

DEVELOPMENT CONTROL PLAN MEDIUM DENSITY DEVELOPMENT

RESPONSIBLE DEPARTMENT: Corporate Services

RESPONSIBLE SECTION: Environmental Services

OBJECTIVE:

To enhance and protect the amenity of new and existing residential areas by:

- providing design controls for residential development; and
- setting reasonable environmental standards for solar access, privacy, noise, vehicular access, parking and landscaping.

POLICY:

1. APPLICATION

This document provides design standards for two storey multi-unit development commonly known as duplexes, townhouses, and single storey development, such as, villa homes, integrated housing development and detached dwellings on the same allotment. It applies to residential and commercially zoned land upon which Residential Flat Buildings are permitted under Local Environmental Plans 2, and 5, and Narrabri Local Environmental Plan 1992.

1.1 Citation

This development control plan may be referred to as “The Medium Density Development Control Plan”.

This plan was adopted by Narrabri Shire Council on Tuesday, 19 January 1993, and came into effect on Tuesday, 26 January 1993.

1.2 Application of Controls

In assessing development proposals, Council will consider all those matters specified in Section 90 (1) of the Environmental Planning and Assessment Act 1979, the provisions of these controls and other relevant planning instruments.

Council may refuse a development which does not comply with these controls, or may seek to modify a non-complying development by imposing conditions designed to make it comply.

Council may also approve a development which does not comply with these controls where in its view, a certain control or standard is not appropriate or relevant in a particular case.

Where an applicant departs from these controls, an explanation should be given.

1.3 **Development Applications**

1.3.1. **General**

A development application is to consist of:

- Development application form
- Three copies of all plans
- Statement of Environmental Effects
- Application Fee
- Written authority of the landowner where the applicant is not the owner

Note: *Users of these controls should consult with Council prior to the preparation of plans.*

1.3.2. **Design**

Applicants may find it preferable to use the services of a qualified person to prepare the development plans and a qualified landscaper to prepare landscaping plans. All drawings should bear the names of such persons or firms.

1.3.3 **Statement of Environmental Effects**

Each application must be accompanied by a Statement of Environmental Effects which:

- Demonstrates that consideration has been given to the environmental impact of the development. (the probable effect on adjoining landholders), and
- Sets out any measures taken to mitigate any likely adverse environmental impact.

1.4 **Building Applications**

Following development consent, a building application must be submitted and approved before building work may commence.

2. **DENSITY**

2.1. **Aim/Objective**

To provide density controls for a variety of building forms which will achieve the desired character of the residential environment described in the objectives to the relevant zone under the Local Environmental Plan.

2.2. Minimum site area per dwelling (residential)

The table below indicates the appropriate density in site area (m²) per dwelling of Floor Space Ratio (FSR) (Col 2) for small, medium, large and extra large dwellings (Col 1), in the residential zones where residential buildings are not prohibited.

Site area per dwelling is a measure of density. It is obtained by dividing the total site area by the number of dwellings.

Col 1 Dwelling Size	Col 2 Minimum Site Area per Dwelling
Small <55m ²	150m ²
Medium 55-84m ²	220m ²
Large 85-125m ²	300 m ²
Extra Large >125m ² up to 0.5:1 FSR	

2.3. Minimum site area per dwelling (commercial)

The table below indicates the appropriate density in site area (m²) per dwelling for small, medium and large dwellings in zones 3(a) and 3(b).

Site area per dwelling is a measure of density. It is obtained by dividing the total site area by the number of dwellings.

Col1 Dwelling Size	Col 2 Minimum Site Area Per Dwelling
Small <55m ²	130m ²
Medium 55-84m ²	200m ²
Large 85+	290m ²

2.4 Site frontage

Site frontage should be 18 meters to permit vehicular access to the site.

3. SETBACKS**3.1 Aims/Objectives**

To permit flexibility in the siting of buildings.

To minimise adverse impact on adjacent and adjoining properties.

3.2 Front

The minimum front setback should be 6.0 metres for all residential buildings.

3.3 Side or rear

See Annexure 3, an extract from State Environmental Planning Policy No. 20.

4. BUILDING HEIGHT

4.1 Aims/Objectives

To minimise the impact of multi-unit housing in areas where there is substantial detached housing.

4.2 Maximum Height

The maximum height of the building at any point shall be measured from the natural ground level to the ceiling of the top most storey or the ridge of the roof. This height should not be more than 9.2 metres to the ceiling of the top most storey or 12.0m to the top of the ridge.

5. OPEN SPACE

5.1 Aims/Objectives

To provide open space for recreation and use by residents, within multi-unit housing projects.

To enhance the quality of the built environment by providing for landscaping.

5.2 Landscaped Open Space

Open space at ground level, suitable for landscaping, shall be provided on site in accordance with the table below. Any landscaped area having a width and depth less than 2.0m shall not be counted as part of required landscaped open space.

Areas used for driveways, drying yards and service areas shall not be included as landscaped open space.

Dwelling Size	Landscaped Area per Dwelling
Small	35m ²
Medium	50m ²
Large	75m ²
Extra Large	75m ²

5.3 Private Open Space

- At Ground Level

Private open space at ground level shall have a minimum area of 9m² with a minimum dimension of 2m.

Enclosing screen walls or fences should be designed to ensure privacy, both from adjoining communal open space or access ways and from dwellings and their courtyards.

- Above Ground Level

In order to provide usable open space to dwellings above ground level, any balcony or terrace with a minimum dimension of 2.0m in any direction may be included as part of the required landscaped open space.

However, in the calculation of the total required landscaped open space for any development, no more than 30% of above ground level open space may be included.

6. PRIVACY

Visual privacy for adjoining properties and within development projects can be achieved by:

- using windows which are narrow, translucent or obscured
- ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings
- screen opposing windows, balconies and courtyards.

6.1 Separation from Communal Areas

Windows and balconies of dwellings should be separated or screened from communal areas such as paths, driveways, active open space, etc. Screens could include courtyard walls, hedges and fences whilst separation could be achieved either by distance or changes in level.

7. VEHICULAR ACCESS AND PARKING

7.1 Aims/Objectives

- To provide off-street parking for residents and visitors within each development.
- To make provision for service vehicle access.
- To ensure vehicular and pedestrian safety.
- To encourage access design to form part of the overall landscape design.

7.2 Parking Requirements

The number of spaces to be provided is shown in the following table:

Dwelling Size	Spaces Per Dwelling
Small	1.0
Medium	1.5
Large	1.5
Extra Large	2.0
Visitor	1 per 4 dwellings, or part thereof.

- At least one space per dwelling is to be undercover.
- A stack car space will be counted as 0.5 of a carspace. (A stack car space is parking space located behind another parking space).
- A maximum of 1 stack space per dwelling will be counted.

7.3 Geometric Standards

All geometric standards applicable to site access and parking layout may be found in the Traffic Authority of NSW publication, "Policies, Controls and Procedures for Traffic Generating Developments". Copies of the publication can be obtained from:

Roads and Traffic Authority of NSW
P.O. Box 110
ROSEBERY NSW 2081

7.4 Access Design

Long straight driveways are to be avoided and the use of decorative paving, eg brick, is encouraged.

In order to reduce the volume of rainwater run-off and increase the area of landscaping, the area paved for vehicular access should be minimised.

8. LANDSCAPING AND SITE DESIGN

8.1 Aims/Objectives

- To maintain and enhance the existing streetscape and landscape character;
- To enhance the setting of buildings;
- To provide for privacy and shade.

8.2 Design Guidelines

Landscaping shall enhance the natural features of the site and adjoining areas. Existing landscape elements such as vegetation and water courses should, where possible, be preserved.

In established areas, landscaping should relate to the streetscape and the landscaping of adjoining development. Where possible, landscaped areas should adjoin the landscaped areas of adjacent allotments.

All parts of the site not built upon or paved shall be landscaped with grass, groundcovers, shrubs and/or trees.

Regard should be given to the use of sun protection devices (i.e. verandahs, pergolas, deciduous trees, etc) along western facing walls to produce a comfortable micro-climate in and around dwellings.

8.3 Street Trees

Trees shall be planted on the Council footpath, 900mm in from the kerb, along the entire frontage of the property, at intervals of approximately 10 metres (making allowance for the location of driveways). The tree types that are to be used are included in Annexure 1, and shall be approved by the Shire Engineer.

9. FACILITIES/AMENITIES

9.1 Aims/Objectives

To provide for essential amenities and facilities to be incorporated within residential developments.

9.2 Garbage

For development of fewer than 15 dwellings on any site, provision of an accessible, suitably paved and screened bin standing area should be provided.

Where there are 15 or more dwellings proposed for a site, Council may require special arrangements to be made.

9.3 Letter Boxes

Letter boxes shall be provided in accordance with Australian Post's requirements.

SELECTION OF STREET TREES**BOTANICAL NAME** **COMMON NAME****A. Trees Not Affected by Overhead Lines**

Acacia Pendula	Myall Boree
Alphitonia Excelsa	Red Ash
Brachychiten Populneum	Kurrajong
Brachychiten Acerifolium	Flame Tree
Eucalyptus Sideroxylon	Mugga Ironbark
“ Nicholii	
“ Torquata	Coral Gum
“ Torelliana	Gadagi
“ Citridoria	Lemon Scented
“ Crebra	Narrow Leaf Ironbark
“ Elata	River Peppermint
“ Lehnmannii	Bushy Yate
“ Scoparia	Willow gum
“ Leucoxylon	Pink Flowering
Hakea Laurina	Pincushion Hakea
Ficus Microcarpa – Hillii	Hills Weeping Fig
Pittosporum Rhombifolium	Queensland Pittosporum
Agnois Flexuosa	Willow Myrtle
Tristania Conferta	Brush Box
Tristania Laurina	Water Gum
Franxinus Oxycarpa	Desert Ash
Fraxinus Syriaca	Syrian Ash
Ulmus Parvifolia	Chinese Elm
Liquidambar Styraciflva	Liquid Amber
Koelreutaria Paniculata	Golden Rain Tree

B. Trees To Be Planted Under Overhead Lines

Acacis Floribunda	White Sally
Eucalyptus Platypus	Round Leaved Meort
“ Macrocarpa	
“ Annulata	Open Fruited Mallee
“ Burdettiana	
“ Dielsii	Cap Fruited Mallee
“ Redunga	Black Marlock
Eremophla Longifolia	Emu Bush
Melaleuca Alternifolia	Paper Bark
“ Bracteata	White Cloud Tree
“ Ingana	Grey Honey Myrtle
“ Styphelioidies	Prickly Paper Bark
All Callistemons	Bottlebrush
Cassiss Eremophila	Desert Cassia

ANNEXURE 2**3.4.1 Parking Spaces and Aisles**

Recommended minimum dimensions of parking spaces and aisles for parallel and angle parking are illustrated in Figure B.1 which is repeated below.

3.4.2 Ramps

Table 3.2 presents the recommended minimum dimensions for the design of straight ramps parking structures.

EXTRACT FROM STATE ENVIRONMENTAL
PLANNING POLICY NO. 20

[43293] Setbacks

- 8 (1) In this clause, a reference to any point on the external wall of a building includes a reference to any point on a balcony attached to the building.
- (2) Subject to subclause (3), a person shall not erect a residential flat building on land to which this Policy applies unless the minimum distance between any point on any external wall of the building and a side or rear boundary of the land on which the building is to be erected is not less than –
- (a) in the case of a point that is not more than 3 metres above ground level – 3 metres; and
- (b) in the case of a point that is more than 3 metres above ground level – a distance calculated in accordance with the following formula:

$$S = 3 + \frac{H1 - 3}{4} + \frac{H2}{6}$$

where –

S is the distance in metres;

H1 is the height of the wall at that point (measured in metres above ground level) or 30 metres, whichever is the lesser; and

H2 is the number of metres (if any) by which the height above ground level of the wall at that point exceeds 30 metres.

- (3) Where, in respect of a residential flat building, the minimum distance between any point on an external wall and a side boundary is less than the minimum distance required under subclause (1), nothing in subclause (2) prevents a consent authority from granting development consent to the erection of that building if the consent authority is satisfied that any development on adjoining land will not be adversely affected by the erection of the building and –
- (a) the point is not more than 7.2 metres above ground level and –
- (i) the wall, at that point, does not contain a window facing that boundary; or

- (ii) where the wall, at that point, does contain a window facing that boundary, the minimum distance is not less than 1.2 metres, and the window sill is not less than 1.7 metres, above the floor level of the room or other space inside the building in which the window is contained; or
- (b) the minimum distance is not less than 50 per cent of the minimum distance required under subclause (2) and, in the opinion of the consent authority, the loss of space between the wall and the boundary by reason of the failure to comply with the requirement in subclause (2) is compensated for by reason of another wall or another part of that wall being set back from a side boundary by more than the minimum distance required under subclause (2).

HISTORY

MINUTE NO:	MEETING DATE:	DESCRIPTION
94/93	19 January 1993	Adopted