

Proposed Draft Amendments to Ballina Shire DCP 2012 – Chapter 4 Residential and Tourist Accommodation

Element T – Incorporation of Existing Dwellings into Attached Dual Occupancy Development

3.3 Attached Dual Occupancy (incorporating retention of existing dwelling)

3.3.1 Application

Applies to:	
Location/s:	Certain lots within the Zone R2 at Alstonville and Wardell (Refer Ballina LEP 2012 clause xxx)
Development Type/s:	Applications for attached dual occupancy development which seek to retain an existing dwelling

3.3.2 Background

Ballina LEP 2012 was amended to permit attached dual occupancy development upon certain lots within the R2 zone at Alstonville and Wardell. The amendments permit new purpose built attached dual occupancy development. They also permit the incorporation of existing dwellings within the attached dual occupancy development. Element T addresses amenity impacts associated with the retention of existing dwellings as part of attached dual occupancy development.

3.3.3 Planning Objectives

- a. Ensure the orderly development of the site;
- b. Minimise the potential amenity impacts associated with developing a new dwelling attached to an existing dwelling on the same lot of land;
- c. Require improvement or rectification of the existing dwelling to ensure its compatibility with and integration into the new development;
- d. Ensure that the attached dual occupancy development makes a positive contribution to the streetscape and neighbourhood;
- e. Encourage the renewal of old housing stock as part of any attached dual occupancy development seeking to retain an existing dwelling; and
- f. To discourage development on battle axe shaped lots.

3.3.4 Development Controls

A. Building Design – General

- i. Designs for attached dual occupancy development which retain existing dwellings within the development must demonstrate that:

- the existing dwelling can address relevant development controls identified in Part 3 General Controls of this chapter related to dual occupancy development. This includes privacy (Element I (iii)) and solar access (Element J);
 - Sanitary drainage lines are to be designed and installed so that each dwelling has its own individual sanitary drainage lines, each with an overflow gully and inspection shaft upstream of a single connection to the main house drainage line connecting the dwellings;
 - Separate individual Council installed water meters having separate connections from the meter to each dwelling are to be provided. Meters are to be individually tagged for residential unit identification and located near the front boundary for ease of meter reading purposes; and
 - each *dwelling* shall be provided with *landscaped areas* and *private open space* in accordance with the requirements of Element G in section 3.1.3 of this chapter.
- ii. The **building height plane** specified in section 3.1.3 of this chapter applies to applications for attached dual occupancy development (old and new sections).

B. Additional controls for attached dual occupancy development

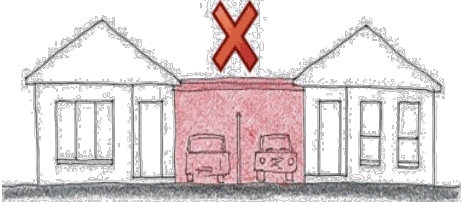
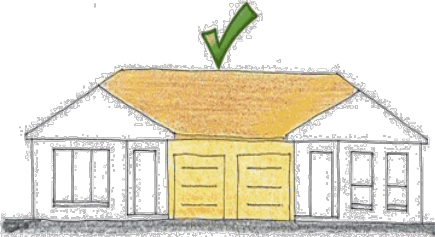
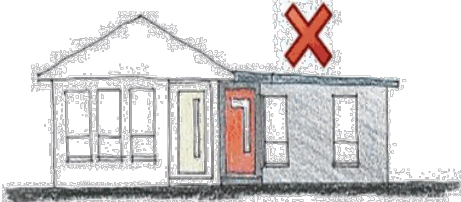

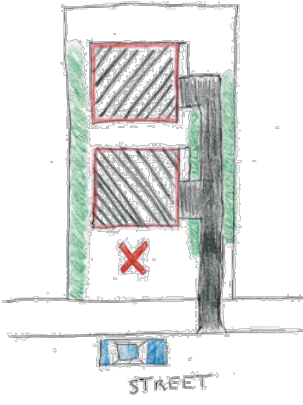
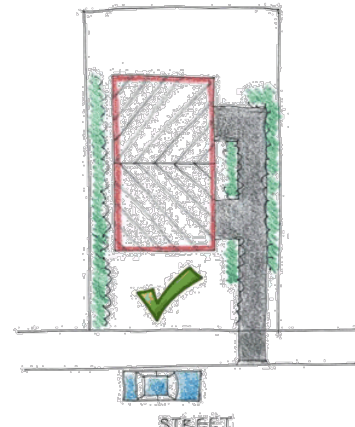
- i. *Attached dual occupancy* development that retains all or part of an existing *dwelling* must be designed to be complementary to one another with respect to building form, materials and landscaping.
- ii. Carports and breezeways are deemed to be an inappropriate means of attaching the existing *dwelling* to the new *dwelling*.
- iii. Uniformity of roof design between the old and new dwelling is required.
- iv. Where development of the new *dwelling* affects the existing *dwelling's* ability to comply with the relevant controls in this DCP, or does not comply with relevant Building Code of Australia (BCA) requirements, Council may require the existing *dwelling* to be:
 - a. upgraded to the meet the relevant development controls identified in this DCP and/or BCA requirements; or
 - b. the applicant to consider rebuilding in accordance with the controls identified in this DCP.
- iii. *Attached dual occupancy* development proposed on a corner allotment shall address both frontages by the use of verandas, balconies, windows or similar modulating elements.
- iv. The location of mail and garbage services are to be nominated and adequate provision made for each *dwelling* to access such services.
- v. Unless demonstrated to the contrary *attached dual occupancy* development on battle-axe shaped lots is deemed an inappropriate form of development.

- vi. Where a wall of an existing *dwelling* forms a separating wall between the two *dwelling*s, details of the means of achieving the fire separation and noise transmission provisions of the BCA are to be provided at the Development Application stage.



Note: Where a Performance Solution is proposed, for the fire separation and noise transmission provisions of the BCA, a report from a Fire Engineer and / or Acoustic Engineer may be required.

Attached Dual Occupancy - Acceptable and Unacceptable Addition Solutions

	
<p>Linking dwellings with car ports or breezways is an unacceptable solution.</p>	<p>Linking dwellings by incorporating a consistent roof design style is an acceptable solution.</p>
	
<p>Dual occupancy extensions which result in visually inconsistent design elements such as a gable and skillion roof combinations, and inconsistency in the use of building materials such as brick and cladding are unacceptable.</p>	<p>Extensions which unify the design through consistency of design elements such as roof, windows, height and materials are acceptable.</p>
	
<p>Detached dual occupancy is not permitted by provisions contained within Ballina LEP 2012. Both dwellings must be attached and visually look like one building.</p>	<p>Attached dual occupancy addition onto the rear of an existing dwelling may be acceptable providing the development is visually unified through design and materials.</p>

Attached Dual Occupancy Suitable and Unsuitable Sites

<p>Battle axe lots are considered unsuitable for attached dual occupancy development due to lack of on street parking in front of the lot and overlooking and privacy concerns.</p>	<p>Rectangular lots which provide space for on street parking are considered suitable for attached dual occupancy development.</p>
<p>Cul-de-sac lots which have a width of less than 12 metres at the 6 metre building line are considered unsuitable for attached dual occupancy development as they provide insufficient space for the parking of a vehicle in front of the lot.</p>	<p>Larger frontage cul-de-sac lots which have sufficient width to park at least 1 vehicle in front of the lot are considered suitable for attached dual occupancy development.</p>