

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

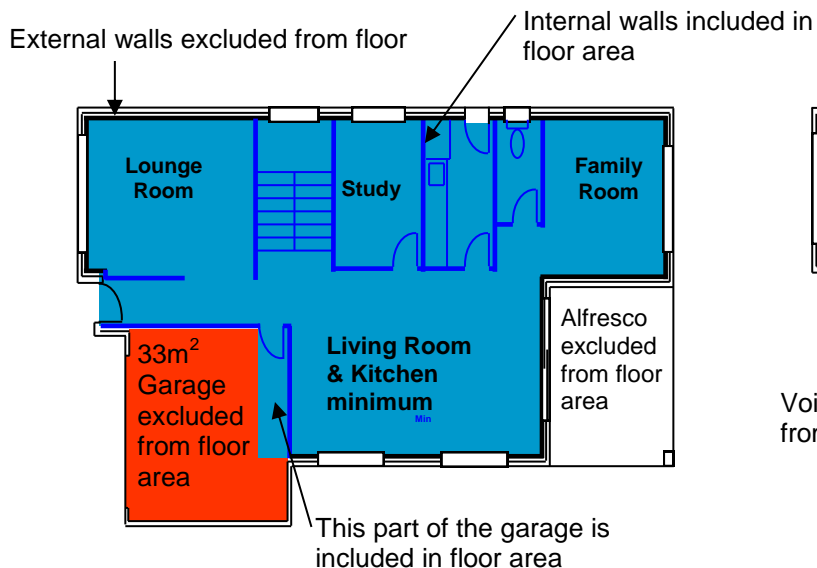
- Application for Approval Form
- Development Application Checklist

The following controls shall be considered

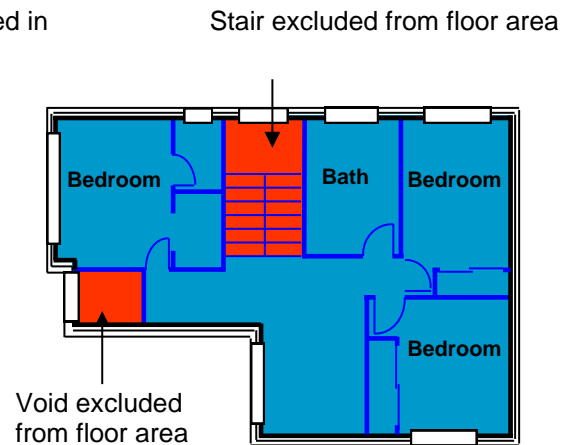
- The subject site must be a minimum of 450m².
- The Floor Space Ratio is a maximum 0.45:1 (total floor area of the dwelling / site area).
- The floor area of the dwelling is measured from the inside of the external walls and excludes the 33m² of garage space and internal voids (such as stairs).

Floor Space Ratio Guide

Ground Floor



Upper Floor



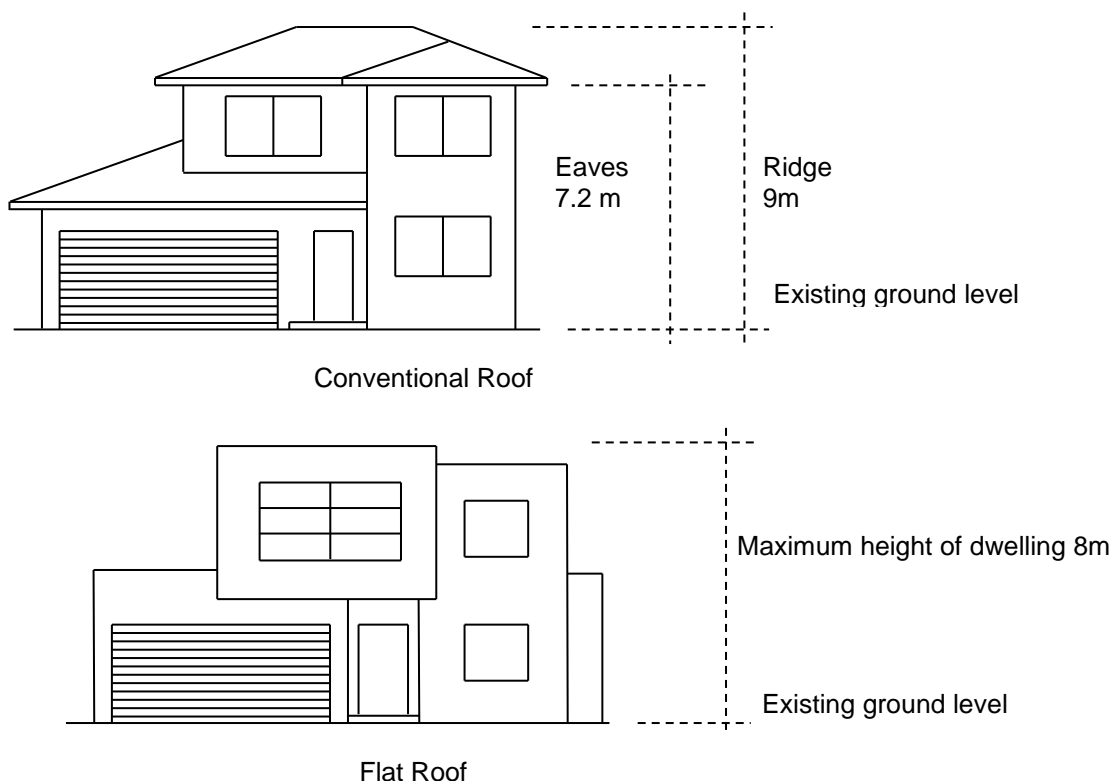
Setbacks

- 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 20m² 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.

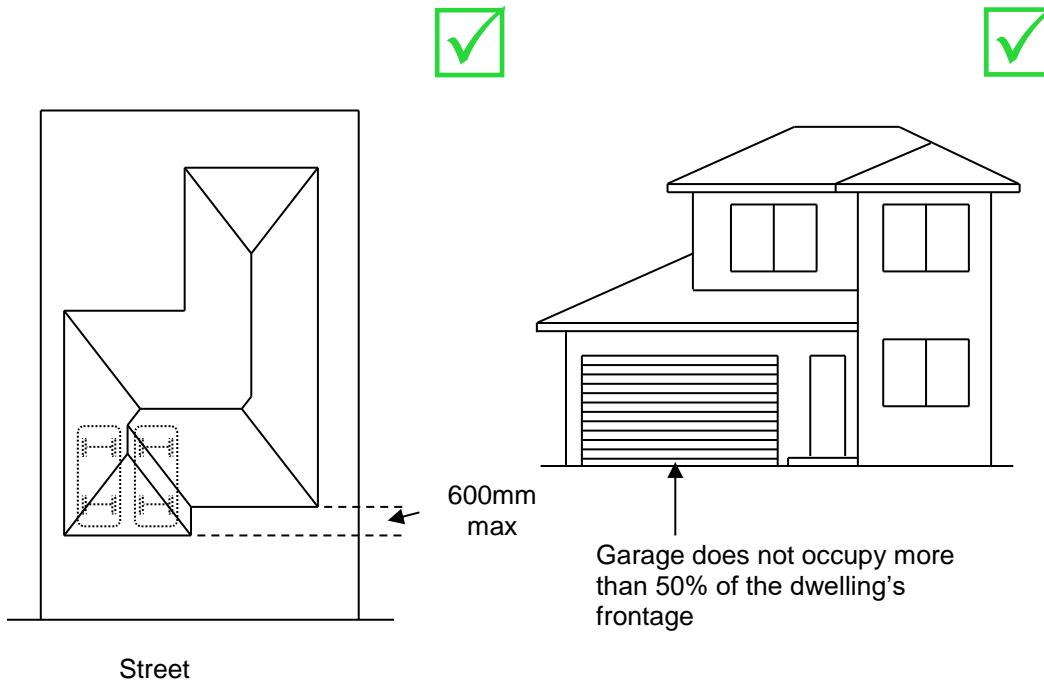
Height Requirements



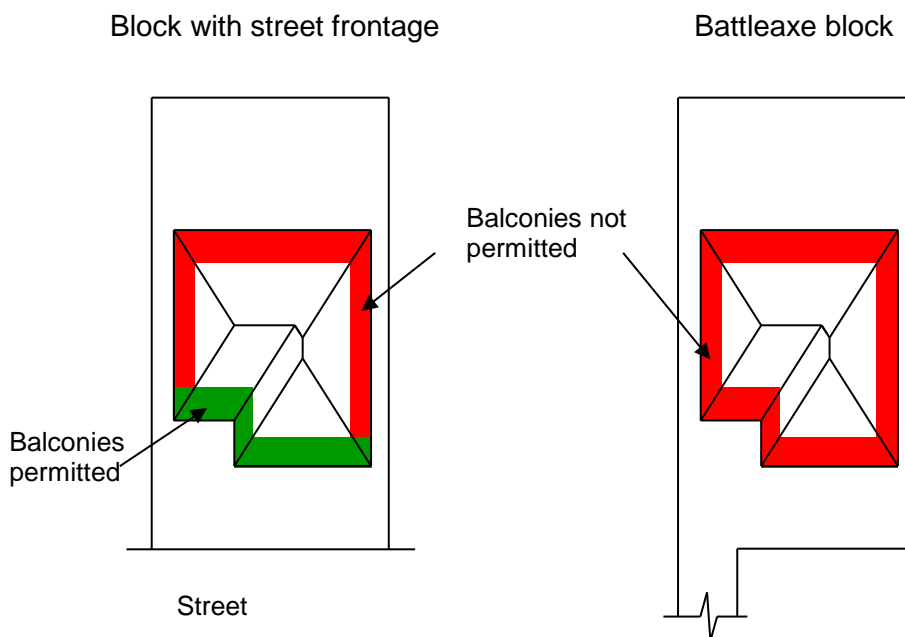
Design

- 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



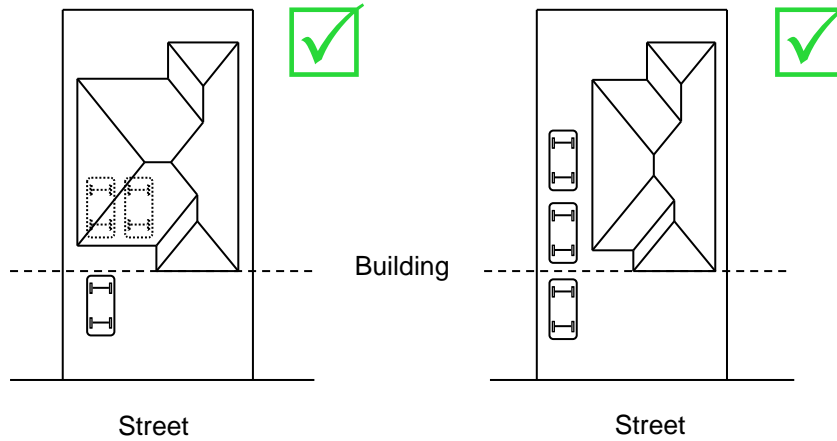
- Balconies on side or rear elevations are not permitted.
- Balconies on battleaxe blocks are not permitted.



Car Parking

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

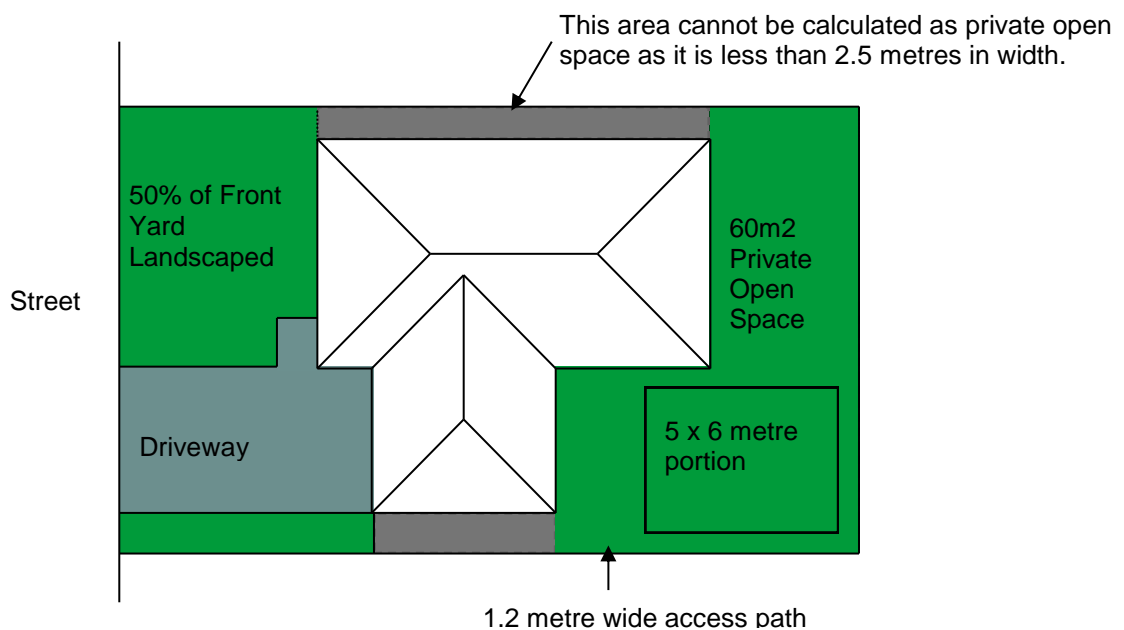
Car Parking Requirements



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 60m², 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



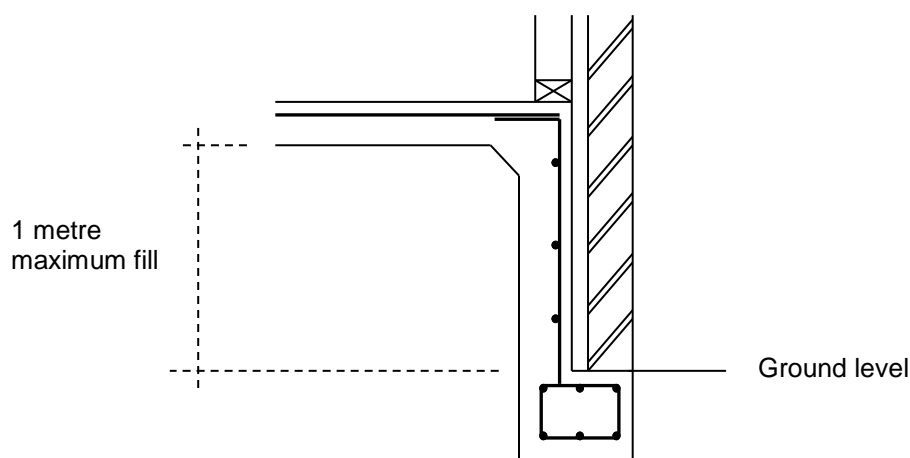
Controls con't

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.