



Development Guidelines



For Medium Density Housing

ADOPTED BY COUNCIL 20-06-2007

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INTRODUCTION

These guidelines apply to medium density housing developments located on land within the townships of Barooga, Berrigan, Finley and Tocumwal and which is situated within the 2(v) – Village or Urban Zone under the provisions of Berrigan Local Environmental Plan 1992 (BLEP).

OBJECTIVES

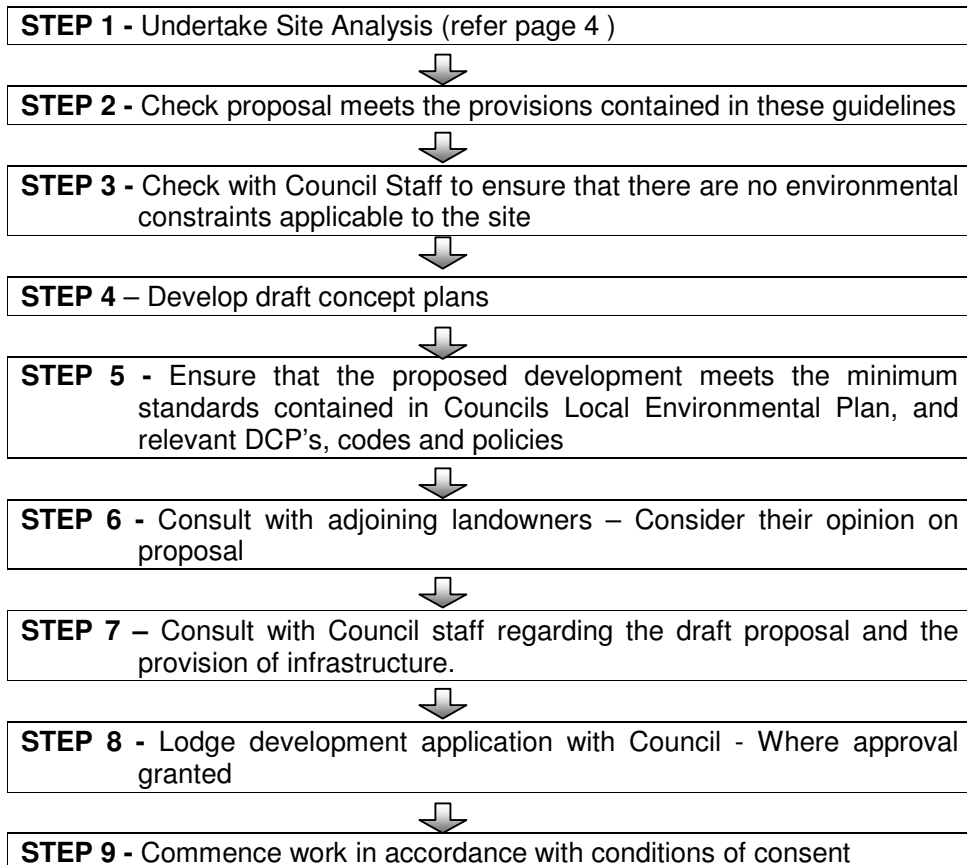
These guidelines seek to:

- Encourage innovative housing which is pleasant to live in, relates to the desired future neighbourhood character, is responsive to the site and is environmentally sensitive; and
- Improve the quality and choice of residential environments to suit the diversity of peoples needs and to meet community expectations of health, safety and amenity.

PROCEDURES

- Medium density residential developments require the consent of Council.
- Approval is sought through the lodgement of a development application.
- Applicants should follow the step by step procedures shown in the flow chart.

PROCEDURES FLOW CHART

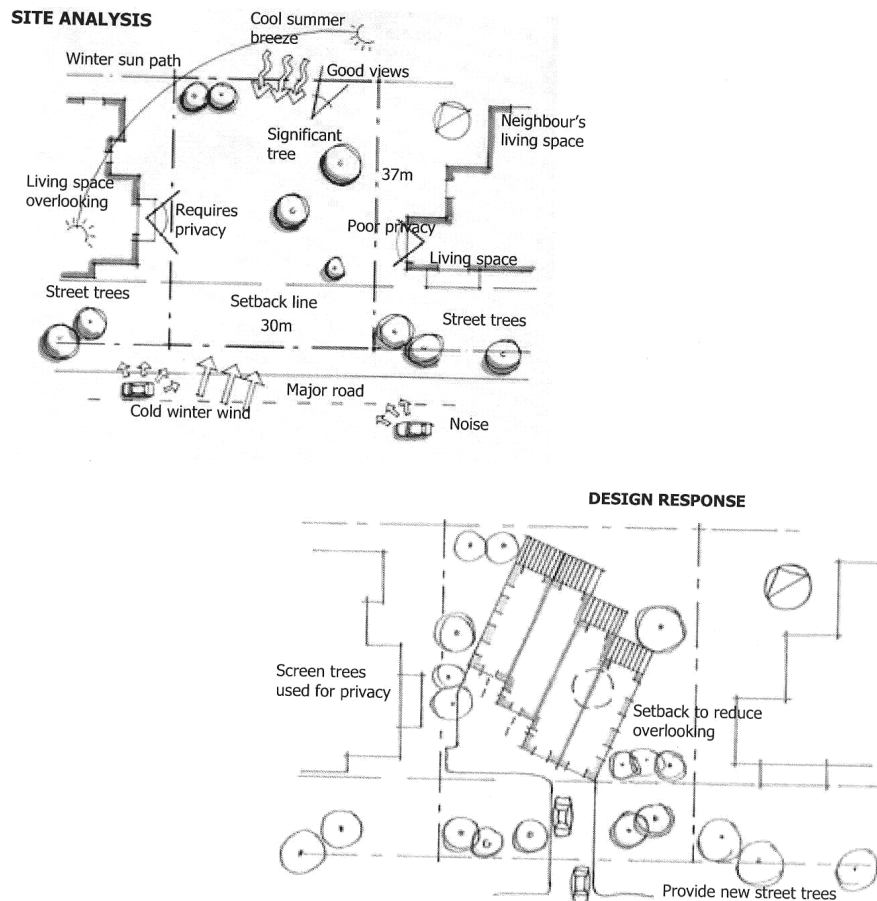


HOW TO USE THESE GUIDELINES

- Applicants are to comply with the standards contained within these guidelines unless it can be demonstrated that an alternative solution to all or any of the standards will achieve acceptable development outcomes

SITE ANALYSIS

- Site analysis is required to identify opportunities and constraints for building design.
- A site analysis plan (at scale 1:200) is to include:
 - Site dimensions (length, width);
 - Spot levels or contours;
 - North point;
 - Natural drainage;
 - Any contaminated soils or filled areas;
 - Services (easements, utilities);
 - Existing trees (height, spread, species);
 - Views to and from site;
 - Prevailing winds; and
 - Surrounding buildings (setback from front and side boundaries)



STANDARDS

DENSITY

- The minimum lot size for each medium density dwelling must be not less than the minimum standards contained in clause 20 in BLEP as outlined below:

a) Large villa unit >85m ²	330m ²
b) Medium villa unit >55m ² - <85m ²	240m ²
c) Small villa unit <55m ²	170m ²

LANDSCAPING

- The minimum landscaped area for each dwelling must not be less than the standards included in clause 20 of BLEP.

a) Large villa unit	110m ²
b) Medium villa unit.....	95m ²
c) Small villa unit.....	70m ²

NOTE: Landscaping is that part of each lot not used for driveways, car spaces and buildings.

SETBACKS

- Setback of buildings to be in accordance with Councils Development Control Plan for Residential Building Lines. (In general all buildings facing the street frontage should be situated a similar distance from the front boundary as other dwellings in that street. There is a minimum setback of 5m with a secondary setback of 3m for corner allotments dependent upon circumstances unique to the site)
- Side and rear setbacks are generally limited to 900 millimetres.
- Buildings can be built to side and rear boundaries (zero setbacks) where:
 - The building has a maximum boundary wall height of 3 m, unless matching an existing or simultaneously constructed wall;
 - Satisfactory legal arrangements for maintenance of boundary walls are in place (e.g. brick parapet and box gutters);
 - There is no adverse impact upon the amenity of the adjoining properties;
 - There is no interruption to overland drainage paths;
 - There are no openings in the boundary wall; and
 - The wall is of fire rated masonry construction.

DESIGN

- Buildings are not to exceed 6m in height (generally no more than two storeys).

NOTE: Height means the distance measured vertically from any point on the underside of the eaves of the building to the natural ground level immediately below that point.



- Make the design of buildings interesting and liveable by incorporating some or all of these elements:
 - Decks;
 - Pergolas
 - Verandahs and balconies;
 - Wide eaves;
 - Lattice;
 - Climate control windows (i.e. louvers or small windows)
 - Hoods (window / door);
 - Pitched roofs; and
 - A mix of light weight materials
- Use pole or pier construction on steeper slopes. A maximum of 1m cut and fill is allowed outside the building external walls. Steeper slopes may also need to be terraced
- Minimise direct overlooking of living areas and private open spaces of other dwellings.
- Building design should provide an appropriate scale to the streetscape.
- Buildings should be designed to make a positive contribution to the street, by eliminating blank featureless walls.
- Wall and roof planes should not exceed 30m in length without the wall and roof design being broken.
- Buildings should allow for some outlook to streets, lanes or other public spaces to allow casual surveillance and thereby provide for a safer environment.

Special emphasis should be given to the design of buildings on corner allotments, including consideration of the following:

- How the building addresses its neighbouring buildings, open space, dual frontage etc;
- The use of modulated designs to break up the building form;
- Utilising articulated or decorative fencing and landscaping / vegetation to achieve an attractive streetscape.

NOTE: Council is not bound to enforce s88B instruments in private matters such as developer preferred building materials.

SOLAR ACCESS

- Buildings should be designed to allow at least three hours of sunshine upon living areas and private open space areas between 9.00am and 3.00pm on 22 June.

- Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed and surrounding buildings at 9.00am, 12.00noon and 3.00pm on 22 June.

PRIVATE OPEN SPACE

- Each dwelling is to have at least 50m² of private open space with direct connection to indoor living areas.
- Private open space areas are to have a minimum dimension of 4m and a slope not greater than 1 in 8.
- Private open space (including swimming pools) is not to be located at the front of a development adjoining a public road, unless details of satisfactory fencing are included with the proposal.

VEHICLE ACCESS AND PARKING

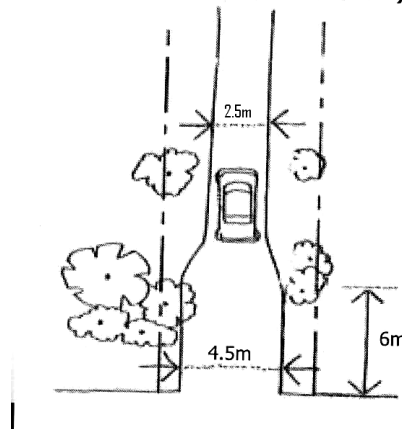
Parking

- Garages and parking structures are to be sited and designed so as not to dominate the street frontage.
- Car parking is to be provided in accordance with the requirements contained in DCP No. 3 – Parking.
- Where more than one space per dwelling is required at least one space must be undercover.
- The minimum dimensions of car parking spaces should be 2.4m x 5.5m.
- Minimum internal dimensions of garages is 3m x 6m
- Minimum headroom in undercover parking is 2.1m.
- Garage doors and parking spaces can be widened if manoeuvring areas are limited.

Driveways

- All driveways must be constructed of an appropriately paved surface to enable all weather access to each dwelling.
- To reduce the impacts of stormwater runoff, improve visual amenity, and maintain on-street car parking, driveways should be minimised.
- A driveway, which serves a maximum of three dwellings, is to have a minimum paved width of 2.5m.
- A shared driveway, which serves three or more dwellings, is to have a minimum paved width of 4.5m at the street, continuing at this width to a depth of 6m.

DRIVEWAYS (3 OR MORE DWELLINGS)



DEVELOPMENT GUIDELINES FOR MEDIUM DENSITY HOUSING

- Long driveways will require passing bays at 30m intervals.
- Provision is to be made for vehicles to enter and leave the site in a forward direction. On-site turning areas are to be designed in accordance with the standards contained in Australian Standard 2890. 1:2004.
- Driveway gradients must comply with Australian Standard 2890.1 2004.

DEVELOPER CONTRIBUTIONS

- Developer contributions are required to be submitted to Council for medium density developments and also the subdivision of land. Contributions can be a monetary contribution and may also include the dedication of land for public purposes. Contributions apply to the provision of water, sewer, stormwater drainage, car parking facilities and the provision, or the embellishment, of existing public open space.

NOTE : Copies of Councils Developer Contributions Plans are available on request.

LANDSCAPING

- A landscaping plan that is legible and drawn to scale is to be submitted in support of an application showing the location of trees, shrubs, gardens and lawn areas, paved areas as well as perimeter and internal fencing.
- Landscaping is to be provided in front and side setback areas, including driveways, as well as other areas of the site to improve the streetscape, soften the appearance of buildings and paved areas and to provide shade, shelter and visual screening.
- Landscaping of medium density developments is required to be substantially implemented prior to the issue of an Occupation Certificate.

EROSION AND SEDIMENT CONTROL

- For proposals of two or more dwellings an Erosion and Sediment Control Plan is required to be submitted to, and approved by, Council prior to the issue of a Construction Certificate.

NOTE: Reference to the report “A resource guide for local Councils: erosion and sediment control”, published by the Department of Environment and Conservation NSW is recommended.

INFRASTRUCTURE

- The following must be provided for the street or lane frontage:
 - Sealed road pavement;
 - Concrete kerb and gutter
 - Piped stormwater drainage;
 - If access is to be via a lane (subject to Council approval), the lane is to be constructed full width from at least one street and incorporate appropriate drainage measures.

SERVICES

Water Meters

- A separate water meter is to be provided for each dwelling and is to be readily accessible to Councils meter reader.

Sewer Connections

- A separate sewer connection is to be provided for each dwelling. A shared service may be acceptable in some instances subject to Council approval.

Mains Extensions

- Water and sewer connections, where not available to the lot, will require the extension of Councils mains to service that lot. Easements may be required to be created over main extensions to enable future maintenance activities. All mains extensions are to be undertaken at the developers cost.

Stormwater

- All stormwater is to be directed to the street drainage system or interallotment drainage system where available.
- Larger developments may require the construction of on site stormwater detention systems where it cannot be demonstrated that the downstream drainage system can cope with runoff from the development.

NOTE: Easements may be required to be created over interallotment drainage systems.

Gas

- Separate gas services must be connected to each dwelling within the development where available.

Electricity

- Separate underground electricity services must be connected to each dwelling and/or title created within the development.

Telephone

- Suitable arrangements are to be made with service providers to ensure that all medium density developments have access to telecommunication facilities.

Garbage Service

- Provision should be made for the storage of garbage and recycling bins behind the building line of each dwelling unit.
- Common garbage areas within a development are to be easily accessible, screened, and provided with a hose cock to allow cleaning.

NOTE: Provision for on site garbage collection may be appropriate for larger developments.

Letterboxes

- Provision should be made for grouped letterboxes located as compact and close to the front boundary entrance as practical.

Clothes drying facilities

- Each dwelling must be provided with an acceptable external clothes drying facility. The clothes drying area must be suitably screened to ensure that the clothes line is not visible from any public place.

Fencing

- Screen fencing of private open spaces must be provided for each dwelling

Street Lighting

- Appropriate street lighting is to be provided for medium density developments dependent on the scale of the development.

Street Numbering

- All new developments must be clearly identified with appropriate street numbers.

Subdivision Certificates

- All medium density developments incorporating the subdivision of land will be subject to Councils Policy on the Early Issue of Subdivision Certificates. Please contact Council staff for a copy of the Policy.