

# DEVELOPMENT APPLICATION INFORMATION SHEET - TWO STOREY DWELLINGS

This information sheet summarises and explains Council's requirements in regards to Two Storey Dwellings which must be complied with.

## The following forms must be completed

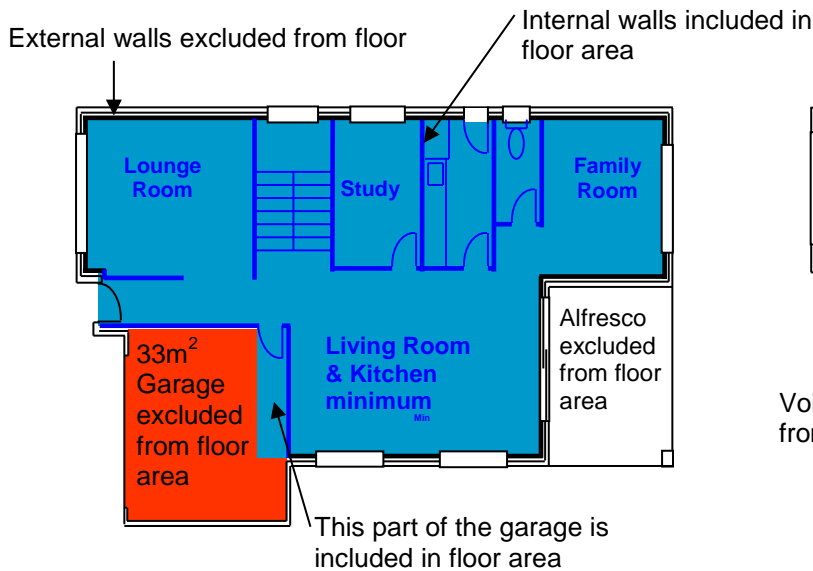
- Application for Approval Form
- Development Application Checklist

## The following controls shall be considered

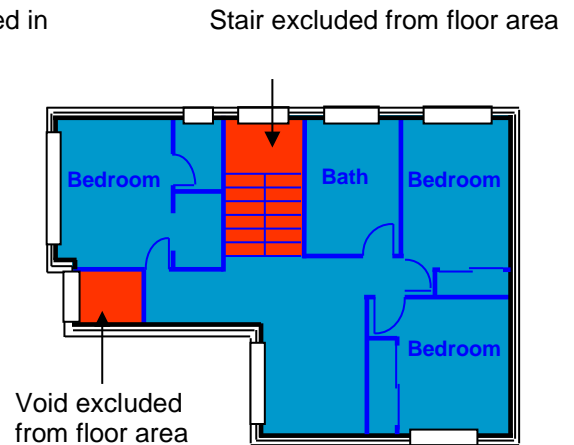
- The subject site must be a minimum of 450m<sup>2</sup>.
- The Floor Space Ratio is a maximum 0.45:1 (total floor area of the dwelling / site area).
- The floor area of the dwelling is measured from the inside of the external walls and excludes the 33m<sup>2</sup> of garage space and internal voids (such as stairs).

### Floor Space Ratio Guide

#### Ground Floor



#### Upper Floor



## Controls con't

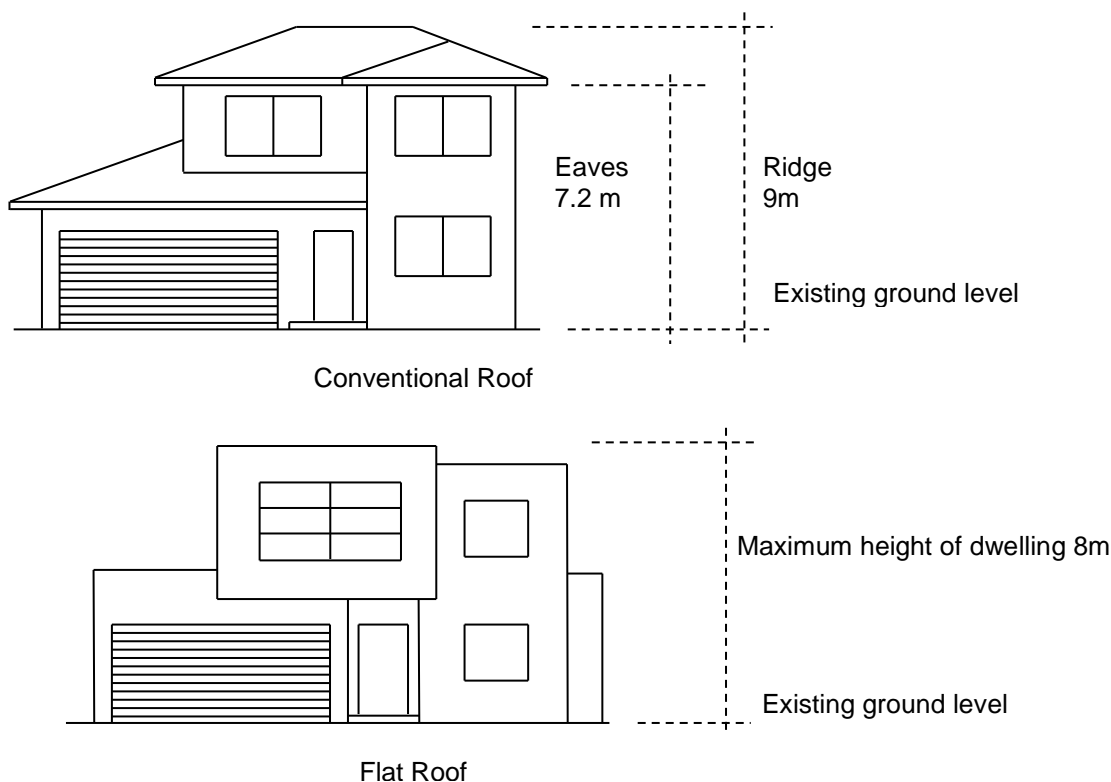
### Setbacks

- The front setback for dwellings is 1.5 metres on either side of the average street setback.
- Additionally, the dwelling cannot have a front setback of less than 4.5 metres. Garages and carports cannot have a front setback of less than 5.5 metres.
- The side setbacks are 900mm.
- The rear setbacks are 4 metres for the upper floor and 900mm for the ground floor.
- The secondary setbacks for corner blocks are 1.5 metres.
- The side and rear setbacks for dwellings on battleaxe blocks are 1.5 metres, the upper floor is required to have a rear setback of 4 metres.
- For dwellings with a combined void area larger than 20m<sup>2</sup> a side setback of 4 metres is required from the western and southern boundaries.
- On battleaxe blocks there is no front setback requirement however, vehicles must be able to enter and exit the site in a forward direction.

### Height

- The maximum height of the dwelling must comply with the heights prescribed in the [Fairfield LEP Height of Building Map](#).
- Most single dwelling lots have a maximum height of 9 metres to the ridgeline and 7.2 metres to the eaves when measured from the existing ground level.
- Dwellings that have flat roofs, parapet walls and high continuous walls are limited to 8 metres.
- A maximum of two (2) storeys is permitted above the existing ground level plus an attic or basement.

### Height Requirements

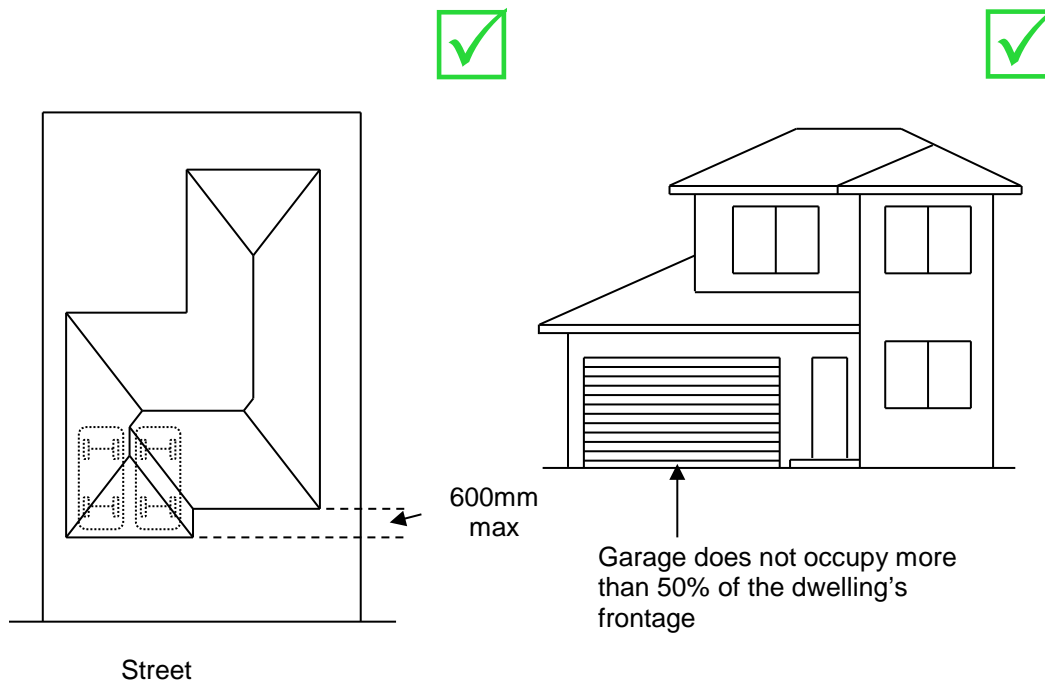


## Controls con't

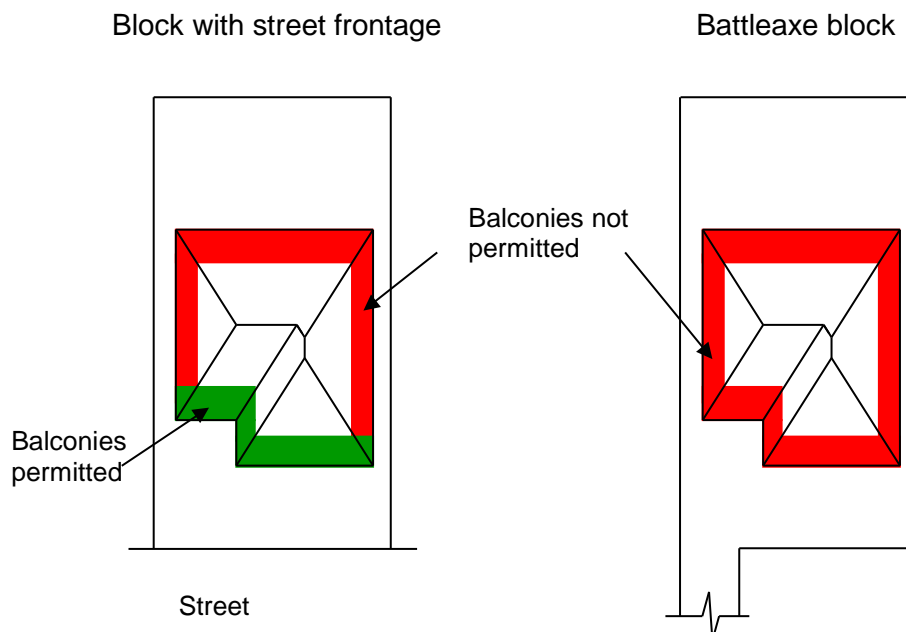
### Design

- On corner sites the dwelling must have articulation and architectural features that address the secondary frontage.
- Garages and carports should not dominate the dwelling's frontage.
- Garages and carports should not take up more than 50% of the dwelling's frontage.
- Garages and carports must not be located more than 600mm in front of the foremost part of the dwellings living area.

### Garage Design Requirements



- Balconies on side or rear elevations are not permitted.
- Balconies on battleaxe blocks are not permitted.

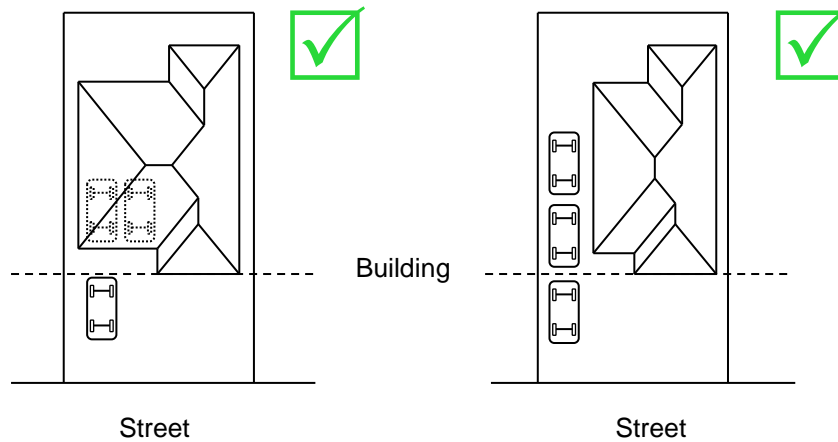


## Controls con't

### Car Parking

- ❑ Three car parking spaces must be provided onsite. Two of the three car parking spaces must be behind the building line.

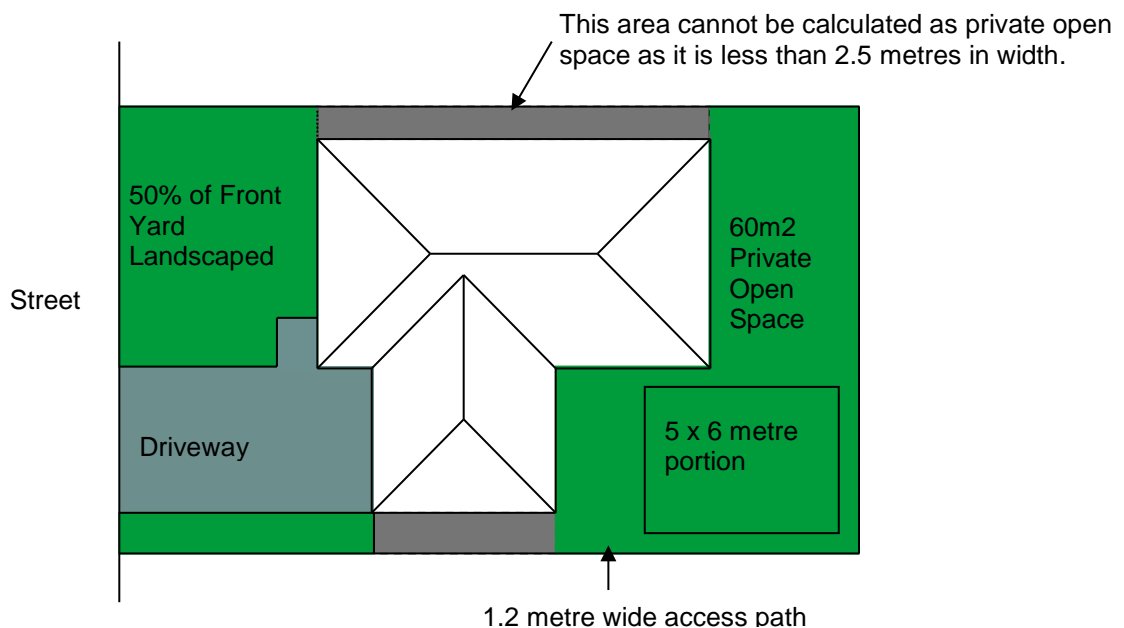
### Car Parking Requirements



### Open Space and Landscaping

- ❑ The private open space must have direct access to the dwelling's living areas.
- ❑ A minimum of 30% of the site is to be dedicated for soft soil zone. Soft soil includes gardens and grass and other soils that are not restricted by the depth of the soil.
- ❑ A dwelling house must have a minimum private open space area of 60m<sup>2</sup>, with at least one 5 metre x 6 metre portion in the rear yard. In the calculation of private open space, the open space area must be a grassed or soft landscaped area, located in the rear yard, with no area less than 2.5 metres in width.
- ❑ 50% of the front yard must be grass or soft landscaping.

### Open Space Requirements



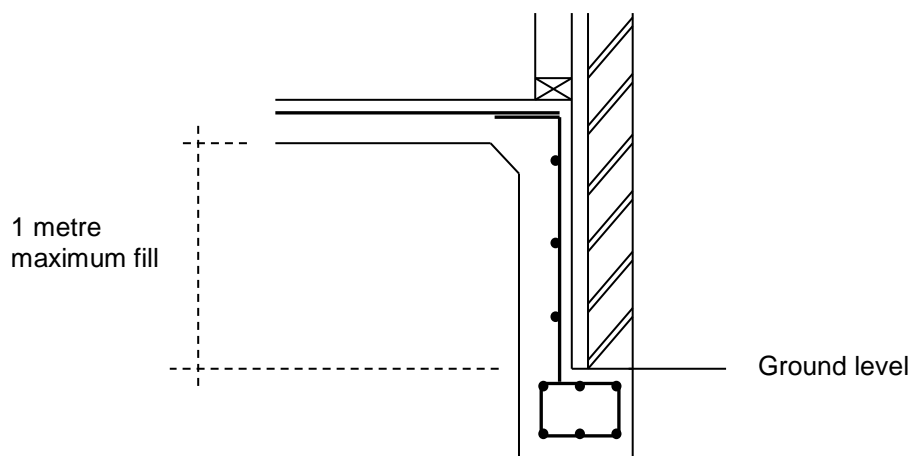
## Controls con't

### Cut and Fill

Cut and fill is the process to create a level building platform on a sloping site. The following controls are imposed to ensure that the cut and fill process does not impact on the surrounding properties.

- No filling is allowed outside the building footprint.
- Any cut over 400mm must be retained immediately.
- A maximum fill level of 1 metre is allowed as long as the fill is contained within the building footprint.

### Cut and Fill Requirements



## For further information

Should you require additional information or advice, please contact Council's Customer Service team on 9725-0222.

Copies of forms and checklists to be completed and submitted with a Development Application are available at Council's Administration Centre or alternatively, visit Council's website to access forms, checklists and DCP's.