

APP Corporation



# Amendment to Hornsby Development Control Plan 2013

## South Dural

12 September 2016



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# 1.0 South Dural Precinct

The following provides controls for development in South Dural, as depicted in Figure 1 below.

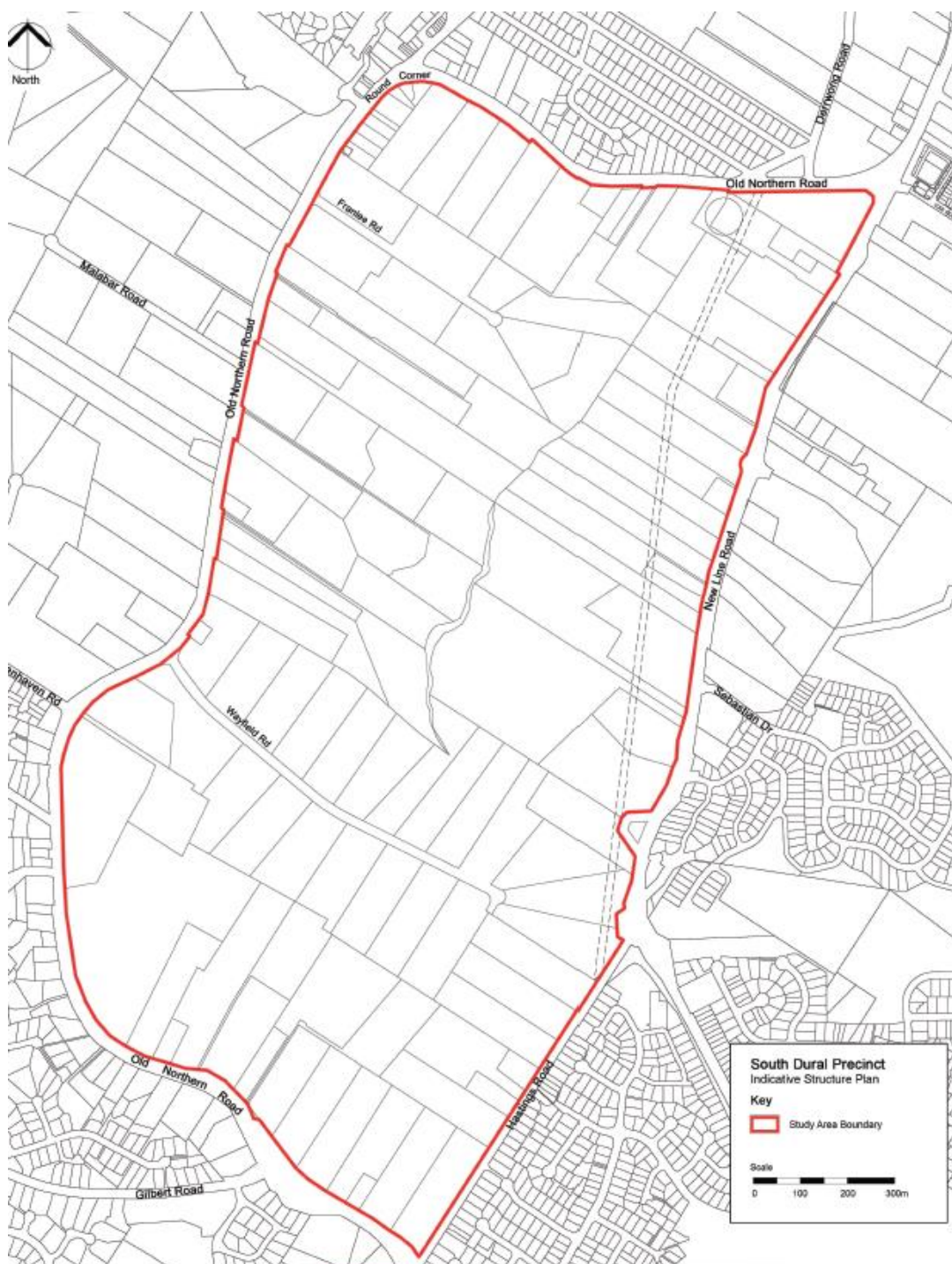


Figure 1 South Dural

## 1.1. Desired Future Character

### Desired Future Outcome

- a. Development that contributes to the desired future character of the area.

### Prescriptive Measures

- a. Future applications should demonstrate compatibility with the following statement of desired character.

*South Dural will be a diverse residential community that embraces and lives within a unique natural setting. Nestled between the established residential suburbs of Glenhaven, Castle Hill and Dural in Sydney's Northwest, South Dural will provide for the housing needs of the growing community in a medium density environment which ensures flexibility in housing typology to meet the ever increasing transitioning trends of how families want to live. Opportunities exist to position new homes and public domain spaces against the native forest core to create a living environment more akin to living within the forest than in a major urban city. These features will distinguish South Dural as an attractive place to live, play and enjoy which will foster community cohesion, ideas and beliefs and set strong sustainability precedents for integrity urban amenity with important ecological habitats.*

*The four key principles developed to support the desired future character and vision for South Dural are:*

- *Create a sustainable living environment;*
- *Preserve and celebrate the native forest and key natural assets;*
- *Establish dynamic and integrated village precincts; and*
- *Encourage a range of housing types.*

### Creating a Sustainable Living Environment

The conservation of significant environmental features, including most prominently the vegetation communities situated at the core of the site has underpinned the development of the South Dural Structure Plan. Investigations into the biodiversity significance of the site have informed the configuration of the vegetated corridors, indicative placement of open space areas and nomination of high amenity areas capable of supporting higher density housing and in turn providing more residents with unique visual access to the forest. Areas beyond the vegetated corridors including significant trees, pockets of remnant vegetation communities and riparian lands contribute to the broader ecosystems across the site. The corridors are clearly identified as a natural spine extending in areas each of the five village precincts to which indicative development footprints and infrastructure components are designed to respect and respond to.

The water cycle and flood management strategy proposed for South Dural is functional, delivers the required technical performance, reduces environmental degradation and pressure on downstream ecosystems and infrastructure, and provides for a sustainable solution for stormwater management within the precinct. The strategy focusses on mitigating the impacts of the development on the total water cycle and maximising the environmental, social and economic benefits achievable by utilising responsible and sustainable stormwater management practises.

### Preserving and Celebrating Native Vegetation and Key Natural Assets

*The biodiversity investigations carried out in respect of the site have confirmed the significance of the vegetation communities situated predominantly alongside the riparian corridor of Georges Creek. Vegetation within the corridors provide suitable habitat to support multiple flora and fauna species including listed vulnerable and threatened species and communities. The presence of high, moderate and low ecological constraints does not preclude the development across the site however it is generally acknowledged that the significance of biodiversity*

*along the vegetation corridor is something which needs to be properly conserved, managed and celebrated as part of the future community.*

*The riparian and vegetation corridors extend throughout the site and represent a natural spine which connects the five villages. Future residential developments will be focussed around the corridors and higher density residential will be orientated to take advantage of the pristine natural assets and heightened levels of amenity. The vegetated lands will be celebrated and sustainably activated with local parks, water management features and riparian edge roads brought to the interfaces of the corridors in order to introduce a passive human element. Under this proposal all significant bushland will be protected.*

### **Establishing Dynamic and Integrated Villages**

*South Dural has been developed around a concept of five village precincts which respond to key landforms and are bordered by natural features such as the bushland and riparian corridors, prominent ridgelines and endangered ecological communities. One of the fundamental principles of South Dural is to ensure that the villages not only respond to, but also integrate with the natural assets and vegetation communities where appropriate. Through a combination of natural identification features, established landmarks and set targets for residential densities, heights and urban design strategies, each of the five village precincts will adopt and develop their own sense of community and unique character.*

### **Offering a Range of Housing Types**

*South Dural will provide a mix of housing types ranging from residential flat buildings through to traditional single lot residential dwellings to large residential dwellings, dual occupancies, secondary dwellings and multi-dwelling housing forms. The intent of providing for greater housing diversity is to deliver choice to meet the needs of the community. These housing types may change over time as market interest and demand changes to match new architectural designs and functional layout as developed to adapt to energy efficiency, passive solar awareness and changing lifestyles. The residential housing density for South Dural is divided proportionately across each of the villages, responding to site constraints and opportunities.*

## **1.2. Village Precincts**

### **Desired Outcome**

- a. To create a series of village precincts that:
  - Have a unique character and sense of community; and
  - Are of a manageable size, encourage amalgamation and are capable of future urban development

### **Prescriptive Measures**

- a. South Dural is comprised of five village precincts, as depicted in Figure 2. Each village precinct will have its own unique character and sense of community. The village precincts are:
  - North-West Village;
  - Mid-West Village;
  - Eastern Village;
  - Southern Village; and
  - South-Eastern Village.



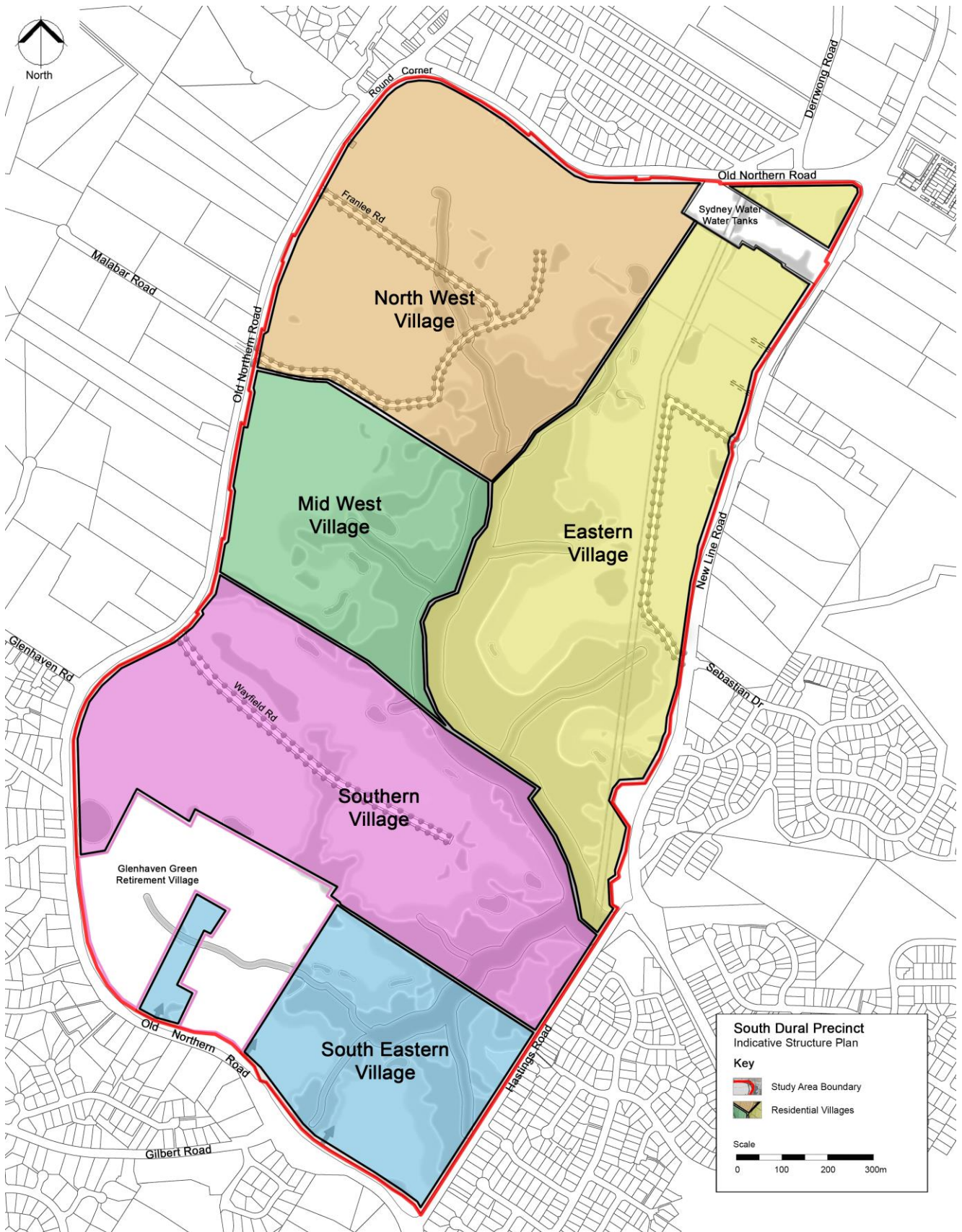


Figure 2 South Dural Village Precinct

### **1.3. Key Development Principles**

#### **Desired Outcome**

- a. Orderly development that is consistent with the principles in the Structure Plan.

#### **Prescriptive Measures**

- a. Future development should generally be undertaken in accordance with the Structure Plan, depicted in Figure 3;
- b. Where variation from the Structure Plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the vision and key development principles for South Dural and the objectives and prescriptive measures in this part of Hornsby Development Control Plan 2013.
- c. Council must not grant consent to development on land within a village precinct unless:
  - A precinct plan has been prepared for the relevant precinct and which is substantially in accordance with the requirements of this section, submitted to and approved by Council; and
  - The development is generally consistent with the approved precinct plan.
- d. The precinct plan shall address the following:
  - The existing physical and environmental features of the site;
  - The general indication of the phasing of development;
  - The proposed site layout including an indicative road layout;
  - The distribution of land uses across the site and within multi storey buildings;
  - An urban design and landscape strategy;
  - An infrastructure strategy;
  - Location of open space, its function and landscaping;
  - Pedestrian, vehicular and cycle road access and circulation networks and facilities; and
  - Any other major infrastructure such as transmission lines, trunk sewage or water supply lines.



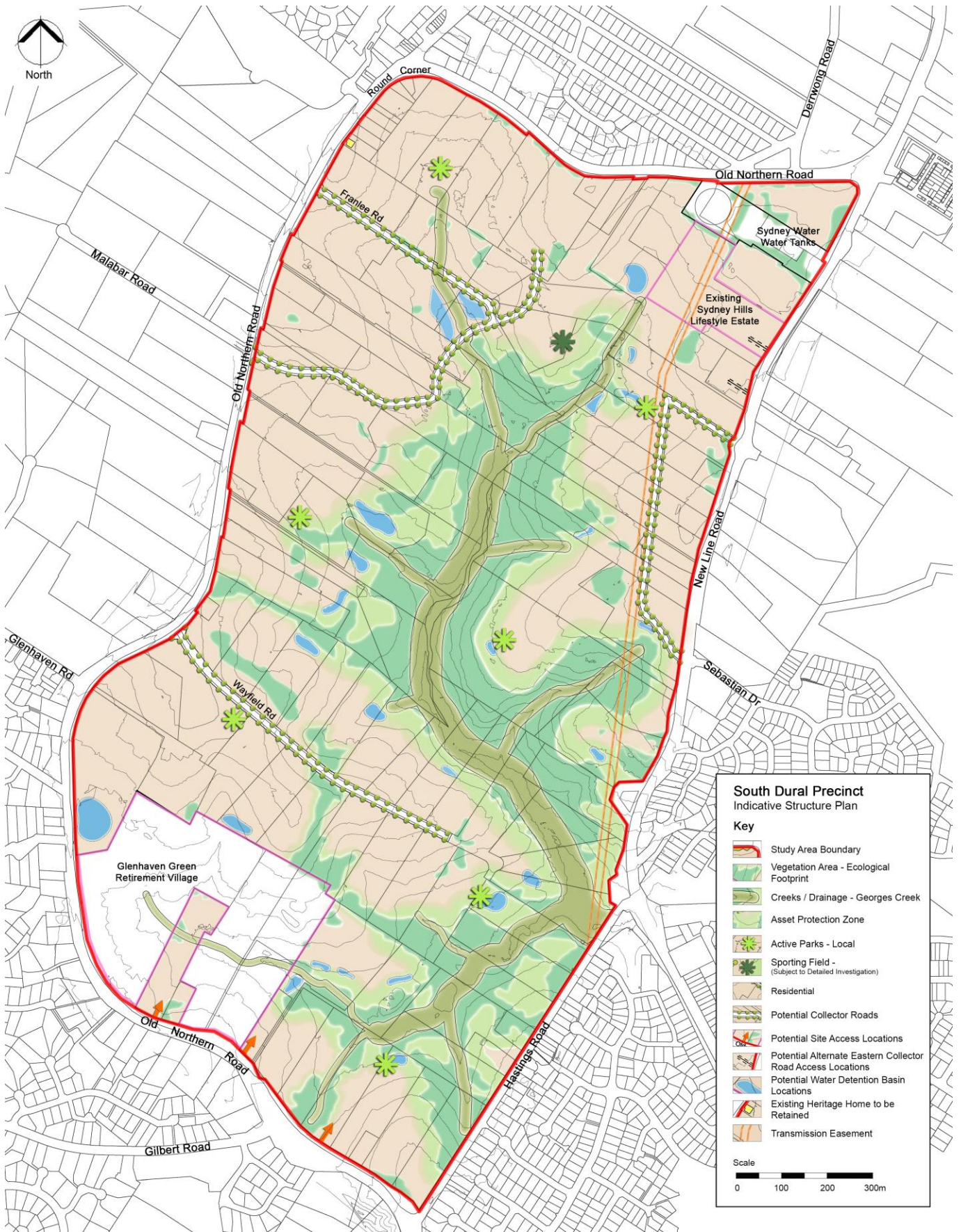


Figure 3 South Dural Structure Plan

## 1.4 Residential Uses

### Outcome

- a. Provide a range of housing densities and dwelling types to satisfy the needs of a wide spectrum of households, at different life stages.

### Prescriptive Measures

- a. Housing choice is to be achieved by providing a range of housing types throughout the area. Housing types within South Dural may include traditional single lot detached housing, semi-detached and attached housing and residential flat buildings;
- b. A variety of lot sizes will be made available on most streets, encouraging a housing mix that will assist with the creation of dynamic and diverse streetscapes and recognising that housing types may change over time as market interest and demand changes;
- c. Generally higher density housing types of up to 6 storeys (20.5 m) will be concentrated in areas with high visual or landscape amenity. These areas are generally located towards the centre of the site and adjacent to existing native forest along Georges Creek. This interface will be emphasised and incorporated within the precinct design; and
- d. Perimeter streets will front this area where possible, allowing as many dwellings as possible to face onto this forested area. Medium and lower density housing types of between 2- 3 storeys (14.5 m) will be located throughout the remainder of the site, and on the fringes of each precinct, providing an appropriate transition in building height to surrounding residential areas.

## 1.5 Residential Dwelling Target

### Desired outcome

- a. Achieve the target minimum residential density;
- b. Provide a range of housing styles to satisfy all lifestyle and affordability options; and
- c. Provide sufficient flexibility to vary individual area dwelling targets to meet appropriate market and urban design outcomes.

### Prescriptive Measures

- a. As part of a precinct plan and subdivision application, an applicant is to demonstrate to Council that the precinct dwelling targets shown Table 1 can be achieved; and
- b. Subject to the agreement with Council and agreement with relevant precinct landowners, dwelling yield may be 'traded' between areas as long as it meets the overall targets and objectives of South Dural. Where variation to the area dwelling targets is proposed, an applicant is to demonstrate that the overall dwelling target can still be achieved.

Table 1 Dwelling targets by precinct

Precinct	Dwelling Target
North-West Village	916
Mid-West Village	286
Eastern Village	627
Southern Village	705
South Eastern Village	211

## 1.6 Vehicular Access and Parking

### Desired Outcome

- Create a quality public domain that provides legible, safe and comfortable street environments; and
- Provide good circulation within each village precinct.

### Prescriptive Measures

- Each village precinct to have a legible street pattern;
- The street character within each village precinct is local in nature with street tree planting used to reinforce the character of the street;
- Street tree planting will create a generous landscape treatment framing the street while providing shade;
- Street network is to be provided generally in accordance with Table 2 below and Figures 4-6; and
- All streets will be constructed in accordance with prescriptive measures set out in section 1C.2.1 – Transport and Parking in this DCP.

Table 2 Proposed Road / Street Types

Road Type	Footpath / Verge	Parking	Road Width	Total Width
Collector (Typical)	2.5 m shared path + 2 m verge 1.5 m footpath + 2 m verge	2.5 m (both sides)	6 m	20 m
Collector (Adjacent Open Space)	Off-road shared path +3 m verge 1.5 m footpath + 2 m verge	2.5 m (both sides)	6 m	18 m
Local	1.5 m footpath + 2.2 m verge 3.7 m verge	-	8.6 m	16 m
Laneway	1 m verge (both sides)	-	6 m	8 m



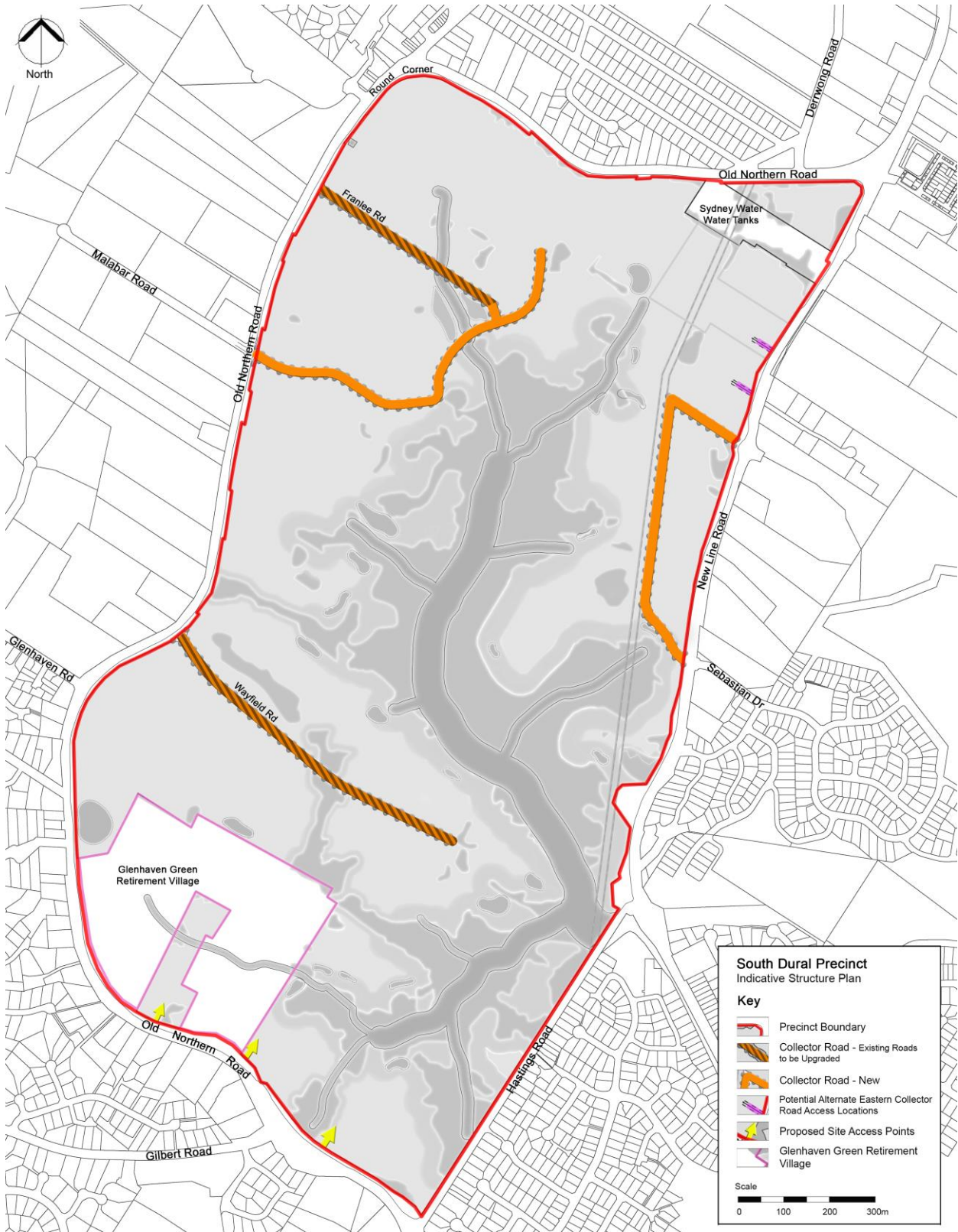


Figure 4 Collector Road Network Plan

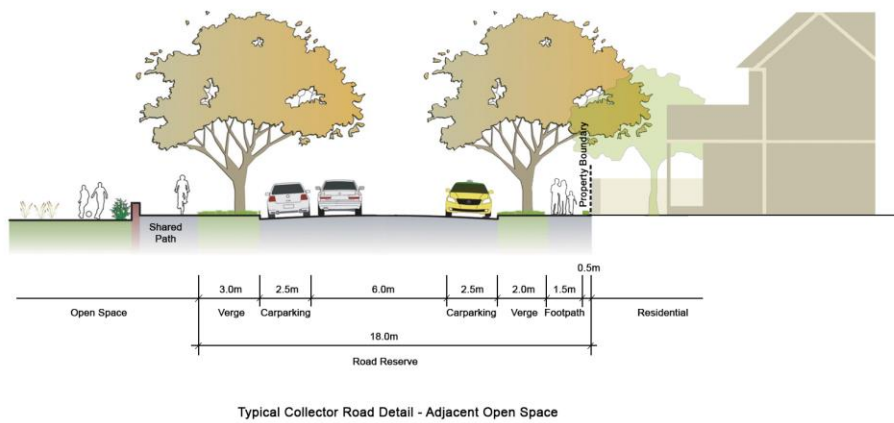
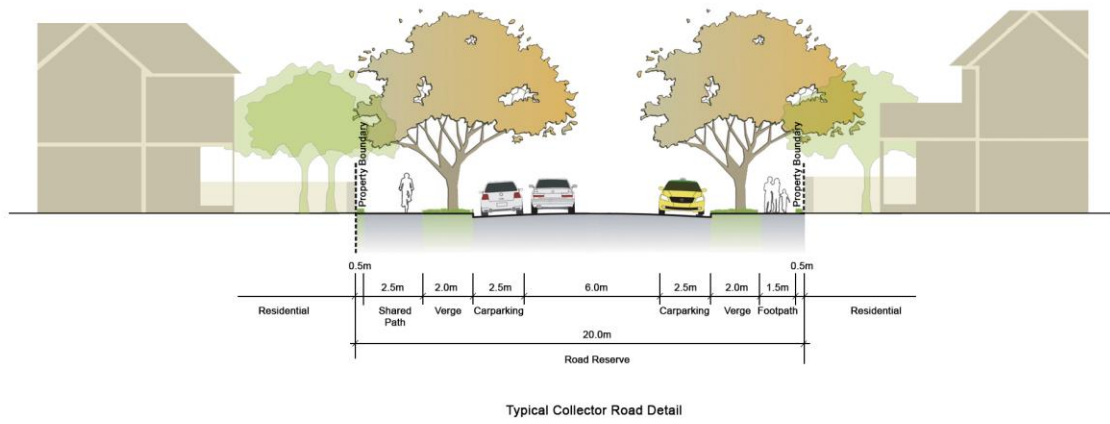


Figure 5 Typical Street Section (Collector Road)



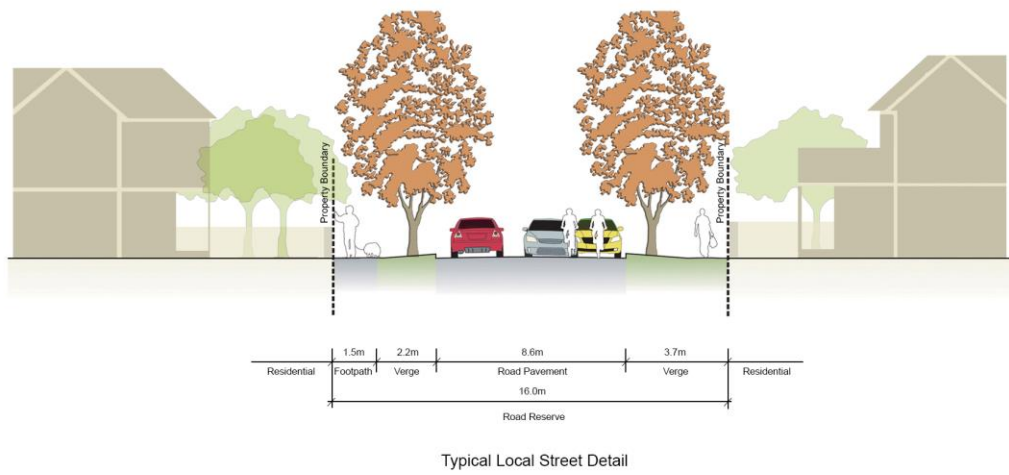
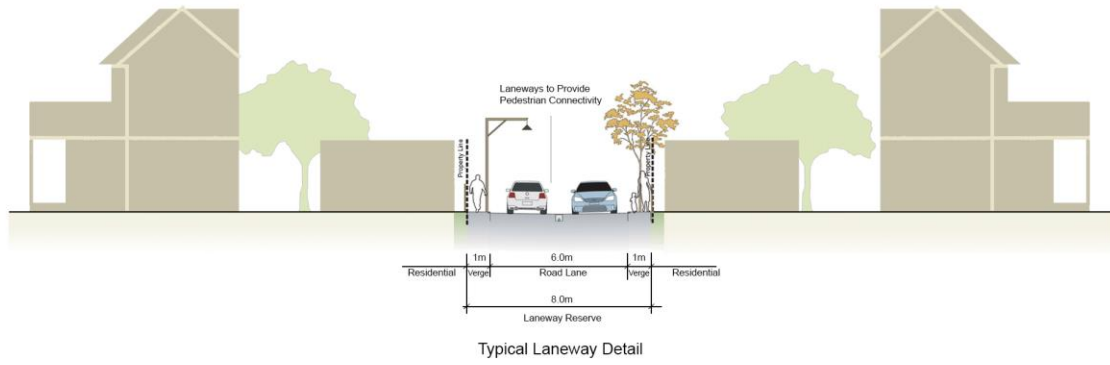


Figure 6 Typical Street Section (Local and Laneway)

## **1.7. Pedestrian and Cycle Network**

The Structure Plan identifies an indicative pedestrian and cycle network throughout the site (refer to Figure 7). The indicative network of pedestrian pathways and cycle ways is shown along collector roads, within open space and areas adjacent to the forested areas along Georges Creek. This network, if realised, would provide a high level of connectivity within and between village precincts, providing an unprecedented experience to pedestrians and cyclists, within South Dural and the surrounding local areas. The pedestrian and cycle network has the potential to connect to the existing off and on-road cycle and pedestrian networks along Old Northern Road, New Line Road, Kenthurst Road and Glenhaven Road.

### **Desired Outcomes**

- a. To provide a clear pedestrian and cycle network that provides links between all key activities, community facilities and open space areas within South Dural;
- b. To create an interconnected pedestrian and cycle network comprising streets and paths that are safe, legible, and comfortable; and
- c. To ensure a high level of pedestrian and cycle accessibility within South Dural and village precincts.

### **Prescriptive Measures**

- a. Where possible, pedestrian and cycle routes should generally be provided in accordance with Figure 7. Alternate configurations can be provided;
- b. Ensure pedestrian and cycle facilities in public spaces are safe, well lit, clearly defined, functional and accessible to all users;
- c. Pedestrian and cycle paths are to be provided as part of the open space and recreation areas; and
- d. Design pedestrian and cycle ways, as well as pedestrian refuge islands so that they are fully accessible by all users in terms of access points and gradients, in accordance with AS 1428 (Part 1 to 4 Design for access and mobility).

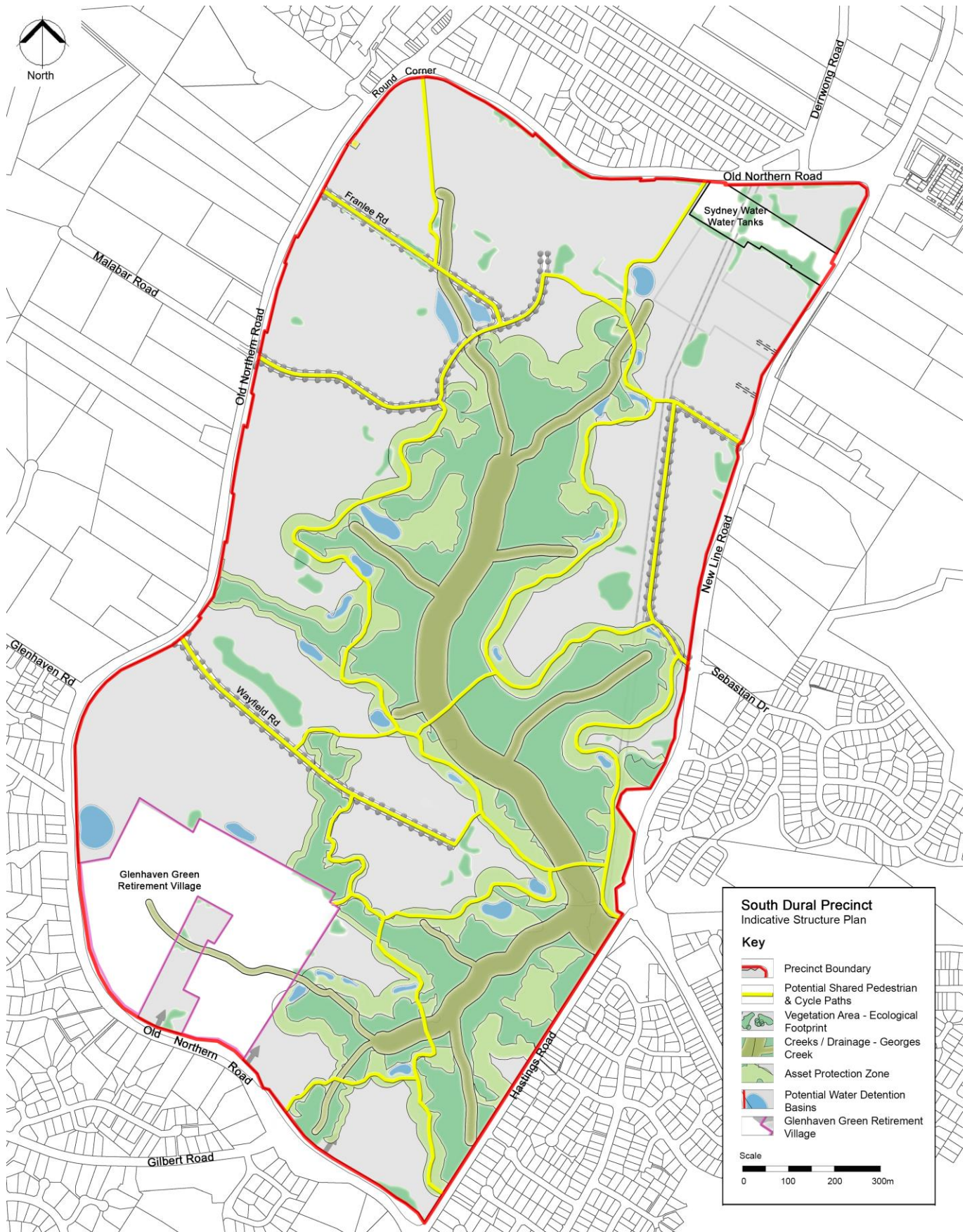


Figure 7 Proposed Pedestrian and Cycle Network

## **1.8. Stormwater Management and Water Sensitive Urban Design**

The water cycle and flood management strategy proposed for South Dural is functional, delivers the required technical performance, reduces environmental degradation and pressure on downstream ecosystems and infrastructure, and provides for a sustainable solution for stormwater management within the precinct. The strategy focusses on mitigating the impacts of the development on the total water cycle and maximising the environmental, social and economic benefits achievable by utilising responsible and sustainable stormwater management practises. A range of stormwater management techniques and options considered for the management of nutrients and suspended solids discharging from the site includes wide use of gross pollutant traps, rainwater tanks, grass swales, infiltration trenches and bio retention systems.

A precinct Stormwater Management Strategy (SMS) will minimise the impact on water quality, identify opportunities to maximise the reuse of stormwater runoff, reduce the demand on potable water supplies, reduce pollutants and enhance the landscaping opportunities within the development.

### **Desired Outcomes**

- a. Manage development within each village precinct with respect to its unique stormwater and flooding characteristics;
- b. Achieve high quality outcomes for water quality and quantity; and
- c. Provide opportunities for Water Sensitive Urban Design (WSUD) initiatives.

### **Prescriptive Measures**

- a. All applications are to address Section 1C.1.2 Stormwater Management and Section 1C.3.2 Flooding of this DCP; and
- b. All development proposals are to provide for integrated stormwater management measures in accordance with the Infrastructure Services Report prepared by Cardno dated August 2016.

## **1.9. Open Space and Public Domain**

The open space network shown in the Structure Plan is structured around the central forest corridor that connects each village precinct, as depicted in Figure 8. The Structure Plan provides for approximately 65.3 hectares of open space in the form of riparian corridors, a sporting field and local parks.

### **Desired Outcomes**

- a. Provide landscaping that is integrated into the design of each village precinct;
- b. Create well designed active and passive open space and recreation areas;
- c. Provide high levels of amenity for residential areas;
- d. Provide landscapes that contribute to the amenity of streets;
- e. Cater to the diverse user groups within South Dural and village precincts including residents and visitors of different ages;
- f. Recognise urban air quality and biodiversity;
- g. Encourage the use of recycled water for landscaping irrigation;
- h. Incorporate Water Sensitive Urban Design (WSUD) principles and contribute to the reduction of stormwater runoff; and
- i. Improve the microclimate within the development.

### **Prescriptive Measures**

- a. A detailed landscape /public domain plan is to be submitted with a precinct plan and future development applications. In addition to this section refer to the Section 1C.2.9 – Landscaping of the DCP;
- b. Water management principles are to be incorporated as per the Water Management Section of this DCP;
- c. Verge treatments are to be designed to reflect the intended use of the street activity and function;
- d. New streets in the precinct are to have a strong landscape character;
- e. The street detailing, furniture, lighting and finishes are to be developed to respond to the specific character of each village precinct;
- f. A 1 hectare sporting field is to be located within the north-western precinct;
- g. A minimum of seven (7) local parks are to be provided within South Dural. Each local park is to have a minimum area of 5,000m<sup>2</sup>. The indicative location of each park is shown in Figure 8; and
- h. Where possible, passive recreation is to be provided through integrating water management facilities with the riparian function of streams and passive recreation areas. These areas are to be appropriately vegetated to create the amenity of a natural bushland / forest setting and should include, where appropriate, shared pathways, seating, small playgrounds, fitness pods and the like.



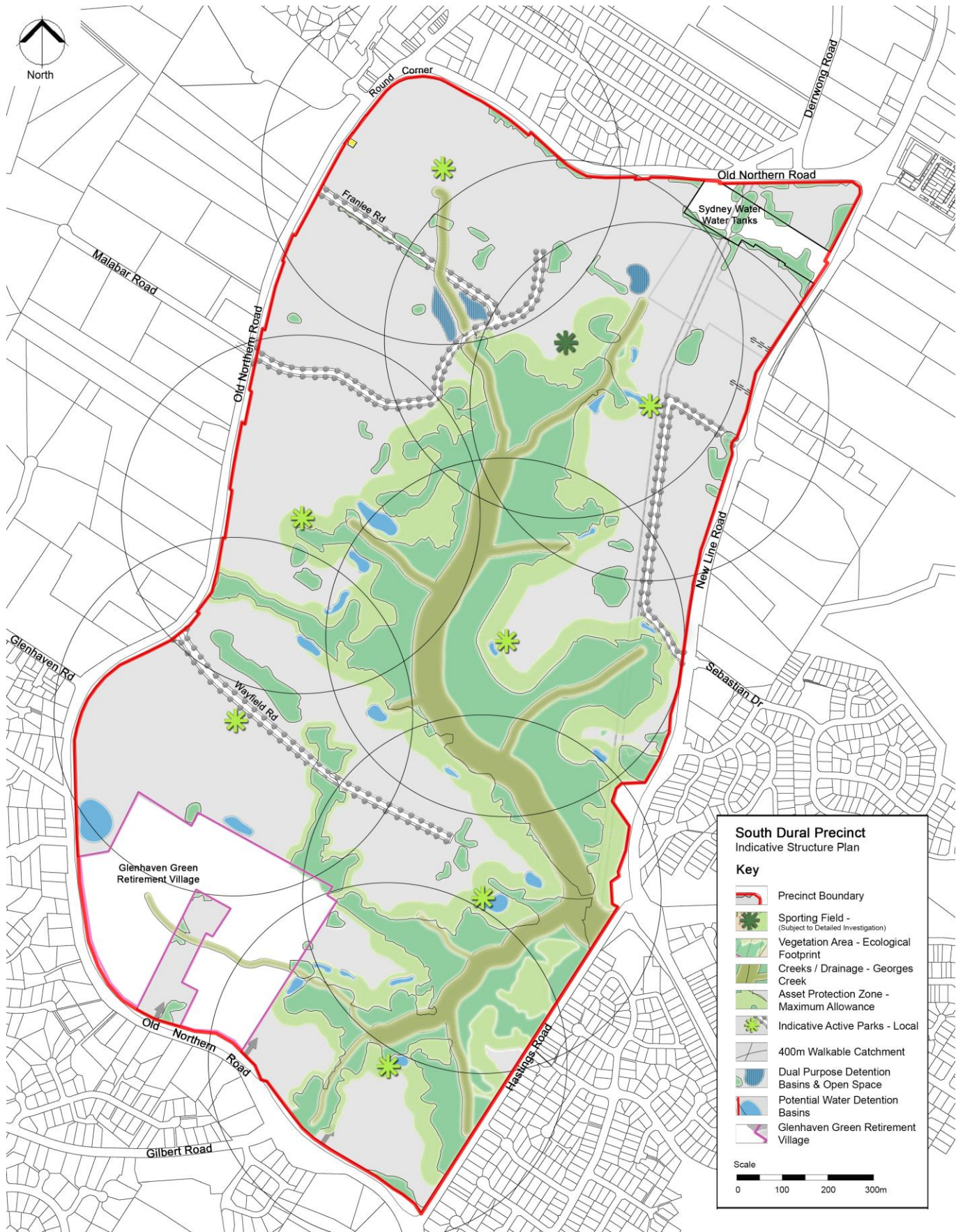


Figure 8 Location of Open Space

## **Passive Recreational Areas**

### **1.10 Environmentally Sensitive Land**

#### **Desired outcome**

- a. To conserve significant native vegetation communities and protecting the ecological processes necessary for the continued existence of those communities.

#### **Prescriptive measures**

- a. This control applies to land that contains or is within 60 m of any significant vegetation community;
- b. Future development to be designed, sited and managed to avoid any adverse environmental impact on any of the following:
  - significant vegetation communities;
  - rare species of flora;
  - the hydrological aspect of the locality, including groundwater;
  - riparian land;
  - watercourses;
  - significant natural features; and
- c. Future development applications are to be accompanied by a flora and fauna report. The report must investigate the extent of potential impacts and includes a series of recommendations for the avoidance of impacts and mitigation measures. The flora and fauna report must be prepared by a suitably qualified person and be prepared in accordance with Hornsby Shire Council Flora and Fauna Assessment Guidelines or other relevant guideline.

### **1.11 Staging**

#### **Desired outcome**

- a. To ensure urban development within South Dural occurs in a logical and cost-effective manner.

#### **Prescriptive measures**

- a. The development of South Dural is to be carried out in stages;
- b. All infrastructure and services will be provided at the relevant stages of development where and as necessary;
- c. As the site is progressively developed, more than one stage may be under construction at any particular time; and
- d. The first stage is likely to be the North Western Precinct, which is currently forecast to commence in 2018 and will be undertaken in at least 2 stages commencing in the western part of the precinct.

### **1.12 Bushfire**

**Desired Outcomes**

- a. Development that is located and designed to minimise the risk to life and property from bushfires; and
- b. Development that balances the conservation of native vegetation and bushfire protection.

**Prescriptive Measures**

- a. Development on land identified as bushfire prone, should address the bush fire protection measures in the publication NSW Rural Fire Service *Planning for Bushfire Protection (2006)*;
- b. Development should be located and designed to minimise the need for bushfire hazard reduction within native vegetation areas;
- c. Bushfire Asset Protection Zones should be located entirely within the development site. Indicative Asset Protection Zones are depicted in Figure 9;
- d. Measures such as higher fire resistant construction standards, improved access and water supplies should be considered for infill developments where they would reduce the need for removal of significant native vegetation, provided the development still complies with NSW Rural Fire Service *Planning for Bushfire Protection (2006)*; and
- e. A Bushfire Report is required to be provided for Integrated Development under the Rural Fires Act including applications which relate to subdivision of land.



Asset Protection Zone

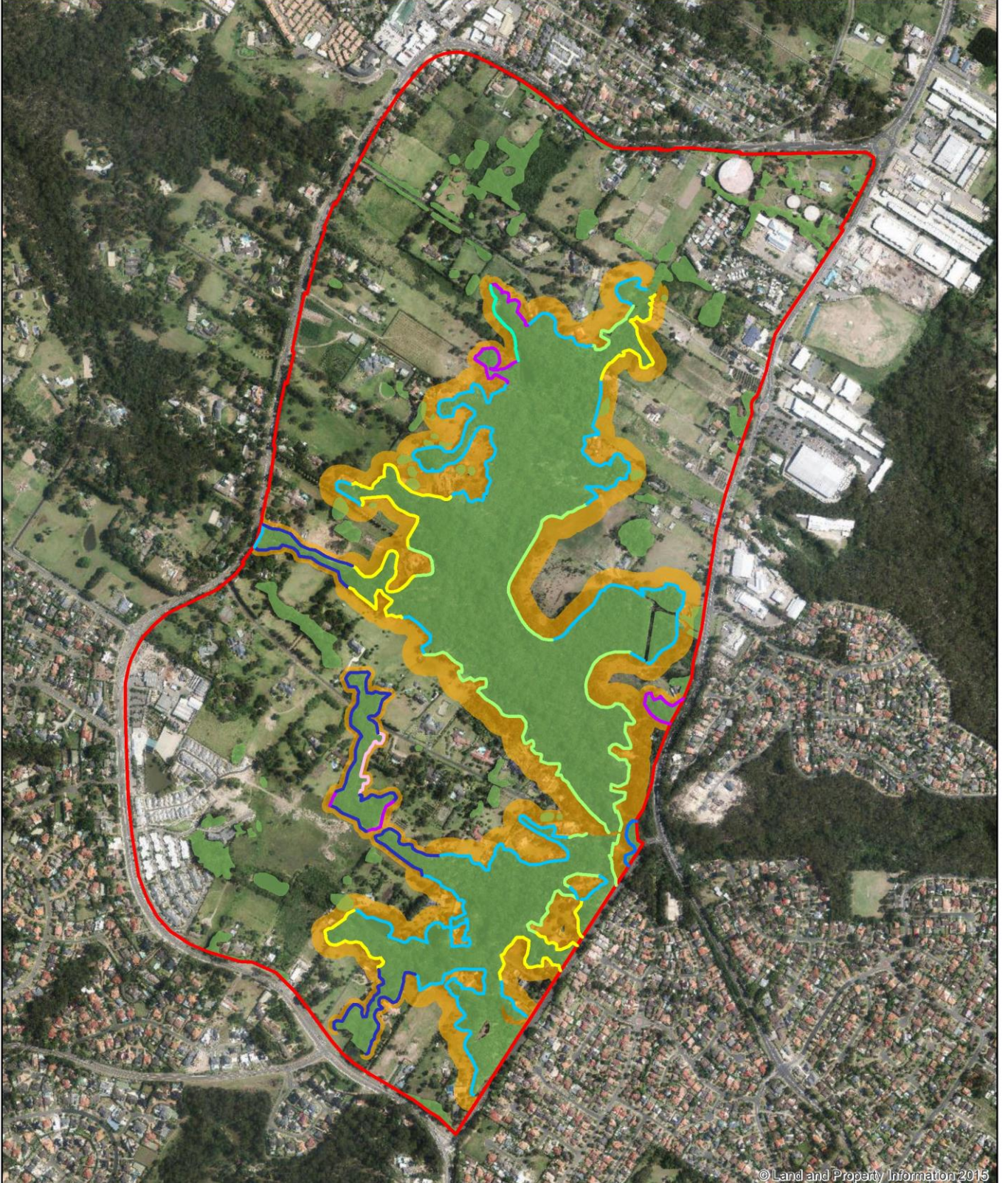


Figure 9 Indicative Asset Protection zones within South Dural



### 1.13. Housing Types

A mix of housing types that range from standard lot residential dwellings to residential flat buildings are to be provided within South Dural to facilitate housing diversity and choice. Housing typology principles are illustrated in Figures 10-12.

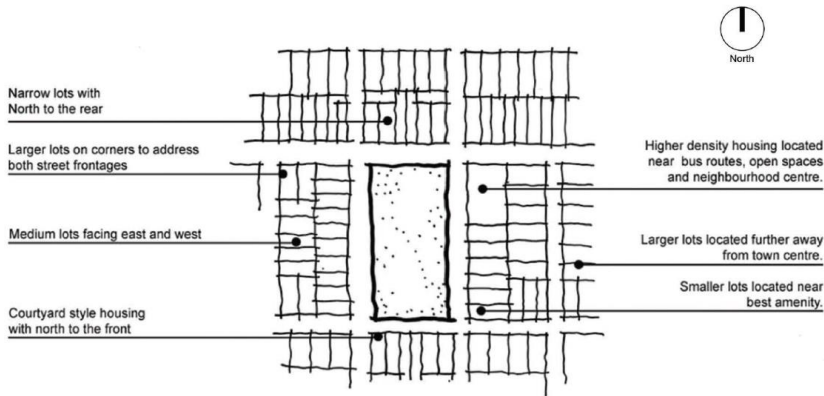


Figure 10 Housing Typology Principles

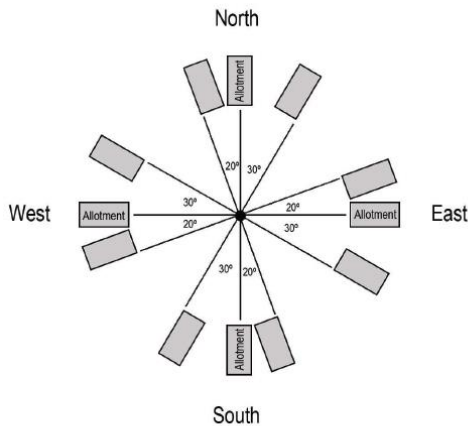


Figure 11 Housing Typology Principles - Allotment Orientation

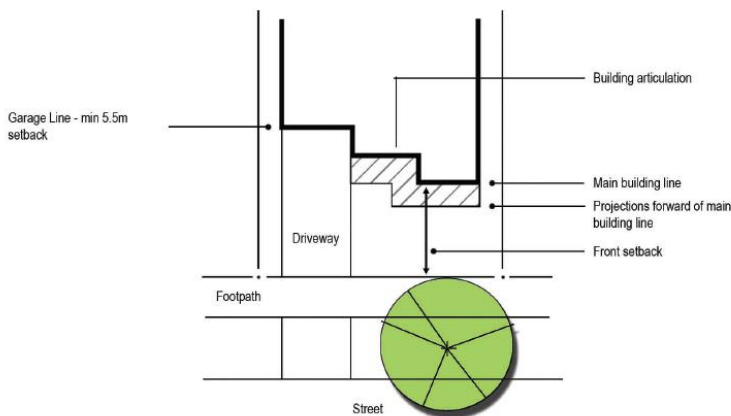


Figure 12 Housing Typology Principles – Street Interface Principles



## Desired Outcomes

### Small Lot

- a. Encourage quality-designed dwelling houses that make a positive contribution to the streetscape and amenity of the neighbourhood;
- b. Promote housing choice/variety/ affordability; and
- c. Provide higher density dwellings on collector roads and bus routes, around parks and close to community facilities.

### Standard Detached Dwellings

- a. Encourage quality-designed dwelling houses that make a positive contribution to the streetscape and amenity of the neighbourhood; and
- b. Provide definition of the public domain by ensuring development addresses the streets and open spaces.

### Residential Flat Buildings

- a. Encourage high quality residential apartments within areas of high amenity, in accessible locations and in close proximity to business centres;
- b. Encourage the design of residential apartments to respond to the site's environmental characteristics and setting; and
- c. Achieve a high level of amenity for the occupants of residential apartment buildings, adjoining developments and public places.

## Prescriptive Measures

### 1.13.1. Small Lot

- a. Small lot housing shall comply with the requirements set out in Table 3; and
- b. Semi-detached housing is encouraged to have garages accessible from a car court, rear or secondary street frontage.

Table 3 Prescriptive Measures for Small Lot Housing

Criteria	Controls
Minimum Allotment Size	225 m <sup>2</sup> (zero side setback lot) 225 m <sup>2</sup> (semi-detached)
Minimum average allotment width (measured at the primary building line)	4m (rear loaded) 10 m (zero side setback lot) 12 m (small detached)
Maximum average allotment width – zero side setback lots only (measured at the primary building line)	12m

Criteria	Controls
Minimum Lot Depth	18m
Minimum Private Open Space	16m <sup>2</sup> (lots under 300m <sup>2</sup> and minimum width 3 m) 24m <sup>2</sup> (lots over 300m <sup>2</sup> and minimum width 4 m) Principal area of private open space (i.e. deck, patio, terrace or paved area) is to be directly accessible from a living area.
Maximum Building Site Coverage	70%
Setbacks	
Front	3.5 m (terrace) 4 m (zero side setback lot, small detached)  Where a particular street character or urban form is to be created or reinforced (i.e. park frontage lots), a nil setback may be provided.
Rear	4 m ground level 6 m upper level
Side	900mm (except attached and zero side setback lot)
Corner Lots (secondary frontage)	2 m
Lightweight projections within front setback (i.e. balconies, verandah's perches)	2 m (within front setback)

### 1.13.2. Standard Detached Dwellings

- a. Detached dwellings shall comply with the requirements set out in Table 4.

Table 4 Prescriptive Controls for Standard Detached Dwellings (225-700m<sup>2</sup>)

Criteria	Controls
Minimum Allotment Size	225m <sup>2</sup>
Minimum average allotment width	8m
Minimum Lot Depth	18 m
Minimum Private Open Space	24m <sup>2</sup> (minimum width 4 m) Principal area of private open space (i.e. deck, patio, terrace or paved area) is to be directly accessible from a living area.
Maximum Building Site Coverage	65%
Setbacks	
Front	4 m (zero side setback lot, small detached)

Criteria	Controls
Rear	4 m ground level 6 m upper level
Side	900mm (except attached and zero side setback lot)
Corner Lots (secondary frontage)	2 m
Lightweight projections within front setback (i.e. balconies, verandah's perches)	2 m (within front setback)

### 1.13.3. Residential Flat Buildings

#### Prescriptive Measures

- All residential apartment buildings shall comply with the requirements set out in Table 5 below;
- Where possible, vehicle entry points shall be located at the rear or off side streets; and
- 10% of all dwellings or a minimum one dwelling, whichever is the greater, must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), to be capable of adaptation for people with a disability or elderly residents.

Table 5 Prescriptive Measures for Residential Flat Buildings

Criteria	Controls
Minimum Frontage Width	20m
Landscaped Area	Minimum 20% (suitable for deep soil)
Site Coverage	Maximum 60%
Private Open Space	In accordance with ADG
Setbacks	
Front	4 m
Rear	9 m upper level
Side	5 m for buildings up to 4 storeys in height 9 m for buildings greater than 4 storeys in height
Corner Lots (secondary frontage)	4 m
Maximum Height of building	20.5 m

## **1.14. Residential Amenity, Solar Access and Privacy**

### **Desired Outcomes**

- a. Provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property;
- b. Enhance the spatial quality, outlook, and usability of private open space, including outdoor clothes drying.
- c. Facilitate solar access to the living areas and private open spaces;
- d. Minimise overshadowing of neighbouring dwellings and their private open space;
- e. Minimise the direct overlooking of internal and external living areas through site layout and building layout, location of windows and balconies, design of windows and use of screening devices; and
- f. Provide buildings that are sited and designed so as to provide for solar access and both visual and acoustic privacy.

### **Prescriptive Measures**

#### **Solar Access and Cooling**

- a. Dwelling design should:
  - include a living room or the like with a northern aspect;
  - ensure daylight access to habitable rooms and private open space, particularly in winter – use skylights, clerestory windows and fanlights to supplement daylight access;
  - incorporate cross ventilation;
  - incorporate shading and glare control, particularly in summer i.e. - using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting,
  - providing external horizontal shading to north-facing windows;
  - providing vertical shading to east or west windows;
- b. Multi dwelling housing and small lot housing developments are to be designed to ensure at least 80% of dwellings have a private open space that receives direct sunlight to 50% of the private open space area for a minimum of 2 hours between 9am and 3pm in midwinter; and
- c. Provide an area with good solar access for outdoor clothes drying.

#### **Privacy**

- a. The siting of windows of habitable rooms on the first floor shall minimise overlooking to the private open space of neighbouring properties;
- b. Direct overlooking of main habitable areas and private open spaces of adjacent dwellings is to be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscape treatments;
- c. Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m of the property boundary are to:
  - be obscured by fencing, screens or appropriate landscaping;



- be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or
  - have fixed obscure glazing in any part of the window below 1.5m above floor level.
- d. A new balcony, deck, patio, pergola, terrace or verandah and any alterations to an existing balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it:
- has a setback of less than 3m from a side or rear boundary;
  - has a floor area more than 3m<sup>2</sup>; and
  - has a floor level more than 1m above ground existing ground level.
- e. A detached deck, patio, pergola, terrace or additions or alterations to an existing deck, patio, pergola, or terrace must not have a floor level that is more than 600mm above existing ground level.