

## Summary table of landscape controls and amendments

Sample Lot size	Controls under the current DCP 2008	Controls under the draft DCP amendment as exhibited	Controls under the draft DCP amendment as revised	Planning comments
	There are no Planning and Design Principles under the current DCP.	As exhibited the draft DCP A1 contained 13 Planning and Design principles addressing useable outdoor spaces, landscaping both hard and soft, retention and inclusion of vegetation, climate consideration, orientation considerations, and streetscape landscaping considerations.	The Planning and Design Principles have been simplified to 8 principles which retain the same intent.	
	Under the current DCP the landscaping controls are found under the deep soil zone requirements, impermeable site area requirements and landscaping requirements. Together these contain 17 Objectives and 28 Objectives. It is the combination of these provisions, as well as the external living area provisions, that informed the drafting of the exhibited DCP A1.	The draft DCP A1 was drafted using the combination of the current provisions, as well as the external living area provisions with the intent of simplifying the controls under one section. The exhibited the draft DCP A1 contained 10 landscaping Objectives and 15 Controls to guide landscaping outcomes.	The revised draft DCP has been simplified to 8 Objectives and 8 controls. In addition the requirement for a detailed landscape plan will be required for dual occupancy development or dwellings where site conditions warrant this. Single dwellings, secondary dwellings and dual occupancy development will be required to submit a simplified indication of landscape areas and calculations.	The four sections of the current DCP have been consolidated into the "Landscaping" requirements to retain the intent, whilst simplify the calculations, clarify the thresholds for soft and hard landscaping, provide guidance for when a landscape plan is required and what it should contain.
240m <sup>2</sup>	Lot size not permitted currently	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 65% or 156m<sup>2</sup></li> <li>• total landscape requirement (which <b>includes</b> both soft landscaping and hard surface areas such as driveways) of 10% or 24m<sup>2</sup></li> <li>• of the 24m<sup>2</sup> a deep soil zone of 12m<sup>2</sup> with a minimum dimension of 2m in any direction (min 4m<sup>2</sup> usable dimension), leaving 12m<sup>2</sup> maximum for other principle private open space and other external living areas, driveways and hard surface areas</li> <li>• balance of the site, 25% or 60m<sup>2</sup> cannot be used for hard surfaces, ie driveways, by definition and defaults to soft landscaping</li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 65% or 156m<sup>2</sup></li> <li>• a landscaped area of 15% or 36m<sup>2</sup> (this <b>does not include</b> any hard paved surfaces, driveways etc)</li> <li>• of the 36m<sup>2</sup> a deep soil zone of a minimum dimension of 2m in any direction (minimum 4m<sup>2</sup>)</li> <li>• flexibility for the remaining 20% of the site or 48m<sup>2</sup> for hard surfaces, driveways and external living areas and/or soft landscaping.</li> </ul>	Under the exhibited DCP <i>landscape area (total)</i> includes hard surface areas as well. The implications of this are that only 15m <sup>2</sup> is permitted for all hard surfaces, including driveways, patios and all external living areas. This is not sufficient to service the site. The 25% balance of the site cannot include any hard surface areas and defaults to soft landscaping (deep soil), which is then effectively 30% of the site. The amendment achieves a better balance between landscaped area and hard surface area, allowing sufficient area for required hard surface uses, such as driveways and external living areas. Retaining the minimum 2 x 2m deep

Sample Lot size	Controls under the current DCP 2008	Controls under the draft DCP amendment as exhibited	Controls under the draft DCP amendment as revised	Planning comments
				<p>soil area provides an area of sufficient size, in proportion with the dwelling and lot size, for planting of smaller trees.</p> <p>It is acknowledged that smaller lots provide both smaller dwellings and less yard spaces to provide diversity in housing types and sizes. The design of small lots encourages smaller front setbacks or preferred rear lane access, which results in less area dedicated to driveways and therefore a larger amount of the hard surface area is likely to be used on external living.</p>
300 m <sup>2</sup>	Lot size not permitted currently	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 55% or 165m<sup>2</sup></li> <li>• total landscape requirement (which <b>includes</b> both soft landscaping and hard surface areas such as driveways) of 15% or 45m<sup>2</sup></li> <li>• of the 45m<sup>2</sup> a deep soil zone of 15m<sup>2</sup> with a minimum dimension of 2.4m in any direction (min 5.7m<sup>2</sup>) leaving 30m<sup>2</sup> maximum for other principle private open space and other external living areas</li> <li>• the balance of the site, 30% or 90m<sup>2</sup> cannot be used for other principle private open space and other external living areas, including driveways and hard surface areas</li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 55% or 165m<sup>2</sup></li> <li>• a landscaped area of 20% or 60m<sup>2</sup> (this <b>does not include</b> any hard paved surfaces, driveways etc)</li> <li>• of the 60m<sup>2</sup> a deep soil zone of a minimum dimension of 2.4m in any direction (minimum 5.7m<sup>2</sup>)</li> <li>• flexibility for the remaining 25% of the site or 75m<sup>2</sup> for private open space, external living, driveways, paths and other uses</li> </ul>	<p>Under the exhibited DCP <i>landscape area (total)</i> includes hard surface areas as well. The implications of this are that only 30m<sup>2</sup> is permitted for all hard surfaces, including driveways, patios and all external living areas. This is not sufficient to service the site, given even a single driveway may use approximately 20m<sup>2</sup>, leaving on 10m<sup>2</sup> for all paved, outdoor living etc.</p> <p>The 30% balance of the site cannot include any hard surface areas and defaults to soft landscaping (deep soil), which is then effectively 35% of the site.</p> <p>Retaining the minimum 2.4 x 2.4m deep soil area provides an area of sufficient size, in proportion with the dwelling and lot size, for planting of smaller trees.</p> <p>It is acknowledged that smaller lots provide both smaller dwellings and less yard spaces to provide diversity in housing types and sizes. The design of small lots encourages smaller front setbacks or preferred rear lane access, which results in</p>

Sample Lot size	Controls under the current DCP 2008	Controls under the draft DCP amendment as exhibited	Controls under the draft DCP amendment as revised	Planning comments
				less area dedicated to driveways and therefore a larger amount of the hard surface area is likely to be used on external living.
<p>450m<sup>2</sup> (it is noted that the FSR requirement in the draft LEP for a low density residential zone would allow up to 360m<sup>2</sup> total floor space)</p>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• A further refined total FSR in the DCP of a maximum 65% or 292m<sup>2</sup> (assuming the maximum)</li> <li>• A rear deep soil zone of a minimum 8m or 30% of the average width whichever is the greater and a minimum of depth of 18% of the length up to 8m but not less than 5.5m – equating to approximately 52m<sup>2</sup></li> <li>• A front deep soil zone of the depth of the front setback and the width of the frontage minus driveway and paths – equating to approximately 24m<sup>2</sup></li> <li>• therefore a total deep soil zone of 76m<sup>2</sup></li> <li>• impermeable surface area controls of 70% maximum impervious – <b>leaving 135m<sup>2</sup> as permeable surface</b></li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 50% or 225m<sup>2</sup></li> <li>• total landscape requirement (which <b>includes</b> both soft landscaping and hard surface areas such as driveways) of 30% or 135m<sup>2</sup></li> <li>• of the 135m<sup>2</sup> a deep soil zone of 67.5m<sup>2</sup> with a minimum dimension of 3m in any direction (min 9m<sup>2</sup>), leaving 67.5m<sup>2</sup> for other principle private open space and other external living and hard surface areas</li> <li>• the balance of the site, 20% or 90m<sup>2</sup> cannot be used for other principle private open space and other external living areas, including driveways and hard surface areas</li> <li>• Resulting in a total of <b>45% soft landscaping/permeable area (or 202.5m<sup>2</sup>)</b> and maximum of 67.5m<sup>2</sup> for any hard surface areas (external living, driveway etc)</li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 50% or 225m<sup>2</sup></li> <li>• a landscaped area of 30% or 135m<sup>2</sup> (this <b>does not include</b> any hard paved surfaces, driveways etc)</li> <li>• of the 135m<sup>2</sup>, two deep soil zones (which may also be combined as one) of a minimum dimension of 3m in any direction (minimum 18m<sup>2</sup> total)</li> <li>• flexibility for the remaining 20% of the site or 90m<sup>2</sup> for private open space, external living, driveways, paths and other uses</li> <li>• Resulting in a <b>minimum of 135m<sup>2</sup> permeable surface</b></li> </ul>	<p>Under the exhibited DCP the landscape area includes both soft and hard surface areas. The designated deep soil zone is effectively reduced. The residual area of 20% of the site cannot be used for hard surfaces under the <i>landscape area (total)</i> definition, thereby effectively increasing the landscaped area beyond the stated requirements and leaving 67.5m<sup>2</sup> for all hard surfaces, including driveways, patios and all external living areas.</p> <p>Under the dLEP 2012 the definition of <i>Landscaped area</i>, used in the draft DCP A1, does not include any impermeable areas and is effectively equal to the deep soil zone. The amendment achieves a simpler and better balance between landscaped area and hard surface area.</p> <p>Under the revised controls 30% of the site or 135m<sup>2</sup> is clearly identified as permeable, consistent with the current provisions; 20% of the site or 90m<sup>2</sup> is retained for hard surface areas such as driveways and external living, patio areas. Retaining the minimum 3 x 3m deep soil area provides an area of sufficient size, in proportion with the dwelling and lot size, for planting of more mature trees.</p> <p>The revised landscape area of 135m<sup>2</sup> is essentially the same as the 135m<sup>2</sup> impermeable surface permitted in the current DCP.</p>

Sample Lot size	Controls under the current DCP 2008	Controls under the draft DCP amendment as exhibited	Controls under the draft DCP amendment as revised	Planning comments
				Whilst the deep soil zone is less in the revised DCP, the application of “ <i>deep soil zone</i> ” is fundamentally the same as the dLEP “ <i>landscape area</i> ” definition, with the added objective of “that serves principally for larger tree and landscape plantings”.
600m <sup>2</sup> <i>(it is noted that the FSR requirement in the draft LEP for a low density residential zone would allow up to 480m<sup>2</sup> total floor space)</i>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• A further refined total FSR in the DCP of a maximum 65% or 292m<sup>2</sup> (assuming the maximum)</li> <li>• A rear deep soil zone of a minimum 8m or 30% of the average width whichever is the greater and a minimum of depth of 18% of the length up to 8m but not less than 5.5m – equating to approximately 44m<sup>2</sup></li> <li>• A front deep soil zone of the depth of the front setback and the width of the frontage minus driveway and paths – equating to approximately 84m<sup>2</sup></li> <li>• therefore a total deep soil zone of 128m<sup>2</sup></li> <li>• impermeable surface area controls of 65% maximum impervious – <b>leaving 210m<sup>2</sup> as permeable surface</b></li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 50% or 300m<sup>2</sup></li> <li>• total landscape requirement (which <b>includes</b> both soft landscaping and hard surface areas such as driveways) of 35% or 210m<sup>2</sup></li> <li>• of the 210m<sup>2</sup> a deep soil zone of 120m<sup>2</sup> with a minimum dimension of 4m in any direction (min 16m<sup>2</sup>), leaving 90m<sup>2</sup> for other principle private open space and other external living areas</li> <li>• the balance of the site, 15% or 90m<sup>2</sup> cannot be used for other principle private open space and other external living areas, including driveways and hard surface areas</li> <li>• Resulting in a total of <b>35% soft landscaping/permeable area (or 210m<sup>2</sup>)</b> and maximum of 90m<sup>2</sup> for any hard surface areas (external living, driveway etc)</li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 50% or 300m<sup>2</sup></li> <li>• a landscaped area of 35% or 210m<sup>2</sup> (this <b>does not include</b> any hard paved surfaces, driveways etc)</li> <li>• of the 210m<sup>2</sup>, two deep soil zones (which may also be combined as one) of a minimum dimension of 4m in any direction (minimum 32m<sup>2</sup> total)</li> <li>• flexibility for the remaining 15% of the site or 90m<sup>2</sup> for private open space, external living, driveways, paths and other uses</li> <li>• Resulting in a <b>minimum of 210m<sup>2</sup> permeable surface</b></li> </ul>	<p>Under the exhibited DCP the landscape area includes both soft and hard surface areas. The designated deep soil zone is effectively reduced. The residual area of 15% of the site cannot be used for hard surfaces under the <i>landscape area (total)</i> definition, thereby effectively increasing the landscaped area beyond the stated requirements and leaving 90m<sup>2</sup> for all hard surfaces, including driveways, patios and all external living areas. Under the dLEP 2012 the definition of <i>Landscaped area</i>, used in the draft DCP A1, does not include any impermeable areas and is effectively equal to the deep soil zone. The amendment achieves a simpler and better balance between landscaped area and hard surface area.</p> <p>Under the revised controls 35% of the site or 210m<sup>2</sup> is clearly identified as permeable, consistent with the current provisions; 15% of the site or 90m<sup>2</sup> is retained for hard surface areas such as driveways and external living, patio areas. Retaining the minimum 4 x 4m deep soil area provides an area of sufficient size, in proportion with the dwelling and lot size, for planting of more mature trees.</p> <p>The revised landscape area of 210m<sup>2</sup> is essentially the same as the</p>

Sample Lot size	Controls under the current DCP 2008	Controls under the draft DCP amendment as exhibited	Controls under the draft DCP amendment as revised	Planning comments
				210m <sup>2</sup> impermeable surface permitted in the current DCP. Whilst the deep soil zone is less in the revised DCP, the application of "deep soil zone" is fundamentally the same as the dLEP "landscape area" definition, with the added objective of "that serves principally for larger tree and landscape plantings".
900m <sup>2</sup> <i>(it is noted that the FSR requirement in the draft LEP for a low density residential zone would allow up to 720m<sup>2</sup> total floor space)</i>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• A further refined total FSR in the DCP of a maximum 65% or 585m<sup>2</sup> (assuming the maximum)</li> <li>• A rear deep soil zone of a minimum 8m or 30% of the average width whichever is the greater and a minimum of depth of 18% of the length up to 8m but not less than 5.5m – equating to approximately 80m<sup>2</sup></li> <li>• A front deep soil zone of the depth of the front setback and the width of the frontage minus driveway and paths – equating to approximately 60m<sup>2</sup></li> <li>• therefore a total deep soil zone of 140m<sup>2</sup></li> <li>• impermeable surface area controls of 60% maximum impervious – <b>leaving 360m<sup>2</sup> as permeable surface</b></li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 40% or 360m<sup>2</sup></li> <li>• total landscape requirement (which <b>includes</b> both soft landscaping and hard surface areas such as driveways) of 40% or 360m<sup>2</sup></li> <li>• of the 360m<sup>2</sup> a deep soil zone of 225m<sup>2</sup> with a minimum dimension of 4m in any direction (min 16m<sup>2</sup>), leaving 135m<sup>2</sup> for other principle private open space and other external living areas</li> <li>• the balance of the site, 15% or 90m<sup>2</sup> cannot be used for other principle private open space and other external living areas, including driveways and hard surface areas</li> <li>• Resulting in a total of <b>40% soft landscaping/permeable area (or 360m<sup>2</sup>)</b> and maximum of 135m<sup>2</sup> for any hard surface areas (external living, driveway etc)</li> </ul>	<p>A worked example permits:</p> <ul style="list-style-type: none"> <li>• site coverage of 40% or 360m<sup>2</sup></li> <li>• a landscaped area of 40% or 360m<sup>2</sup> (this <b>does not include</b> any hard paved surfaces, driveways etc) leaving 20% or 180m<sup>2</sup> for hard surfaces</li> <li>• of the 360m<sup>2</sup> two deep soil zones (which may also be combined as one) of a minimum dimension of 4m in any direction (minimum 32m<sup>2</sup> total)</li> <li>• flexibility for the remaining 20% of the site or 180m<sup>2</sup> for private open space, external living, driveways, paths and other uses</li> <li>• Resulting in a <b>minimum of 360m<sup>2</sup> permeable surface</b></li> </ul>	<p>In the exhibited DCP, the larger lots provide an area for hard surface areas and driveways potentially greater than needed, with a smaller landscaped area. The current permeable surface area of 360m<sup>2</sup> is consistent with the revised DCP landscaped area of 360m<sup>2</sup>. The amendment achieves a simpler and better balance between landscaped area and hard surface area. Whilst the deep soil zone is less in the revised DCP, the application of <i>deep soil zone</i> is fundamentally the same as the dLEP <i>landscape area</i> definition, with the added objective of "that serves principally for larger tree and landscape plantings". Greater flexibility is provided in the location of the deep soil and landscaped area. Two areas with dimensions of 4 x 4m provide suitable dimensions for planting of mature trees within a landscape area of 360m<sup>2</sup>.</p>