the site. Any arrangement requiring vehicles to reverse out of the site to the roadway will not be approved.
- (vii) Parking spaces and vehicular driveways shall be paved to the satisfaction of the Council. Where the number of dwelling units contained in the building or buildings on the land exceeds 10 or where the length of the driveway exceeds 30 metres, provision shall be made on the land for pedestrian footpaths suitably paved and drained as required by Council.
- (viii) Vehicular access to the land shall only be provided from a street or lane of not less than 16 feet in width, sufficiently constructed for the passage of vehicles.
- (ix) Except for vehicle crossovers which provide exclusive access to individual dwelling units, the number of vehicle crossovers shall not exceed two, where the total length of boundaries (including frontage) which abut on a street does not exceed 200 feet in length and shall not exceed three in number where such length exceeds 200 feet.
- (x) Vehicle crossovers between the site and any street shall not exceed 16 feet in width at the street alignment.
- (xi) A paved car washing bay, having minimum dimensions of 6 metres x 4 metres shall be provided equipped with a hose tap and suitably drained, shall be provided for each group of twenty dwelling units at the ratio of 1 per 20 units or part thereof with a minimum of one.
- (xii) Car parking spaces provided for residents shall not be shown as separate lots in a strata plan of subdivision. Car parking spaces provided for visitors may be common property.
- (xiii) All car spaces which form part of a lot in a Strata Title subdivision shall be permanently delineated with the lot number and visitors parking shall be suitably indicated. Signs indicating "residents only" or similar signs will not be permitted to be erected in order to discourage "on site" visitor parking.
- (xiv) No use other than car parking shall be permitted upon that section of the land which has been indicated on the approved plan for car parking.



## CLAUSE 11 - BALCONIES

- (i) Private balconies shall not project more than 25% of the actual set back beyond the wall of the building. Common access balconies shall not project beyond the wall of the building.
- (ii) The areas of recessed balconies and under projecting balconies less than 2.5 metres above ground level will be excluded from landscaped open space.
- (iii) Verandahs and balconies of dwelling units shall not be fully enclosed. They shall not be partially enclosed except in materials as may be approved by the Council. The total height of such partial enclosure shall not exceed 1.22 metres above the floor level of the verandah or balcony.

## CLAUSE 12 - GARBAGE DISPOSAL

- (i) Every kitchen shall be fitted with a sink type garbage disposal unit installed in accordance with the requirements of the Metropolitan Water Sewerage and Drainage Board.
- (ii) Where a building contains more than one dwelling unit, a garbage receptacle storage area shall be provided within the site and adjacent to the appropriate street or laneway. Within this area shall be provided a brick structure to contain garbage cans with concrete roof and floors and of a size sufficient to accommodate one standard garbage can per dwelling unit. Garbage cans may be accommodated in racks so that they stand in a single row with not more than 2 tiers. The storage structure shall be provided with self closing doors of a design approved by the Council.
- (iii) Garbage receptacle storage areas shall be screened from public view and from that of neighbours and residents by a wall at least 5'0" high. Materials and finish of screens shall be similar to the external walls of the building.
- (iv) The installation of incinerators is prohibited in residential buildings.
- (v) In cases where a residential flat building is more than 3 storeys in height, Council may require the installation of a mechanical system of garbage disposal. It should consist generally of a chute accessible on each floor which will deliver garbage to a compactor and be reduced to a form suitable for collection with Council's vehicles. In all buildings over 6 storeys high, such a system shall be provided and shall be constructed to the satisfaction of the Council and in accordance with Council's standards for the construction and installation of garbage chutes and garbage rooms.



### CLAUSE 13 - TV ANTENNAS

Only one common Television antenna shall be installed to serve the needs ~~of any individual building.~~

### CLAUSE 14 - OTHER BUILDING REQUIREMENTS

Reference should be made to Ordinance 70 of the Act regarding all building requirements not specified herein.

*of any  
individual  
development  
with a site area  
smaller of  
less than  
0.5 hectares.*