



***City of Canterbury***

*City of Cultural Diversity*

## Development Control Plan No. 9

## Non Residential Buildings Adjoining Residential Zones

**Adopted by Council: 24 April 1986**  
**Effective from: 21 May 1986**  
**Last amended: 5 December 1997**

**Jim Montague**  
**GENERAL MANAGER**

**City Planning Division**



## DCP 9 - NON-RESIDENTIAL BUILDINGS ADJOINING RESIDENTIAL ZONES

This Plan applies to all non-residential developments adjoining residential zones in the City of Canterbury. (This includes non-residential developments both within and adjoining residential zones.)

The purpose of this Plan is to establish objectives and provide design requirements for non-residential buildings adjoining residential zones.

The objectives of this Plan are:

- to minimise the impact of non-residential buildings on adjoining residential properties, and
- to preserve the existing privacy, solar access, and general amenity of adjoining properties.

In addition to the requirements of this Plan, developments should comply with other relevant planning instruments and codes of Council.

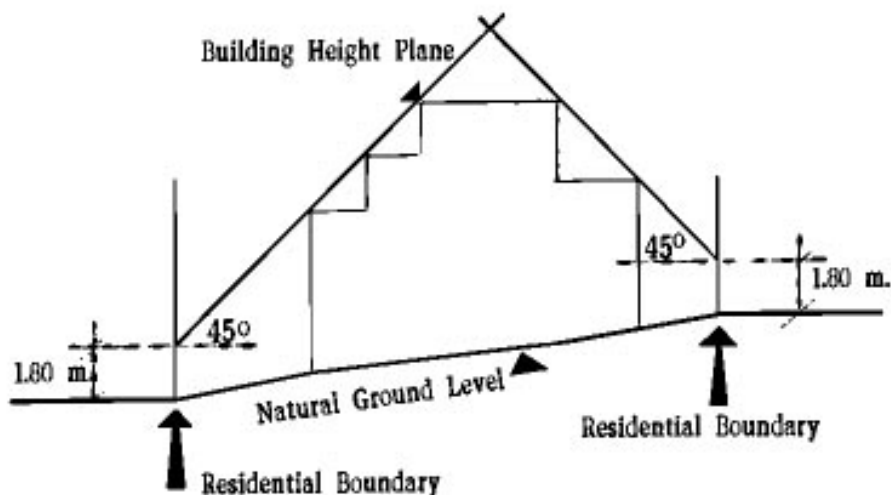
Council may consider variations to the requirements of this Plan based on specific circumstances eg. site orientation, providing the objectives of this Plan are satisfied.

### DEFINITIONS

“**Adjoining**” includes all adjacent land, and land which is separated from the development site by a road, lane, footpath or other public place.

“**Building Height Plan**” is a plane projected over the site at a 45° angle, extending from 1.8 metres above natural ground level at the boundary of any adjoining residential zone. The Building Height Plane defines the envelope or space within which a non-residential building should be confined.

### TYPICAL CROSS SECTION



## DESIGN REQUIREMENTS

1. The non-residential component of buildings that adjoin residential zones should comply with the Building Height Plane.
2. The residential component of all buildings should comply with the setback requirements contained in Council's DCP 13 – Multiple Unit Development Code.
3. Any area between the building and the property boundary should be landscaped to Council's satisfaction.
4. Shadow diagrams must accompany all applications where this Plan applies. The shadow diagrams should indicate both mid-summer and mid-winter periods (ie. 22 December and 22 June) and indicate shadows at 9.30 a.m., 12 noon, and 3.30 p.m. Where the design requirements of this Plan do not adequately control the effect of over-shadowing, Council will determine the proposal on its merits and additional setback requirements may be required.

