

8.1 INTRODUCTION

SEPP 59 requires development applications for the subdivision of land including infrastructure provision and detailed specific development proposals. Each development application will need to be consistent with the objectives of this Precinct Plan and address a range of issues. In many cases the provisions identified and approved at subdivision stage will need to be incorporated into detailed planning proposals.

This Chapter provides guidelines for the preparation of a development application. It outlines information that may need to be submitted with a development application and should be read in conjunction with the previous chapters within this Precinct Plan. *Table 3* summarises the relevant sections of the Plan that need to be addressed in a development application.

The actual requirements for each development application should be confirmed with the Consent Authority prior to submission.

Table 3 Development Application Requirements

		Relevant Section of Precinct Plan	Subdivision	Built Form
Urban Design Strategy	Urban Structure	4.3.1	✓	✓
	Site Attributes	4.3.2	✓	✓
	Land Use	4.3.3	✓	✓
	Neighbourhood Design	4.3.4	✓	✓
	Ecology and Heritage	4.3.5	✓	✓
	Quality Built Form and Housing	4.3.6	✓	✓
	Safety and Security	4.3.7	✓	✓
	Open Space Strategy	4.4.1	✓	
	Cycle and Pedestrian Routes	4.4.2	✓	
	Trees and Ecological Habitats	4.4.3	✓	✓
	Individual Tree Strategy	4.4.4	✓	✓
	Linear Park	4.4.5	✓	
	Central Park	4.4.6	✓	
	Scattered Tree Park	4.4.7	✓	

	Relevant Section of Precinct Plan	Subdivision	Built Form
Secondary Linear Park	4.4.8	✓	
Ridgeline Linear Park	4.4.9	✓	
Wet basins	4.4.10	✓	
Private Domain - Subdivisions	4.5	✓	
Block Structure	4.5.1	✓	
Lot Structure	4.5.2	✓	
Co-ordinated Development and Integrated Development Sites	4.5.3	✓	✓
Private Domain - Built Form Controls	4.6		✓
Mixed Use Area - Non Residential	4.6.1		✓
Built Form - Residential	4.6.2		✓
Adaptable Housing	4.6.3		✓
Height Limit	4.6.4		✓
Building Articulation and Address	4.6.5		✓
Building Materials	4.6.6		✓

		Relevant Section of Precinct Plan	Subdivision	Built Form
	Energy Efficiency	4.6.7	✓	✓
	Solar Access and Sun Shading	4.6.8	✓	✓
	Setbacks	4.6.9		✓
	Visual and Acoustic Privacy	4.6.10		✓
	External Private Open Space	4.6.11		✓
	Parking	4.6.12		✓
	Servicing	4.6.13		✓
	Telecommunications	4.6.14	✓	✓
	Summary of Main Controls	4.6.15	✓	✓
Traffic & Transport	Land Use Location	5.6.1		✓
	Estate Access	5.6.2	✓	
	Public Road Design	5.6.3	✓	✓
	Public Transport	5.6.4	✓	✓
	Pedestrian & Cycling	5.6.5 & 4.4.2	✓	
	Parking	5.6.6 & 4.6.12	✓	✓
	Service Areas for Village Centre	5.6.7	✓	✓

		Relevant Section of Precinct Plan	Subdivision	Built Form
Biodiversity & Heritage	Strategic Archaeological Management	6.2.1	✓	✓
	Conservation Area Management	6.2.2 & 6.4.2	✓	✓
	Scarred Tree	6.2.3	✓	✓
	Excavation for Salvage & Consent to Destroy	6.2.4	✓	✓
	General Management Measures	6.2.5	✓	✓
	European Heritage	6.3	✓	✓
	Biodiversity	6.4		
	Fauna Movement Corridors	6.4.3	✓	✓
	Development Areas	6.4.4	✓	✓
	Biodiversity Management Measures	6.4.5	✓	✓
Environmental Management	Stormwater Management	7.2	✓	✓
	Flood Risk Management	7.3	✓	✓

	Relevant Section of Precinct Plan	Subdivision	Built Form
Waste Management	7.4	✓	✓
Site Contamination & Remediation	7.5	✓	✓
Earthworks Procedure	7.6	✓	✓
Soil Erosion & Sediment Control	7.7	✓	✓
Salinity	7.8	✓	✓
Noise & Vibration Control	7.9	✓	✓
Air Quality (Dust)	7.10	✓	✓

Issue	8.2 DEVELOPMENT APPLICATIONS
Consent Authority	<p data-bbox="746 548 1294 582">Development Application Requirements</p> <p data-bbox="746 622 1458 694">Applications are to address Holroyd City Council's Development Application requirements.</p>
SEPP 59	<p data-bbox="746 730 1458 808">Submissions are to demonstrate how the relevant provisions of SEPP 59 have been addressed.</p>
Site analysis	<p data-bbox="746 842 1458 954">A site analysis is to be provided to identify and explain the key features of the site and how the proposed development will relate to the immediate surrounds.</p>
Statement of Environmental Effects	<p data-bbox="746 987 1458 1133">For all applications (other than designated development) a Statement of Environmental Effects (SEE) is to be submitted with a development application. The statement must:</p> <ul data-bbox="746 1178 1458 1469" style="list-style-type: none"> <li data-bbox="746 1178 1458 1323">❖ explain how the proposal has resolved relevant matters for consideration under S79C of the <i>Environmental Planning and Assessment Act 1979</i>; and <li data-bbox="746 1357 1458 1469">❖ explain how the project has responded to the information contained in the site analysis; and set out the measures to mitigate impacts.
Survey Plan	<p data-bbox="746 1503 1458 1581">A survey plan of the development site is to be submitted. The plan should show:</p> <ul data-bbox="746 1615 1458 1939" style="list-style-type: none"> <li data-bbox="746 1615 1110 1648">❖ property boundaries; <li data-bbox="746 1682 1222 1715">❖ existing and proposed levels; <li data-bbox="746 1749 1458 1827">❖ existing natural features including trees and creeklines; <li data-bbox="746 1861 1458 1939">❖ the position of buildings on the site and adjoining sites.

Notification Plan	A plan showing the height and external configuration of proposed development. Ten copies are to be provided on an A4 size sheet.
Precinct Plan	Submissions are to demonstrate how the relevant provisions of the Precinct Plan have been addressed. Where the proposal varies from the provisions of the plan, the application should provide reasons – See Section 1.4.
Section 94 Contributions/Developer Agreement	Contributions or works in kind provided in accordance with the relevant Developer Agreement and/or Section 94 Plan.
8.3 LANDSCAPE AND BUILT FORM	
Subdivision Applications	
Issue	Submission Requirements
Urban Design Strategy	Subdivision of land for the northern residential lands stage and southern residential lands stage must provide a plan showing connections and layout generally in accordance with <i>Figure 8</i> .
Open Space Strategy	Subdivision of land for the northern residential lands stage and southern residential lands stage must provide a plan showing provision of open space generally in accordance with <i>Figure 9</i> .
Cycle and pedestrian routes	Subdivision of land for the northern residential lands stage and southern residential lands stage must provide a plan showing provision of cycleways and pedestrian routes generally in accordance with <i>Figure 10</i> .
Trees, Ecological Habitats and parks	A landscape masterplan should accompany the first application received to subdivide land in each stage of the Estate and must comply with the provisions set out in Sections 4.4.3 - 4.4.10. The landscape masterplan

Integrated Development	must be prepared by a qualified landscape architect.
Co-ordinated Sites	Subdivision of land into integrated sites must be accompanied by building envelope details including floor plans, elevations and building materials
Subdivision Controls	Subdivision of land on co-ordinated sites must be accompanied with building envelope details that demonstrate overshadowing, solar access and cut and fill.
Telecommunications	Subdivisions are to comply with the provisions set out in Section 4.5.
Mixed Use Area	<p>Subdivision of land must demonstrate provision of telecommunication infrastructure.</p> <p>Development Applications for the Built Form and/or ancillary works</p> <p>Developments for the non-residential mixed use area should comply with the provisions in Section 4.6.1.</p>
Built Form	Developments should comply with the provisions in Section 4.6.2. Plans are to detail the dwelling mix and number of bedrooms.
Height Limits	<p>Developments should comply with the provisions set out in Section 4.6.4. Plans are to show:</p> <ul style="list-style-type: none"> ❖ the heights of buildings relative to finished ground levels; ❖ the amount of cut and fill.
Building Articulation and Address	<p>Developments should comply with the provisions set out in Section 4.6.5. Plans are to show:</p> <ul style="list-style-type: none"> ❖ elevations and architectural treatment of all facades including building entrances and articulation; and ❖ treatment of garages and carports.

Building Materials	Developments should comply with the provisions set out in Section 4.6.6. A schedule of building materials and finishes are to be submitted with the plans.
Energy Efficiency	Developments are to comply with the provisions set out in Section 4.6.7. Development applications are to be accompanied by a NatHERS or equivalent certificate provided by a qualified person.
Setbacks	<p>Developments should comply with the provisions set out in Section 4.6.9. Plans are to show:</p> <ul style="list-style-type: none"> ❖ the position of proposed buildings relative to property boundaries and adjoining developments; ❖ location of utilities and services; ❖ location of outdoor recreation areas and open space.
Solar Access and Sun Shading	Developments are to comply with the provisions set out in Section 4.6.8. Shadow diagrams are to be submitted for co-ordinated development sites, Integrated Development sites and buildings two storeys or higher (this includes a single storey dwelling over aboveground parking).
Visual and Acoustic Privacy	Developments are to comply with the provisions set out in Section 4.6.10. Applications will be required to demonstrate how compliance is achieved.
External Private Open Space	<p>Developments are to comply with the provisions set out in Section 4.6.11. Plans accompanying the application are to:</p> <ul style="list-style-type: none"> ❖ dimension open space areas; ❖ provide calculations on the amount of open space provided; and ❖ provide landscape plans prepared by a qualified landscape architect showing treatment of areas.

Telecommunications	Development Applications must demonstrate provision of telecommunication infrastructure.
Parking	Development applications must demonstrate compliance with Section 4.6.12. Plans are to show the requisite number of parking spaces and the parking layout. The application is to indicate the calculations and assumptions made to derive the number of parking spaces.
Issue	8.4 TRANSPORT
	Subdivision Applications
Transport Infrastructure	Submission Requirements
	<p>Applications for subdivision must include:</p> <ul style="list-style-type: none"> ❖ provision for cycleways as shown in <i>Figure 10</i>; ❖ intersection improvements as showing in <i>Figure 28</i> and Section 5.6.2; ❖ bus stop locations as shown in <i>Figure 28</i>; and ❖ provide verification of public transport arrangements.
Road Design	<p>Applications will also need to demonstrate that the interim transitway as outlined in Section 5.6.4 can be accommodated if required.</p>
Road Design	<p>Applications for subdivision of land must demonstrate compliance with the provisions of:</p> <ul style="list-style-type: none"> ❖ Section 5.6.2 – Estate Access; ❖ Section 5.6.3 – Public Road Design; ❖ Section 5.6.4 – Public Transport ❖ Section 5.6.6 – Parking.

	<p>Plans are to indicate the proposed design principles in accordance with the characteristics outlined in the above sections including:</p> <ul style="list-style-type: none"> ❖ road layout; ❖ intersection details; ❖ on street parking provisions, design and management; and ❖ any traffic calming devices and bus only access treatment.
Pedestrian and Cycling	<p>Applications for subdivision must demonstrate compliance with the provisions of Section 5.6.5. Plans are to detail pedestrian and cycling facilities and should be consistent with the proposed landscape masterplan.</p>
	<p>Development Applications for the Built Form and/or Ancillary Works</p>
Issue	Submission Requirements
Transport Integrations	Development applications must demonstrate compliance with the provisions of Section 5.6.1
Site Access and Service Areas	Development applications must demonstrate compliance with the provisions of <i>Figure 28</i> and for the shopping centre the provisions of Section 5.6.7.
Pedestrian and Cycling	<p>Development applications for sites incorporating facilities for the public pedestrian and cycle network must demonstrate compliance with the provisions of Sections 5.6.5 and 4.4.2 Pedestrian and Cycling and the applicable landscape masterplan for each subdivision.</p> <p>Plans are to detail pedestrian and cycling facilities and linkages to facilities on adjoining land.</p>

Parking

Development applications must demonstrate compliance with the provisions of Sections 5.6.6 and 4.6.12 Parking in relation to the provision and design of off street parking.

Plans are to show the requisite number of parking spaces and the parking layout as required by Sections 5.6.6 and 4.6.12. The application is to indicate the calculations and assumptions made to derive the number of parking spaces.

8.5 BIODIVERSITY AND HERITAGE

Subdivision Applications

Issue

Submission Requirements

Archaeology

Applications for the subdivision of land should demonstrate general compliance with the provisions of Section 6.2 Aboriginal Archaeology and Heritage. Documentation is to provide details of consultation with the local Aboriginal community, including input on the naming of parklands, reserves and roadways and other relevant issues.

Cultural Heritage

Applications for the subdivision of land should also demonstrate general compliance with the provisions of Section 6.3 European Heritage

Biodiversity

An assessment under Section 5A of the *EP&A Act 1979* must accompany development applications for the subdivision of land.

Application for the subdivision of land must take into account the required buffers either side of creeklines.

Where an application is received which relates to land containing the proposed vegetated corridors, it should demonstrate the enhancement of biodiversity and the connectivity of fauna and flora corridors to areas/corridors external to the site in accordance with Section 6.4.3.

	<p>A bushland management plan is to be submitted with the first development application that relates to the conservation or open space corridors. The plan is to demonstrate compliance with the management measures outlined in Section 6.4.5 and include details of education and maintenance programs.</p>
	<p>A fire management plan is to be submitted with the first development application that relates to the conservation or open space corridors. The plan is to address the management measures outlined in Section 6.4.5.</p>
	<p>A feral and domestic animal management plan in accordance with the requirements of Section 6.4.5 is to be submitted with the first development application that relates to the open space corridors.</p>
	<p>Applications for the subdivision of land are to include a tree survey of the area, identifying significant stands of trees. The plan should indicate any trees that are to be removed.</p>
Pine Plantation	<p>A program for removal of the pine plantation and its partial replacement is to be submitted with the subdivision which relates to <i>Figure 11</i>. The program is to detail the method of removal including recycling of the timber, timing of removal and proposed replantings of native vegetation.</p>
	<p>Development Applications for Built Forms and/or Ancillary Works</p>
Issue	<p>Submission Requirements</p>
Biodiversity	<p>Development applications must demonstrate the provisions of the required buffers either side of creeklines.</p> <p>Development applications which relate to sites containing proposed vegetated corridors should demonstrate the enhancement of biodiversity and the connectivity of fauna and flora corridors to adjacent areas/corridors external to the site in accordance with</p>

	<p>Section 6.4.3.</p> <p>Development applications must demonstrate compliance with the relevant bushland management plan, fire management plan and feral and domestic animal management plan, and with the management measures outlined in Section 6.4.5.</p>
<p>Issue</p> <p>Stormwater and Soil Erosion Management</p>	<p>8.6 ENVIRONMENTAL MANAGEMENT</p> <p>Subdivisions Applications</p> <p>Submission Requirements</p> <p>The first application received in relation to the Northern Residential Lands must demonstrate the provision of adequate on-site detention and outline arrangements for the upgrading of the CSIRO regional detention basin immediately to the north of the site. Should it prove impractical or impossible to modify the CSIRO basin to meet these objectives, a flood retarding basin will be provided within the Estate to satisfy the objective of downstream flows.</p> <p>The first application received in relation to the Southern Residential Lands must demonstrate the provisions of adequate detention in accordance with <i>Figure 33</i>.</p> <p>Applications for subdivision of land must comply with the provisions and controls of Section 7.2 Stormwater Management and current Stormwater Management Plans prepared by Councils. The applications must demonstrate how the objectives of total water cycle management including water quality and quantity management are to be met.</p> <p>A stormwater management plan shall be prepared including:</p> <ul style="list-style-type: none"> ❖ soil erosion and sediment control plan in compliance with Section 7.2.2(i), Section 7.7 Soil Erosion and Sediment Control and the

requirements of the Managing Urban Stormwater Guidelines: Soils and Construction published by the Department of Housing;

- ❖ details of the major/minor stormwater systems;
- ❖ details and justification of the:
 - verification of flood impacts both within the Estate and further downstream;
 - verification of impacts on flood behaviour in Greystanes and Prospect Creeks; and
 - flood hazard facilities in drainage corridor;
- ❖ location of any existing or proposed watercourses and details on how the watercourses are to be treated;
- ❖ details of low flow naturalistic channel and bed control features;
- ❖ details of the multiple use features in the drainage corridor;
- ❖ details of the gross pollutant traps;
- ❖ assessment of change in runoff volume and impacts on downstream channel stability;
- ❖ maintenance and inspection requirements for detention systems;
- ❖ the plan shall detail how the stormwater facilities shall be designed to ensure mosquito problems are avoided; and
- ❖ emergency response plan for the PMF and extent of potential inundation.

The plan and these details must be prepared by an appropriately qualified engineer.

Earthworks and Site Contamination

Applications for the subdivision of land where earthworks are proposed involving the placement of fill must demonstrate compliance with Section 7.6

	Earthworks Procedures.
	The SEE should address SEPP 55 (Managing Contaminated Lands). A Phase I audit should be completed for each portion of the Estate as set out in Section 7.5 Site Contamination and Remediation and Section 7.6 Earthworks Procedures.
Salinity	Applications for subdivisions of land must demonstrate how the management of known and potential salinity hazards has been addressed in the subdivision proposals in accordance with Section 7.8 Salinity and should consult Council for relevant monitoring data.
Construction Noise	Construction noise must be managed in accordance with EPA's construction noise guidelines. Construction hours must be in accordance with Consent Authority's adopted policy.
Dust	Development applications must demonstrate that adequate dust mitigation measures will be implemented during the construction stage.
Issue	Development Applications for Built Form and/or Ancillary Works Submission Requirements
Stormwater and Soil Erosion Management	Development applications must demonstrate compliance with the provisions and controls of Section 7.2 Stormwater Management and must demonstrate how the objectives of total water cycle management including water quality and quantity management are to be met. A site specific stormwater management plan shall be prepared as part of the SEE including: <ul style="list-style-type: none"> ❖ soil erosion and sediment control plan in compliance with Section 7.2.2 (i), Section 7.7 Soil Erosion and Sediment Control and the requirements of the <i>Managing Urban Stormwater Guidelines: Soils and Construction</i> published by the Department of Housing; ❖ details of the on-site stormwater systems and

	<p>connection into stormwater infrastructure;</p> <ul style="list-style-type: none"> ❖ details of compliance with Section 7.3 Flood Risk Management in relation to siting of development and provision of evacuation routes including verification that habitable floor levels and developable land other than open space are at least 0.5m above the 100 year ARI flood level in the drainage corridor; ❖ location of any on site existing or proposed watercourses and details on how the watercourses are to be treated; ❖ means of maximising runoff infiltration potential and use of rainwater tanks; ❖ assessment of change in runoff volume and impacts on downstream channel stability; ❖ details of stormwater harvesting and reuse proposals; <p>The plan and these details must be prepared by an appropriately qualified engineer.</p>
Waste Management	<p>Development applications must demonstrate compliance with Section 7.4 Waste Management both during and after development.</p> <p>Applications are to outline wastes to be generated by the proposed development and methods for waste disposal in accordance with Section 7.4.</p>
Earthworks	<p>Developments where earthworks are proposed involving the placement of fill must demonstrate compliance with Section 7.6 Earthwork Procedures.</p>
Salinity	<p>Development applications must demonstrate how the management of known and potential salinity hazards has been addressed in landscaping and building layout and design accordance with Section 7.8 Salinity. Applicants to consult with Council.</p>
Noise and Vibration	<p>Development applications must demonstrate compliance with Section 7.9 Noise and Vibration</p>

<p>Construction Noise</p>	<p>Control.</p> <p>Construction noise must be managed in accordance with EPA’s construction noise guidelines.</p> <p>Construction hours must be in accordance with the Consent Authority’s adopted policy.</p>
<p>Dust</p>	<p>Development applications must demonstrate that adequate dust mitigation measures will be implemented during the construction stage.</p>

GLOSSARY

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Active Street Frontage	One or a combination of the following – Building entrances; Building articulation, porches, loggias, balconies, bay windows and/or the like; shop front café or restaurant; commercial and residential lobbies if accompanied by an entrance.
Aged Housing	Housing for elderly or disabled people, defined by SEPP 5.
Adaptable Housing	Means housing that incorporates features that meet the needs of the less able and has the same meaning as Class C Adaptable Housing Unit as in Australian Standard AS4299 – 1995 Adaptable Housing.
Apartment	Dwelling within a multi dwelling building, which share floor/ceilings and may also share walls with other dwellings. Torrens title ownership titling is not usually possible.
Areas of Extensive Salinity Hazard	Areas where geological or soil landscapes mapping indicate the presence of susceptible materials and where topographic or groundwater conditions predispose a site to salinity. This particularly includes lower slopes and streamlines which have a high potential to become waterlogged or where movement of water through the soil profile is low.
Areas of Localised Hazard	Areas where limited soil erosion and scattered occurrences of salt tolerant vegetation suggest salinity may occur. Isolated occurrences of salt outbreaks have been identified. Most occur as a result of specific management practices on the site, impeding local ground waters and causing them to rise to the surface.
AS 4299	Australian Standard 4299 – 1995 Adaptable Housing.
Building height	Means the vertical distance from the finished ground level to the highest point directly above (excluding communication devices other than in Prospect Special Hill zone RL100).

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Community Building	Means a special purpose or multi-purpose building(s) and associated curtilage that provides community facilities as required by a Contributions Plan prepared pursuant to Section 94B of the <i>Environmental Planning and Assessment Act 1979</i> .
Co-ordinated Sites	Sites identified in <i>Figure 20.2</i> and subject to the provisions of Section 4.5.3.
Detached house	Means a dwelling not attached to another dwelling and on its own allotment.
Duplex	A building containing two dwellings.
Dwelling House	A building containing one, but not more than one, dwelling.
External Wall Height	The vertical distance of a wall from finished ground level to the upper most ceiling directly above.
Finished ground level	The ground after controlled fill, general site drainage and prior to lodgement of a development application for construction of buildings.
Gross Leasable Floor Area	The sum of the area of each floor of a building where the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage area.
Habitable room	A room used for normal domestic activities such as bedroom, living room, lounge room, kitchen, dining room, study, play room and sun room.
Integrated development	Means residential development on lots smaller than 300 m ² .
Internal area	The area within the outer enclosing walls of the dwelling, excluding garages, car ports, entry porches, loggias and the like.
Landscaped Area	That part of the site, suitable for private outdoor living activities that includes gardens, soft landscaping, paths, terraces, courtyards, patios, swimming pools, driveway crossings and garden sheds. It excludes parts of the site used for parking, however, areas of

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	reconstituted soil to a depth greater than or equal to 600mm above semi-basement parking areas may be included in Landscaped Area calculations.
Linear House	Zero lot line house, built to one side boundary and set back from the opposite side boundary and/or not attached to other houses.
Maisonette	Two storey apartment.
Management lots	Means a lot capable of further subdivision to create individual lots upon which the final built form contemplated by the Precinct Plan is to be constructed.
Mandatory Build to Line	Building line to be built to provide strong definition of important park and urban frontages (Figure 23).
Mews dwelling	Small dwelling (bed sit/studio or 1 bedroom) which addresses little streets. May be located above a garage.
NatHERS or equivalent	A computer simulation tool for rating the thermal performance of houses across Australia. The Energy Management Task Force is responsible for delivering a NatHERS compliance protocol. Any software or paper checklist, which passes under this protocol, is deemed NatHERS or equivalent.
Non-habitable room	A service room such as a bathroom, laundry, water closet, food storage, pantry, walk in wardrobe and the like, occupied infrequently or for short periods only.
Private domain	Means an area of land or balcony suitable for private outdoor living area from a dwelling.
Private open space	An area of land or a balcony adjoining and directly accessible from a dwelling, for the exclusive use of the occupants of that dwelling.
Public domain	Includes town squares, public open space and public streets.
Residential Flat Building	A multi-storey building or buildings containing three or more dwellings and includes forms of residential

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	buildings commonly known as apartments, serviced apartments and the like.
Semi detached house	Paired house, built to one side boundary and/or attached to a partner house.
Soft landscaping	Part of the site area that is landscaped by way of the planting of gardens, lawns, shrubs and mature trees above unimpeded deep soil. It includes areas with pergolas and some permeable paving surfaces, but excludes driveways, swimming pools, tennis courts, garden sheds and the like.
Storey	Means the horizontal habitable space within a building which is situated between one floor level and the floor level above. Where there is no upper floor level a storey is the habitable space between the floor level and the ceiling or roof above.
Subdivision	The division of a parcel of land into two or more parts for the purpose of enabling any of the lots to be disposed of separately in fee simple.
Terrace house	Row house/townhouse. Built to both side boundaries and/or attached to dwellings on both sides.
Townhouse	A two or three-storey dwelling in a development of three or more dwellings.
Villa	A single storey dwelling in a medium density development of 3 or more dwellings.
Village centre	A retail and community centre providing food and convenience shopping, local businesses, community facilities, dining and passive recreation that integrates with and serves the needs of the local community.
Wall height	Means the vertical distance from the finished ground level to the underside of the eaves.

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