

DEVELOPMENT CONTROL PLAN

Yass Shire Council



yass shire
the country the people the lifestyle

Multi-unit Residential Development

August 2003

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PART A – INTRODUCTION

1.0 PURPOSE AND CITATION

This plan, presented in the form of a written statement, may be referred to as the Yass Shire Development Control Plan - Multi-unit Residential Development.

This plan has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations.

2.0 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all land zoned 2(a) Residential within Yass Shire.

3.0 HOW TO USE THIS DCP

This Development Control Plan (DCP) provides the design requirements for development of medium density housing and dual occupancy developments. Part B of the Plan (Sections 1.0 to 10.0) provide a series of “elements”. These elements include **objectives** and **acceptable solutions**.

The **objectives** attached to each element outline the overriding principle that Council is endeavouring to achieve. The objectives are not presented in any order of priority or importance.

The **acceptable solutions** provide guidance on design requirements— that can be implemented to ensure compliance with the objectives. While these acceptable solutions are guidelines only, they are generally considered to be the **minimum** requirement to achieve approval of an application.

Designs, which do not meet the acceptable solutions outlined in this DCP, will need to demonstrate, having regard to the circumstances of the case, as to why the acceptable solution is not appropriate or demonstrate other design attributes, which are to be implemented to offset the area of non-compliance.

4.0 AIMS & OBJECTIVES

The overall aims and objectives of this DCP ensure development proposals achieve a high standard of residential design by:

- providing design guidelines for both dual occupancy and medium density housing;
- setting design standards for density, bulk, scale, height, building appearance and parking;
- setting environmental standards for solar access, privacy, noise, views, landscaping;

- considering the needs of occupants and neighbours;
- encouraging the efficient use of land consistent with the preservation of the existing and future amenity of the area;
- providing greater diversity of housing choice, particularly within close proximity to the Yass Commercial Zone; and
- ensuring consistency of approach by Council in the assessment of applications for development.

5.0 RELATIONSHIP TO OTHER PLANS AND POLICIES

This Development Control Plan relates to the provisions of Yass Local Environmental Plan 1987 (YLEP), as amended.

This DCP supersedes any previous DCP or guidelines relating to Medium Density Housing and Dual Occupancy Development for Yass Shire previously adopted by Council.

6.0 CONTRIBUTIONS

The provisions of Council's Section 94 Plan applies to development of Multi-unit Residential Development, and provides for the levying of contributions for public amenities and services including the following:

- Road and transport improvements;
- Community facilities;
- Open space improvements;
- Open space purchase;
- Plan administration

For details on the actual contribution rates refer to Council's Section 94 Plan or Council's current Management Plan.

Council also levies contributions under Section 64 of the Local Government Act in relation to Water and Sewer works charges. For details on the contribution rates refer to Council's current Management Plan.

PART B – DEVELOPMENT STANDARDS

1.0 SITE REQUIREMENTS

1.1 Allotment Size

1.1.1 Objectives

To provide a minimum site area for development, or redevelopment, of multi-unit residential development.

To encourage consolidation of small allotments to facilitate greater design options and more integrated forms of multi-unit residential development.

1.1.2 Acceptable Solutions

The minimum development site size for multi-unit housing shall be 1,000m².

The minimum street frontage shall be 18m.

The site shall not be a hatchet-shaped (battle-axe) lot

1.2 Site Coverage

1.2.1 Objectives

To minimise adverse impacts on adjacent development, land use and the streetscape.

1.2.2 Acceptable Solutions

Building area, including garages and carports, shall not occupy more than 35% of the total site area.

1.3 Development Density

1.3.1 Objectives

To ensure that future development is consistent with the character of existing neighbourhoods.

To preserve the generally lower density character of Yass.

1.3.2 Acceptable Solutions

Maximum development density shall be in accordance with the following table:

Precinct A of Figure 1 and 2	Precinct B of Figure 1 and 2	All other areas
1 unit per 300m ² of site area	1 unit per 400m ² of site area	1 unit per 500m ² of site area

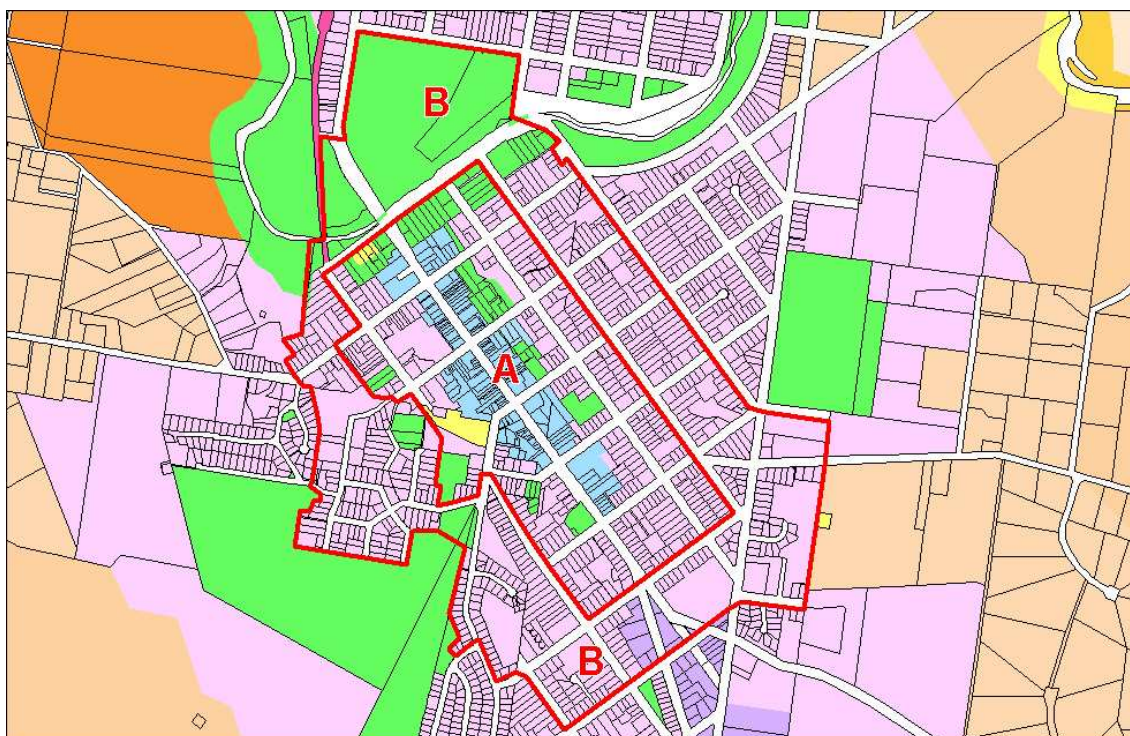


Figure 1: Precinct Map – Yass Town Centre (Development Density)

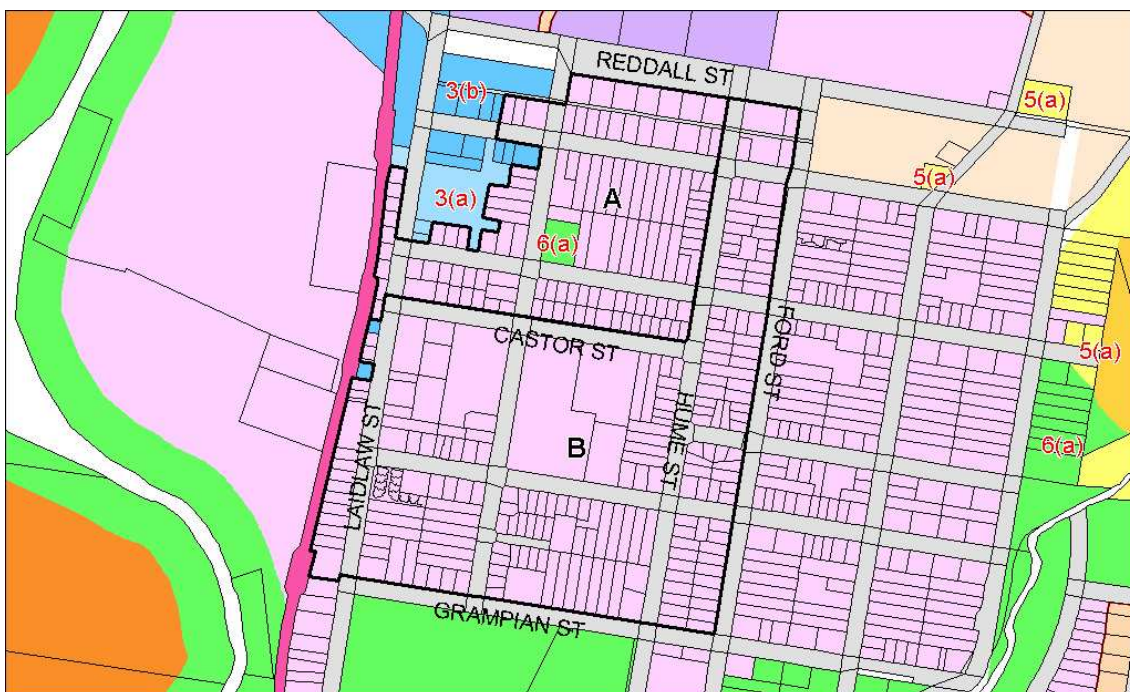


Figure 2: Precinct Map – North Yass (Development Density)

Where the maximum development potential of a site is less than 0.3 of a dwelling below the next highest whole number, Council may consider allowing a round up of the figure. However, the applicant must demonstrate that the amenity of adjoining houses will not be detrimentally affected and the design is of a superior quality.

For example, a lot of 1,150m² within Precinct 1 allows 3.8 units – as this is only 0.2 below 4 units, Council may allow rounding up to permit 4 units to be developed on this lot.

However, a ¼ acre lot – 1,010m² - allows 3.36 units and cannot be rounded up, a maximum of only 3 units will be permitted on such lots, whereas two ¼ acre lots (½ acre = 2020m²) within Precinct 1 will allow 6.733 units, rounded up to 7 units.

Development densities represent the maximum possible development which may be achievable on a site. All other design requirements contained in this plan must also be complied with.

1.4 Adjoining Development

1.4.1 Objectives

To seek to maintain reasonable levels of privacy for adjoining neighbours.

To ensure that the bulk and scale of new multi-unit residential development is compatible with the residential amenity of the locality.

To encourage development which is sympathetic to the character and scale of surrounding development and that has minimal impact on the neighbourhood.

1.4.2 Acceptable Solutions

Where a proposed dwelling faces an existing dwelling on an adjoining lot, a minimum distance of 10 metres should be maintained between the two.

Overlooking of the internal living areas of adjoining dwellings both within and adjoining the development should be minimised by careful building layout, spatial separation of buildings, location and design of windows and balconies, and the appropriate use of screen walls, fences and landscaping. Mounded garden beds mass planted with appropriate trees and shrubs are often more effective in minimising impacts on adjoining dwellings than single rows of trees or shrubs along the boundary line.

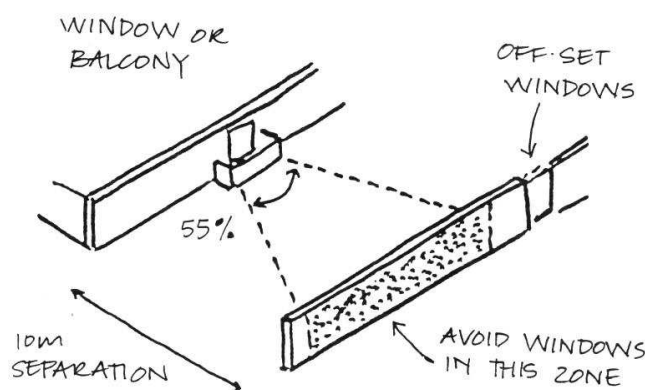


Figure 3: Privacy Solutions

Private open space areas and court yards should be suitably screened or landscaped to ensure privacy from the street and adjoining dwellings.

2.0 BUILDING ENVELOPE

2.1 Building Height

2.1.1 Objective

To ensure buildings are limited in height to generally single storey to be compatible with adjacent development.

2.1.2 Acceptable Solutions

To minimise the overall bulk and scale of new buildings and preserve opportunities for views, the maximum building height for residential development is limited to 7.0 metres, measured from natural ground level to the ridge line of the roof.

Where the height of the building is inconsistent with the height of adjacent or adjoining residences Council may require the 7.0m maximum height to be reduced to lessen bulk and loss of residential amenity.

Any multi-unit residential development shall not exceed two storeys. Maximum height must be considered in conjunction with building envelopes and with due regard to existing and future adjacent view lines and overshadowing.

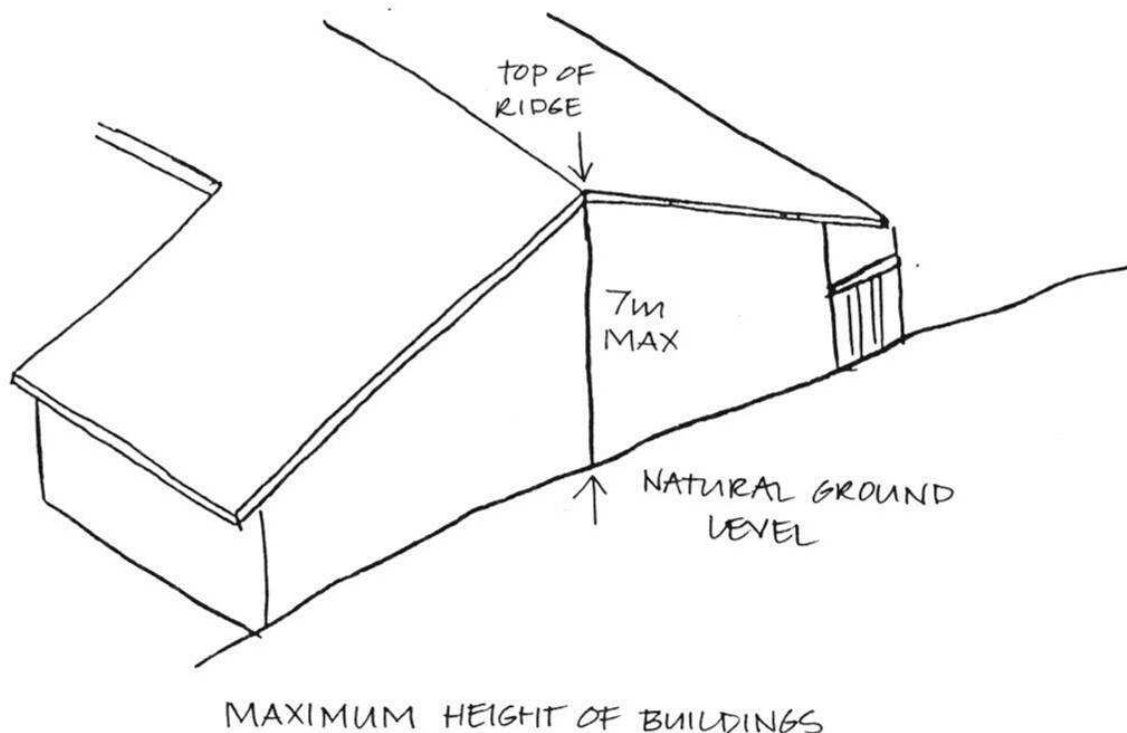


Figure 4: Maximum Height

2.2 Front Boundary Setbacks

2.2.1 Objectives

To provide attractive streetscapes which reinforce the functions of the street and enhance the amenity of dwellings.

To ensure the setback from the street frontage is appropriate to the streetscape character, the efficient use of the site and the amenity of residents.

To prevent the location of garages and carports from dominating the view of the development from the street.

To preserve the amenity of the street by locating front fences and courtyard walls to allow for the efficient use of front garden space.

2.2.2 Acceptable Solutions

The setback from the front site boundary to the wall of the building shall be a minimum of 7.5 metres. Where the front wall of the building is articulated a minimum setback of 6.0m is permitted with an average setback of 7.5m.

On corner sites the boundary setback for the second, or minor, frontage (usually the longer frontage) shall be a minimum of 3m.

Garages and carports that face onto the street shall be setback a minimum of 0.5m further than the front wall of the living area of the unit.

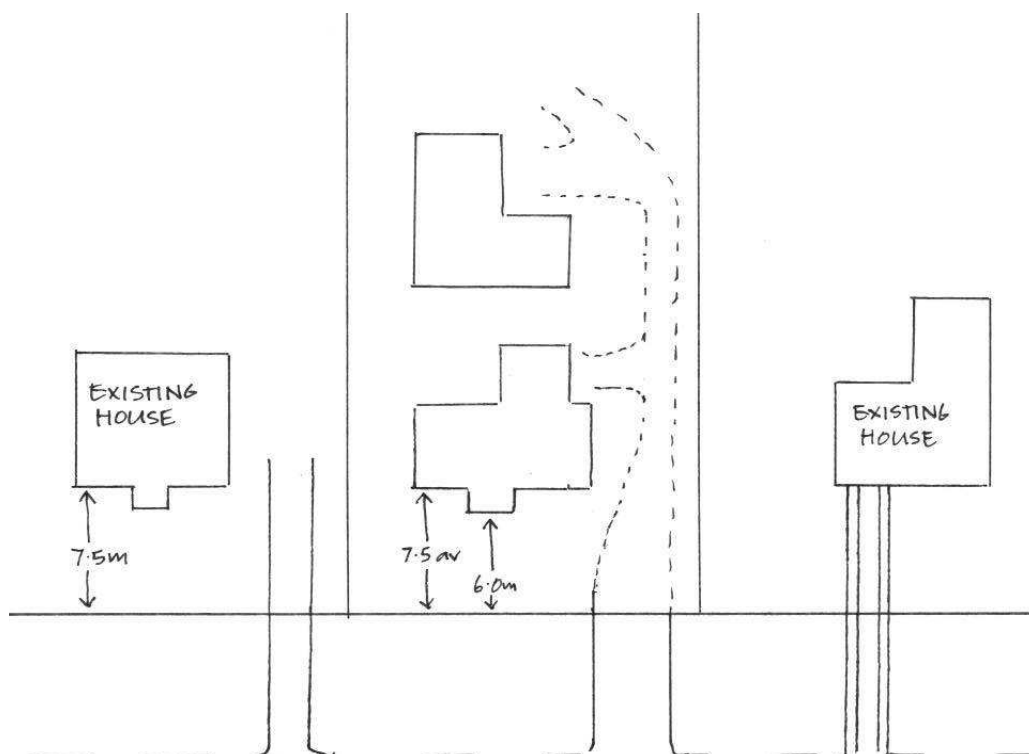


Figure 5: Front Boundary Setbacks

The setback from the front site boundary may be varied, subject to consideration of any or all of the following matters:

- The position of adjacent dwellings and the residential character.
- The location of existing vegetation.
- The size, shape and grade of the site.
- The effect on visibility and sightlines for pedestrians and vehicles, particularly on corner sites.
- Classification of street hierarchy or capacity and carriageway width.

2.3 Side & Rear Boundary Setbacks

2.3.1 Objectives

To ensure the scale, height and length of a building and walls relative to side and rear boundaries are of appropriate residential character.

To protect the privacy of adjoining dwellings and their private outdoor spaces.

To site and design buildings to promote energy efficiency and access to sunshine

2.3.2 Acceptable Solutions

Buildings shall be sited to minimise overshadowing of northern facades of adjacent dwellings and private outdoor spaces.

Where a dwelling is oriented towards the side boundary and this setback area is part of the Primary Private Open Space the minimum side boundary setback shall be 3m.

Where the dwelling is 'side-on' to the side boundary the setback shall average 1m. The minimum setback shall be not less than 900mm from the boundary. Encroachments such as gutters, eaves or similar structures or attachments between the face of an external wall and the boundary are permitted within the 900mm setback but shall not be closer than 675mm to the side boundary.

Upper floors of two storey dwellings, which have living room windows or balconies facing the side boundary, shall be setback a minimum of 6m from the side boundary.

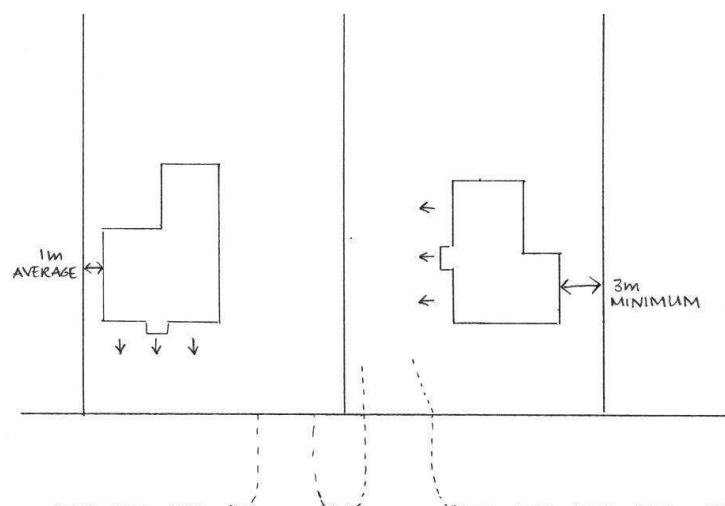


Figure 6: Side Boundary Setbacks

3.0 BUILDING DESIGN

3.1 External Appearance of Buildings

3.1.1 Objectives

To ensure that the external design of buildings including materials, colours and finishes is of good quality and provides variety and interest but is consistent with surrounding development.

To ensure that structures above roofs are not excessively obtrusive or likely to cause a loss of amenity to the streetscape or neighbours.

To encourage building design which complements the immediate streetscape and the overall character of the neighbourhood.

3.1.2 Acceptable Solutions

Use of strong and discordant colours, mismatched roof forms, highly reflective walls and roof finishes are to be avoided.

Structures, plant and equipment situated on or visible above, roofs shall be so located and treated as to be as inconspicuous as possible.

External materials and colours to include elements that are consistent with development in the area.

3.2 Bulk and Scale

3.2.1 Objectives

To achieve compatibility between the bulk and scale of new development and that of the neighbourhood.

To ensure external walls of buildings are of an appropriate residential scale.

To require the massing, or co-location, of groups of dwellings or buildings containing groups of dwellings to achieve an appropriate residential scale and to provide visual variety and interest.

3.2.2 Acceptable Solutions

No external walls should be greater than 14 metres in length, unless there is a return, recess or buttress to a depth of at least 1m and a width of at least 4m, or some other architectural feature such as verandahs or balconies are used to break the line of the wall.

Buildings adjacent to a side boundary adjoining existing dwellings shall contain no more than 3 units under a single roof. A distance of not less than 4 metres must separate each group of 3 dwellings. This separation shall be an open landscaped area and not be built upon (such as carports).

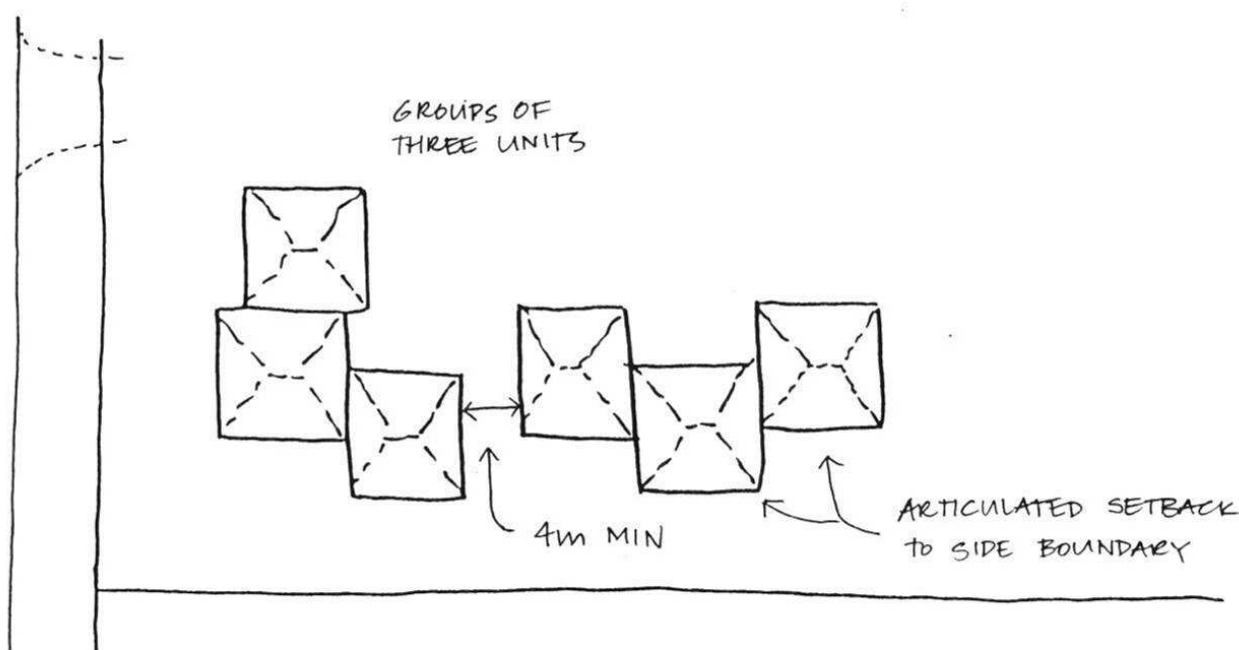


Figure 7: Siting for Multiple Dwellings

3.3 Dual Occupancy Design

3.3.1 Objectives

To ensure dual occupancy development is designed to appear as far as possible as a single dwelling when viewed from the street.

3.3.2 Acceptable Solutions

The design of dual occupancy development shall not present a 'Mirror reversed' development outcome.

Where a dual occupancy development is proposed as two detached dwellings the design should result in one dwelling facing the street with the other located behind the front dwelling.

Where an attached dual occupancy is to be located on a corner site, an acceptable design solution may often be achieved where each driveway accesses from separate street frontages.

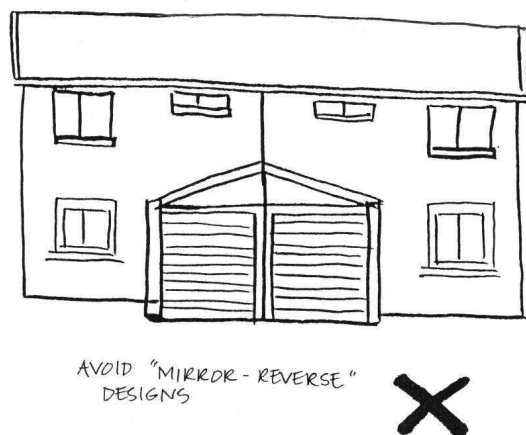


Figure 8: Example of Mirror Reverse Development

3.4 Visual Privacy

3.4.1 Objectives

To limit overlooking of private open space, and to enable residents to effectively control privacy between rooms in adjacent dwellings.

To ensure the occupants of dwellings can maximise the advantages of sunlight and daylight.

3.4.2 Acceptable Solutions

The private open spaces and living rooms of adjacent dwellings within the development, and any adjoining sites, is to be protected from direct overlooking by other dwellings within the development, or adjoining sites, through the use of techniques such as site layout, screening devices, distance or landscaping.

3.5 Acoustic Privacy

3.5.1 Objectives

To require the design of new development to consider noise intrusion.

To ensure that where traffic noise is a concern, the design minimises exposure of habitable rooms to the source of traffic noise.

To ensure garages, carports, car parking and driveways are located away from bedrooms of adjacent dwellings.

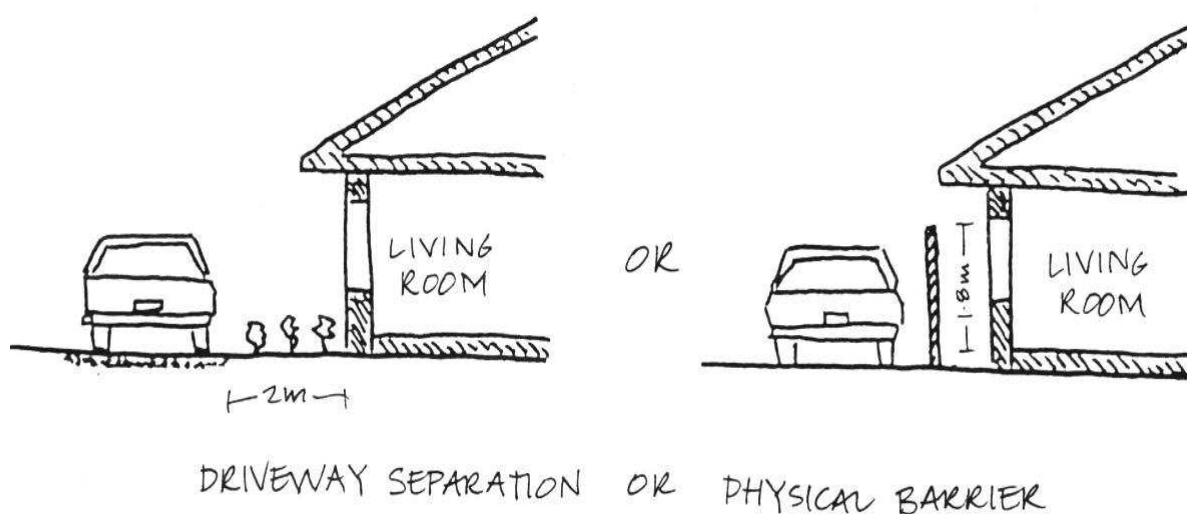
3.5.2 Acceptable Solutions

Sound insulation standards for internal noise transmission for walls and floors between dwellings are contained in the Building Code of Australia.

Siting of buildings, room layout, window and door location and the selection of construction materials should have regard to the nature, location and intensity of potential noise sources.

No common driveway should be located within 2 metres of the window of a habitable room unless there is screening at least 1.8 metres high between the window and the driveway.

Figure 9: Driveway Location and Screening



4.0 LANDSCAPE

4.1 Landscape Design

4.1.1 Objectives

To provide private open space for each dwelling that is functional, useable and accessible from living areas and has access to natural light.

To encourage landscape design that complements the exiting streetscape.

To enhance enjoyment of the environment through privacy, beauty and utility.

To manage and adapt micro-climate to create more comfortable living areas.

To provide connection between buildings and their surrounds.

To provide assistance with housing energy efficiency and to minimise the impact of shadowing on adjoining properties.

4.1.2 Acceptable Solutions

A minimum of 40% of the total site area shall be landscaped. This area includes Private Open Space and Communal Open Space.

Landscaped areas should be of a sufficient size and in a location that suits a range of recreational and leisure activities.

Landscaping should enhance natural vegetation which surrounds the site. Existing native vegetation and other important landscape elements should be conserved and integrated with the landscaping design. Additionally, landscape designs should minimise the impact of solar access on adjoining properties by not reducing winter sun on adjoining dwellings and living areas.

The use of native ground covers instead of hard surfaces is encouraged to minimise the area of impervious surfaces which contribute to run-off.

An establishment and maintenance bond will be required to be lodged with Council by the developer for a minimum of 12 months (to be paid with s94 contributions). This bond will only be refunded once Council is satisfied that the landscaping has been established and maintained to an acceptable standard. This bond will be set at 50% of the total estimated landscaping cost, as agreed to by Council. Release of the bond may only be considered by Council upon receipt of a written request by the developer.

4.2 Private Open Space

4.2.1 Objectives

To ensure Private Open Space areas suit the projected requirements of the dwelling occupants.

To accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.

4.2.2 Acceptable Solutions

The total amount of open space to be provided specifically for individual units is referred to as Private Open Space. Private open Space comprises Primary Private Open Space and Secondary Private Open Space.

The Primary Private Open Space is to be capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play, and be directly accessible from the main living area of the unit.

The Secondary Private Open Space provides areas for garbage bin storage, drying areas, household external storage, vegetable patches and the like.

Areas provided for Private Open Space shall be in accordance with the following table:

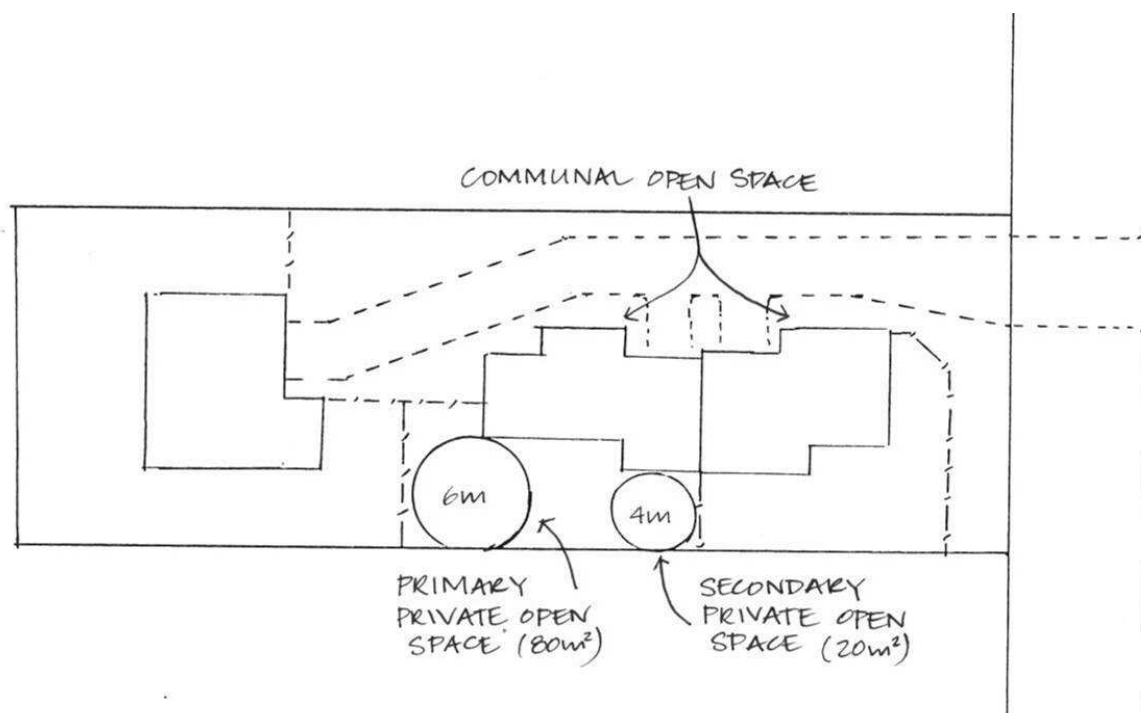
Primary Private Open Space		Secondary Open Space	
Minimum Area (Total per unit)	Part of area to have a minimum dimension of:	Minimum Area (Total per unit)	Part of area to have a minimum dimension of:
80m ²	6m	20m ²	4m

The calculation of Primary Private Open Space should not include remnant or setback areas less than 2m in width.

Location of Private Open Space should take account of outlook, natural features of the site and neighbouring buildings or open space and to provide for maximum year round use.

Upper floor units that do not have access to ground level private courtyard will not be permitted.

Figure 10: Open Space Examples



4.3 Communal Open Space

4.3.1 Objectives

To achieve unenclosed areas of open space available to all residents.

To provide visual relief within the development.

4.3.2 Acceptable Solutions

Communal Open Space shall be:

- appropriately located and designed to encourage use by all residents and visitors;
- inexpensive to maintain; and
- capable of easy supervision to prevent vandalism.

While Communal Open Space for small scale developments might be limited to unenclosed garden areas adjacent to driveways, for larger developments communal facilities may include:

- gardens for vegetables, fruit trees etc;
- barbecue facilities;
- pool, spa and/or gym area;
- space for ballgames and the like, such as kicking a football or hitting a cricket ball.

4.4 Fences & Walls

4.4.1 Objectives

To ensure fencing design does not detrimentally affect streetscape appearance, privacy and security.

To enable front fences and walls in a manner that defines site boundaries and provides safe areas for children's play.

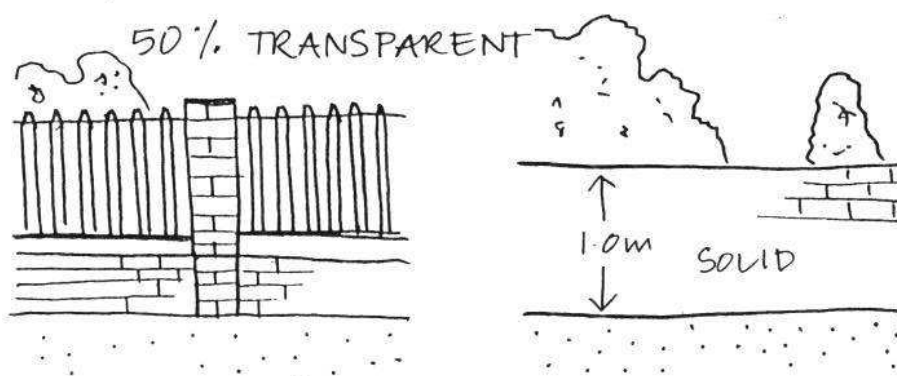
4.4.2 Acceptable Solutions

Front fences and walls shall not dominate the street, and their design shall be in keeping with the streetscape and built character.

High fences that reduce general community security by restricting resident's surveillance of the street shall not be permitted.

Front courtyard walls or fences shall be set back a minimum of 3m from the front boundary unless the wall or fence is lower than 1m and/or at least 50% transparent.

Figure 11: Fence and Wall Examples



4.5 Tree Preservation

4.5.1 Objective

To preserve important or mature existing trees.

4.5.2 Acceptable Solutions

Buildings shall be located outside the drip zone of mature trees.

Site excavation works and finished levels shall ensure the long term protection and health of existing mature trees.

4.6 Street Trees

4.6.1 Objectives

To enhance the streetscape character of existing areas.

To avoid the need to remove existing street trees.

To minimise disturbance to existing street trees.

4.6.2 Acceptable Solutions

The planting of advanced street trees to Council's requirements shall form part of the development. Street trees are to be a minimum of 2m high when planted with 8m separation and be adequately staked.

The location of driveways and service connections shall avoid existing street trees. Driveways shall be at least 2m from the trunk of an existing tree and service connections shall avoid excavation within the root zone of a street tree.

5.0 CAR PARKING

5.1 Car Parking Design

5.1.1 Objectives

To provide sufficient and convenient parking for residents, visitors and service vehicles.

To consider the safety of residents, particularly children, in the design and location of car parking spaces.

To ensure that parked vehicles do not obstruct the passage of vehicles or create traffic hazards.

To ensure that the design of driveways can accommodate the grade, and turning radius limitations of modern vehicles.

5.1.2 Acceptable Solutions

Where there are to be three or more dwellings all car parking spaces shall be designed to ensure that vehicles are able to enter and exit the site in a forward manner.

Garages and carports shall be located and designed to maintain streetscape amenity and complement dwelling design in terms of height, roof form, detailing, material and colours.

Car parking facilities to be designed and located to be reasonably close and convenient to dwellings and to be adequately lit at night and clearly defined.

Car parking spaces should not be located close to large areas of communal open space that are likely to be used by children.

5.2 Number of Car Parking Spaces

5.2.1 Objective

To provide sufficient on-site car parking for the projected needs of residents and visitors.

5.2.2 Acceptable Solutions

The number of car parking spaces to be provided shall be in accordance with the following table:

No. of Bedrooms	No. of Car Parking Spaces/Unit
1	1
2	1.5
3 or more	2

One visitor space must also be provided for each five dwelling units or part thereof.

One parking space per unit may be provided in a stacked arrangement, providing that a length of at least 5.5 metres is available for the stacked car parking space.

Each dwelling is to have one covered parking space, located as close as practicable to the dwelling. Where six or more visitor spaces are required, these spaces should be located in groups of three and should not be scattered individually around the development. All visitors' spaces should be clearly and permanently marked and/or posted.

5.3 Size of Car Parking Spaces

5.3.1 Objective

To ensure all car parking spaces are convenient and accessible.

5.3.2 Acceptable Solutions

Open car parking spaces shall be a minimum of 2.6m wide by 5.5m long.

All Covered or enclosed car spaces shall be a minimum of 3.0m wide by 6.0m long.

A clear area of 6.7m shall be provided behind the parking space to provide for adequate manoeuvring.

5.4 Car Park Surface Treatment

5.4.1 Objective

To encourage the use of a variety of materials other than plain concrete to reduce the visual impact of open car parking spaces.

To improve the marking and delineation of car parking spaces.

5.4.2 Acceptable Solutions

Open car parking spaces should be paved with a different surface than the central driveway to provide visual relief and better delineate the parking spaces.

Where a large expanse of one type of surface material is proposed (eg. bitumen or concrete) a different material (eg. bricks, pavers) shall be used as borders or at expansion joints to provide visual relief to the paved surface.

To reduce the amount of hard surface area and to take account of the overhang of vehicles, the paved length of open 90° car spaces may be reduced by 0.5m and provided as lawn or suitable ground cover.

6.0 VEHICULAR ACCESS

6.1 Driveway Design

6.1.1 Objectives

To minimise the impact of driveways on adjoining and adjacent dwellings.

To consider the safety of residents, particularly children and frail persons, in the design and location of driveways.

6.1.2 Acceptable Solutions

A driveway shall not have a continuous straight length of more than 30m. Where driveways are longer than 30m a change in angle of at least 20° for a distance of at least 10m shall be provided.

Where driveways are longer than 30m a paved passing bay shall be provided to allow two vehicles travelling in opposite directions to pass.

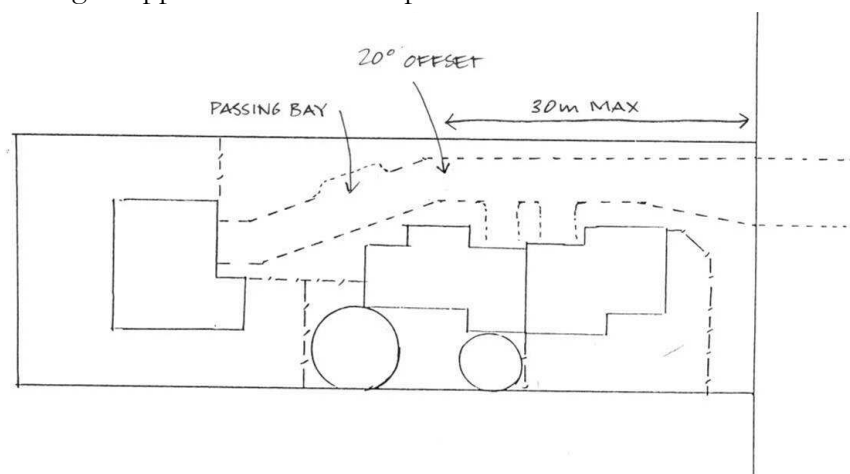


Figure 12: Driveway Design

Where possible, driveways should be located to avoid:

- Headlight glare into living rooms of adjacent dwellings; and
- Being adjacent to living rooms and bedrooms of dwellings on adjoining sites.

Driveways should be integrated with landscaping and appropriate drainage and erosion control measures.

In some cases it may be better to provide detached garages or carports in order to reduce driveway length, and the bulk of structures.

6.2 Driveway Width and Grade

6.2.1 Objective

To ensure that driveways are constructed to standards sufficient for the number and type of vehicle likely to access the development.

To ensure safe and efficient access for emergency, service and delivery vehicles.

6.2.2 Acceptable Solutions

The minimum width of driveways shall generally be in accordance with the following table:

Dwelling Type	Driveway Width
Dual Occupancy	3m
Medium Density	6m (access to road) 4.5m (main internal access driveway) 3 m (individual unit l driveway)

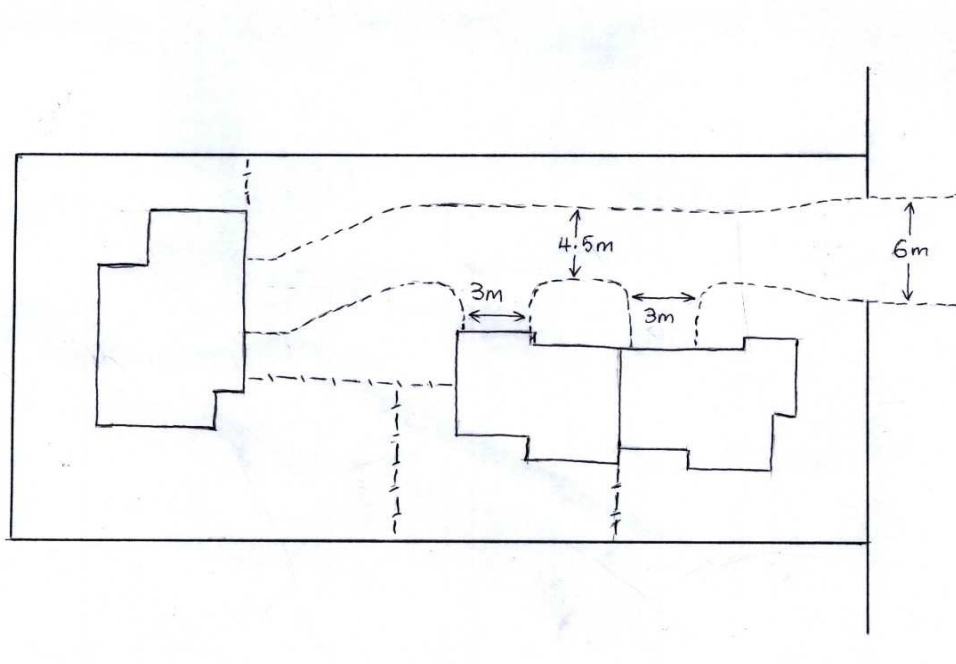


Figure 13: Driveway Widths

Driveway grades shall be a maximum of 20%, with a maximum change in grade of 10%.

Changes in existing levels over the footpath area between the kerb and the site boundary shall not be permitted.

Changes in grade between the internal driveway and the parking space shall be less than 4%.

Adequate loading and turning areas for service and emergency vehicles shall be provided within the site, including suitably reinforced pavements where service vehicles may access the site.

6.3 Driveway Surface Treatment

6.3.1 Objective

To encourage the use of materials other than plain concrete to reduce the visual impact of driveways.

6.3.2 Acceptable Solutions

Driveways, access lanes and car parking are to be formed, defined, drained and surfaced with:

- stable, smooth, semi-porous paving material (such as brick, stone, or concrete pavers) laid to the paving standard for light vehicles.

To reduce the amount of hard surface area and increase on-site stormwater infiltration, the paved widths of 3m for individual unit driveways may be reduced to 2.6m provided at least 0.2m either side remains unobstructed (eg. grass).

Driveway paving should be:

- in materials (other than plain concrete) and colours which complement the development,
- of adequate strength and in non-slip finishes,
- capable of use as a pathway by the infirm or disabled.

6.4 Emergency Vehicle Access

6.4.1 Objective

To ensure that fire, and other emergency services are able to access the site in a safe and effective manner.

6.4.2 Acceptable Solutions

The developer is to provide evidence that appropriate fire fighting facilities can be accessed for the site, including proximity to fire hydrants, and that the building and driveway design or layout will not restrict or limit access or movement of emergency equipment or personnel through the development.

The design and ongoing management of the site shall be undertaken in a manner that ensures that pedestrian and vehicle access for emergency personnel is not impeded over the site.

7.0 INFRASTRUCTURE

7.1 Stormwater management

7.1.1 Objectives

To ensure stormwater infrastructure has the capacity, or can be augmented, to accommodate new development.

To provide development with appropriate and adequate physical services.

To minimise the impact of stormwater run-off on drainage systems.

To require stormwater, surface water and subsoil drainage to drain to Council's drainage system.

7.1.2 Acceptable Solutions

Roof water from buildings and surface water from paved areas, shall be conveyed to Council's drainage system via interallotment drainage or the street drainage system. Where direct access to a drainage system is not available, drainage is to be located in easements granted in favour of the benefited party(s).

Applicants must negotiate privately to obtain easements over adjoining land. A Construction Certificate shall not be issued until stormwater disposal has been satisfactorily resolved.

A catch drain shall be provided across the driveway, where there is the potential for surface water to enter or affect a building. The catch drain must be connected to the drainage system for the building and site.

The provision of on-site stormwater detention and re-use is encouraged. The design of developments greater than 5 units should include:

- construction of on-site stormwater detention with delayed release into the stormwater system, or
- site design to minimise impervious areas and maximise on-site infiltration, or
- a combination of the above.

In all cases stormwater designs are to be submitted for approval by Council prior to issue of Construction Certificate.

7.2 Utility services

7.2.1 Objectives

To require new developments to be connected to available utility services.

To ensure services have the capacity, or can be augmented, to accommodate new development.

To ensure that water supply for multi-unit developments are appropriately metered, and responsibility for installation and maintenance of meters for individual dwelling and water infrastructure within the property boundary is the responsibility of the owners/body corporate.

To ensure that the responsibility for the reading, recording and billing for individual meters, for dwellings and common property, is undertaken by the body corporate or property owner.

7.2.2 Acceptable Solutions

New development will be required to connect to Council's water and sewer services and shall also connect to available electricity, gas and telecommunications systems.

The applicant shall liaise with relevant authorities regarding the provision, augmentation or connection to such services and incorporate requirements into the design of the development (eg. electrical kiosks).

New development will be required to provide and maintain, at their cost, all infrastructure for the supply of water within the site, including meters and pipes for water supply to individual units or common areas.

A "bulk" water meter will be required for new development that provides a reading for Council of the total water usage for the whole development. Council will install this meter at the cost of the developer.

Council will only be responsible for the reading of the "bulk" meter, and the water usage charge (bill) issued will be determined on this reading. Any reading and/or billing for individual units will be the responsibility of the body corporate or development owner.

Council will only be responsible for maintenance of the "bulk" meter and infrastructure within Council owned or controlled lands.

7.3 Off-site works

7.3.1 Objectives

To provide development with appropriate and adequate physical services.

To ensure services have sufficient capacity, or can be augmented to accommodate new development.

7.3.2 Acceptable Solutions

The construction of kerb and guttering, longitudinal street drainage and shoulder sealing of adjacent roads will be required across all street frontages at the full cost of the developer (if these do not currently exist).

Footpath construction across the frontage of all sites within 200m of the Yass Commercial zone shall be undertaken in accordance with Council's standards. Approval of the detailed footpath design and specification by Council is required prior to issue of the Construction Certificate. Alternatively Council is able to undertake such works on behalf of the developer and suitable financial arrangements shall be made prior to issue of the Construction Certificate

A vehicle crossover shall be constructed in accordance with Council's standards at the point of the proposed entry driveway connecting with the public road. Approval of the detailed design and specification by Council is required prior to issue of the Construction Certificate. Alternatively Council is able to undertake such works on behalf of the developer and suitable financial arrangements shall be made prior to issue of the Construction Certificate

Any off-site works associated with the extension and/or augmentation of utility services are to be carried out as part of the development with the full costs met by the developer, and shall require separate approval from Council.

8.0 SITE FACILITIES

8.1 Recycling and Garbage

8.1.1 Objectives

To ensure the location and design of garbage and recycling facilities are complementary to the overall development design.

To provide site facilities that are convenient and require minimal maintenance.

8.1.2 Acceptable Solutions

A concrete paved area shall be provided directly behind the kerb along the road fronting the site, to facilitate the orderly storage of garbage bins on the designated collection day.

The site design shall ensure that there is external access between the secondary private open space for each unit (where the garbage bin will be stored for each unit) and the street frontage, without the need for garbage bins to be transferred through units.

8.2 Drying Areas

8.2.1 Objective

To ensure the location and design of clothes drying facilities are complementary to the overall development design.

8.2.2 Acceptable Solutions

A suitably paved and screened drying area of minimum area of 7m² must be provided for each dwelling unit. This space may be included in calculations of the Secondary Private Open Space requirements.

8.3 Letter Boxes

8.3.1 Objective

To ensure the location and design of letterboxes are complementary to the overall development design.

8.3.2 Acceptable Solutions

Letterboxes shall be provided adjacent to the entry driveway in a common facility constructed of the materials which compliment the development.

An additional letterbox shall be provided for the body corporate.

The location and size of the letterbox structure should not interfere with sight lines for persons entering and leaving the site.

A series of “stand-alone” letterboxes shall not be permitted.

9.0 HERITAGE

9.1 Re-use of Existing Heritage Buildings

9.1.1 Objectives

To conserve items of environmental heritage.

To ensure that the heritage significance of existing buildings is considered as part of the design of new development.

9.1.2 Acceptable Solutions

New multi-unit residential development on sites occupied by a heritage item shall be designed and constructed in a manner that does not detract from the historic significance of that item.

Special consideration shall be given to design elements such as:

- building scale;
- building mass and form;
- roof form;
- building materials (roof and walls);
- proportions of window and door openings; and
- building detail.

Components and materials must be compatible with traditional elements such as vertically proportioned windows, doors framed with solid timber and occupying only a small portion of wall area.

9.2 Development adjoining Heritage Buildings

9.2.1 Objectives

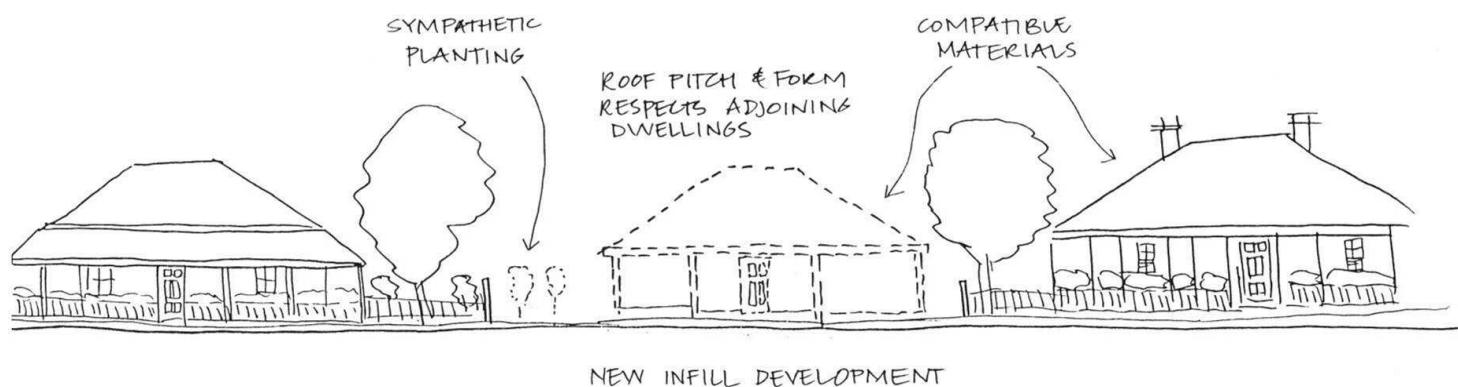
To conserve the context of any heritage item located adjacent to proposed development.

To encourage sympathetic development which complements the style and character of any adjacent heritage item.

9.2.2 Acceptable Solutions

New development should be consistent with the heritage attributes of the adjoining building. Consideration should be given to the curtilage of the heritage item and the possible need to increase setbacks and ensure the design is sympathetic to the predominant scale, form and materials of the adjoining building

Figure 14: Development Adjoining Heritage Buildings



10.0 ENERGY EFFICIENCY

10.1 Solar access

10.1.1 Objectives

To provide adequate access to sunlight for habitable rooms within buildings and private open spaces.

To encourage the optimal orientation, design and construction of dwellings to create comfortable spaces that minimises energy use.

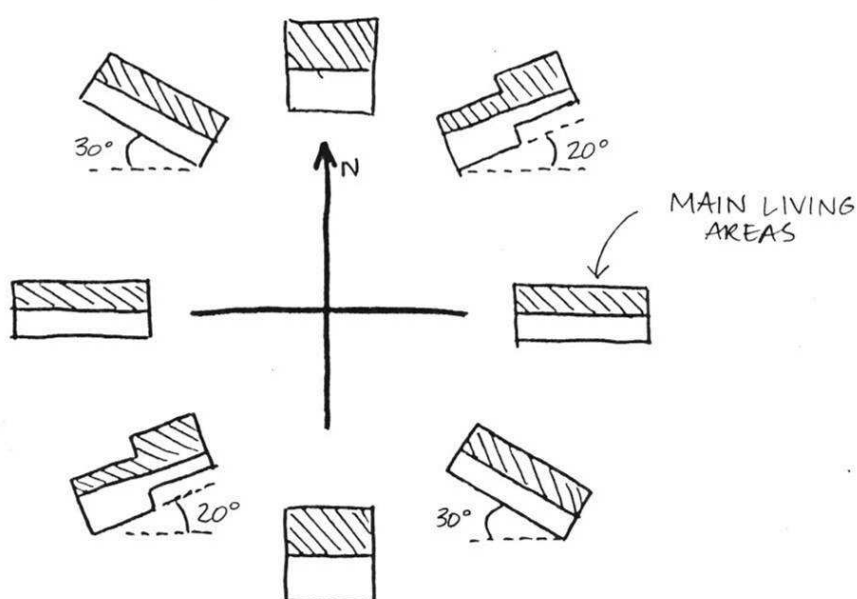
10.1.2 Acceptable Solutions

Windows should be located to maximise winter sun penetration and be provided with protection from summer sun through the use of eaves, awnings, pergolas or deciduous vines and trees.

Large windows should be provided on the northern and eastern walls, while smaller openings to allow adequate lighting and cross ventilation are best suited on the southern and western walls.

Buildings shall not cause overshadowing of living rooms within adjacent residences or their private open spaces between 10:00am and 3:00pm on June 21. Applicants may be required to prepare a shadow diagram showing that overshadowing of adjoining dwellings complies with this requirement.

Figure 15: Solar Access



10.2 Ventilation

10.2.1 Objectives

To encourage the optimal design and construction of dwellings to create comfortable spaces that minimises energy use.

10.2.2 Acceptable Solutions

Efficient ventilation of dwellings can be achieved in the following ways:

- Cross ventilation is achieved when air enters a dwelling from one side and passes out the other, replacing warm air with cooler air from the outside.
- Stack effect occurs when warm air rises and leaves through windows in the upper levels of the dwelling to be replaced by cool air from the lower levels.
- Mechanical ventilation devices such as roof cap ventilators can be installed in conjunction with insulation to allow hot air to escape from the roof space and cool air to enter via vents.

10.3 Insulation

10.3.1 Objectives

To encourage the optimal design and construction of dwellings to create comfortable spaces that minimises energy use.

10.3.2 Acceptable Solutions

Developments should incorporate the use of insulation in walls, roofs and ceilings to reduce the rate at which dwellings gain or lose heat.

Thermal insulation should be either the reflective or bulk insulation type.

- Reflective insulation such as reflective foil laminate reduces the radiant heat flow by reflecting up to 95% of the radiant heat. To be effective, reflective insulation should be used in conjunction with an air space.
- Bulk insulation such as glass fibre, rock wool or foam plastics reduces the conducted heat flow by trapping heat between the fibres or particles.

All developments undertaken in accordance with this plan must be designed and constructed to meet a minimum rating of “4 stars” under the National Housing Energy Rating System (NATHERS) or an equivalent Australian Capital Territory rating if assessed by a suitably qualified ACT consultant.

10.4 Collection of rainwater

10.4.1 Objective

To facilitate the use of domestic rainwater tanks within developments.

10.4.2 Acceptable Solutions

The use of individual rainwater tanks attached to each dwelling and located within the secondary private open space is required by Council.

A minimum size of 2,000Litre tank per unit shall be provided.

Overflow from rainwater tanks shall be connected to the stormwater system. Cross connection between a water tank and the town reticulated water system is **not** permitted.

Tap fittings provided on rainwater tanks must be provided to enable connection to standard hose fittings.

11.0 ONGOING MANAGEMENT OF MULTI-UNIT RESIDENTIAL DEVELOPMENT

11.1 Management Statement

11.1.1 Objectives

To ensure that the ongoing management of multi-unit residential developments is consistent with the objectives of this DCP.

To maintain the quality of multi-unit residential development over time.

To maintain residential amenity for residents within the locality, including adjoining dwellings and those within the development.

11.1.2 Acceptable Solutions

A management statement is to be prepared and submitted to Council prior to the release of any construction certificate, which outlines:

- How any waste or recycling matters will be dealt with on the site, including access, storage and servicing;
- Other servicing and access solutions, including emergency access and access for service vehicles such as removalists;
- Details of future body corporate statements or alternatively owners management plan if the development is to remain un-subdivided;
- How Communal Open Space areas will be managed; and
- How landscaping and other communal facilities or structures will be maintained.

The content of this Management Statement, once approved by Council, shall inform any future body corporate statement prepared for the development, or alternatively, it will be required to be incorporated into a covenant over the site if the development remains under the one ownership entity.

C. ATTACHMENTS

1.0 PRE-SUBMISSION CONSULTATION

Discussions should be held with Council's planning officers in the early part of the design stage of a development proposal and again prior to the lodgement of the development application.

As part of the design process, Council recommends that applicants undertake discussions with all immediate neighbours. It is suggested that these discussions would involve showing the neighbours preliminary or concept plans and gaining feedback from the neighbours. Applicants should demonstrate how issues raised by neighbours during this phase were considered in the final design outcome presented with the development application.

Council is more likely to require changes to the design of the development if this early consultation has not been undertaken and neighbours concerns are raised during the public notification of the development application.

2.0 DEVELOPMENT APPLICATION REQUIREMENTS

The speed in which Council can deal with a Development Application depends on, in many instances, the level of detail or supporting information provided with a Development Application. To assist applicants and Council in the assessment of applications, requirements have been developed outlining the information usually necessary for multi-unit residential development.

***Note:** All development that involves building works will require a Construction Certificate, as well as Development Consent, to be issued prior to the commencement of any works. If you require Council to issue this Construction Certificate, please indicate this on the application.*

Applicants are required to lodge five (5) full sets of plans with their application. Building designers should note that Council will (upon request) provide neighbours with a photocopy of the plans for their perusal and review.

Plans cannot be accepted on graph paper, drawn in pencil or showing a previous Council approval stamp.

Council would prefer plans presented on A3 paper.

- **All Applications** must be made on the application form provided by Council, fully completed with the consent of ALL the property owners.
- **All registered owners** must sign applications and the stamp/seal of the company/firm is also required on the application, if applicable. If the property has recently (within 8 weeks) changed hands, a letter from your conveyancer confirming settlement may be required.
- **The site** must be identified by either a Lot & Deposit Plan number, rateable street address or rate assessment number. *Applications cannot be accepted that do not uniquely identify the development site.*

- **The Application Fee** based upon the proposed construction cost of the development must be paid at the time of lodgement. This fee can be obtained from Council officers.

***Note:** This estimated cost must be based upon realistic construction costs including all costs incurred (including labour) to bring the development to occupation stage. **Owner Builders must provide an estimated cost similar to a builder's contract rate, ie NOT materials only.** If Council does not consider the estimated cost realistic it may require the applicant to provide evidence of construction by way of a Quantity Surveyors report or a bona fide contract with a builder. Alternatively Council may estimate the construction costs based upon NSW State average building costs. The fee will then be based upon this figure.*

- **The Advertising Fee.** An advertising fee is applicable for development covered by this DCP. This must be paid at time of lodgement.
- **“planFirst” Fee.** A fee, imposed by Planning NSW is also applicable for development covered by this DCP. This must be paid at time of lodgement
- **The Process.** Once an application is lodged with Council the first step will be for them to be advertised. During this period, the application will be allocated to an assessment officer for assessment against the requirements of the EP&A Act. The assessment process should take approximately 40 days, depending upon the complexity of the development and whether any additional information is required. If additional information is necessary, the assessing officer will contact the applicant, indicating precisely what information is required to complete the assessment. Any submissions received from the public during the advertising period are also taken into account at this stage. If the application is to be refused, you will be notified of the Councils intention, with reasons for the refusal. You may be able to address these problems and still get the application approved. When an application is approved, the Applicant will receive the approval with any conditions attached. This will be forwarded in the mail to the applicant's address as provided on the application form.

Please note that the following requirements represent the minimum detail required to lodge an application under this DCP. Council advises potential applicants to discuss their proposal with Council officers prior to lodging their application. These discussions may reveal the need for additional information, which may assist with the assessment of their application.

3.0 PLAN REQUIREMENTS

Site Plan – The size/area of the land shall be provided on the site plan, shown in square metres, together with the length of all boundaries in metric. A North point must also be indicated on the plan.

Note: Recommended scale for site plans 1:200

***Note:** It should be noted that photocopy reductions of plans will not be accepted, unless these can be shown to be a nominated recognised scale (see above).*

Restrictions on site – (including pedestrian and vehicular). It is the applicant's responsibility to check the property's title deeds to ascertain whether it is benefited or burdened by any easement or rights-of-way.

Where property is affected by one of these restrictions its exact location in relation to the boundaries of the land must be shown indicating its width, length and type. Details of easements should indicate the purpose eg sewer, services etc. If the property is not subject to any site restrictions, a notation should be made either in a statement or on the plans.

Vegetation & Clearing – Location of existing trees over 3m in height and any tree to be cleared as a result of the development must be indicated on the site plan.

Contour Levels - to be to Australian Height Datum and at 0.5m contour intervals. Contours should extend 5m minimum into adjoining lands to identify any natural flow paths.

Stormwater Drainage – any existing and all proposed stormwater drainage to be indicated on the site plan. Detail is required to show how proposed drainage would be achieved and should include all levels, pipe sizes and grades.

New Building/Structure/Improvements – The proposed development is to be shown, together with setbacks from all affected boundaries and its proximity to any easements, mains, etc.

Elevations & Section detail – Notes regarding external finishes, colours, materials of construction of the external walls of building, roofing materials, type of doors and window, balcony railing, paving materials, driveway materials should be shown on the elevations and section. All elevations need to be shown and all rooms must be nominated on the section.

Floor levels - to AHD must be shown on elevations and sections.

Floor plans – A floor plan of each level of the building, showing uses of each room/area and window/door placement. This floor plan must be fully dimensioned and include wall thickness. Where an existing building is to be retained, the floor area/dimensions are to be shown.

Note: Recommended scale for floor plans, elevations and sections 1:100

Existing Buildings – All existing buildings are to be shown on the plans, drawn to scale showing the uses of each area/room, including existing buildings to be demolished.

Floor Area – Shall be calculated and indicated for each unit on submitted plans and/or accompanying documentation.

Open Space Areas – Areas for both Private Open Space (both Primary and Secondary) and Communal Open Space are to be calculated and shown on submitted plans and/or accompanying documentation.

Parking Spaces – All parking areas to be nominated and use shown (resident, visitor, etc)

Garbage Area – To indicate the area where bins are to be placed.

Landscape Concept Plan – Show the areas of land to be landscaped, paving areas, types of fencing, moulds, ponds, playgrounds and the like. In relation to plants to be used, the

information should include details on “size and spread” of mature plants, and whether dense or light planting will be undertaken.

Shadow Diagrams – Required for development of two storeys. Shadow diagrams are to accompany the application to demonstrate impact of the development on sunlight received by adjacent properties between 10am and 3pm on 21 June.

Extent of Cut and Fill and Retaining Works – All areas subject to cut and fill or retaining works shall be clearly shown on submitted plans. Details are to be provided on the extent of the works, including existing and finished ground levels, depths of cut, extent of fill and the measures proposed to retain both cut and fill areas. All depths to be related to AHD levels.

Roadwidths/Laneways/Existing Kerb and Gutter – Widths of all roads and laneways adjacent to the development site and any existing kerb and gutter to be indicated on plan.

Water and Sewer Mains – Indicate the location of Council’s Water and Sewer Mains on the site plan. If mains do not burden the property, please indicate their location, eg: in street or laneway or adjacent property.

Statement of Environmental Effects – Every application is to be accompanied by a statement demonstrating that the environmental impact of the development has been considered and any effects addressed so as to minimise any potential harm to the environment.

Swimming Pools/Spas – (as defined under the Swimming Pool Act) Location, design and construction details of any swimming/spa facility included in the design. Detail must include fencing and any other requirements indicated by the Swimming Pool Act. The location of the pumps and filter must be indicated along with any measures being taken to minimise noise from these from any adjoining units or neighbours.

Safety fencing of the development site – All applications need to be accompanied by a formal assessment detailing the measures to be adopted to restrict public access to the site during the course of construction.

Any other detail that may be required for assessment as indicated by Council officers at a pre-submission consultation.

4.0 DEFINITIONS

For the purposes of this Plan the following definitions will apply:

“building envelope” means the three dimensional space within which a dwelling may be sited, taking into account actual ground or site cover by the building in addition to the space above ground which is located within the required height and boundary setback planes”

“communal open space” means the open space area which is available and accessible to all residents.

“dwelling” means a room or number of rooms occupied or used or so constructed or adapted to as to be capable of being occupied or used as a separate domicile.

“dual occupancy” means two, but no more than two, dwellings on one site (reference to dual occupancy includes duplex developments) and may be either attached, ie sharing a

common wall or structures such as a carport, or detached. “Dual occupancy” is also considered as multi-unit residential development for the purposes of this plan.

“*medium density*” means a residential development containing three or more dwellings on one site. “Medium density” is also considered as multi-unit residential development for the purposes of this plan.

“*multi-unit residential development*” means any residential development that will result in more than one single detached dwelling on a site.

“*primary private open space*” means the main area of private open space which is directly accessible to the living area of a dwelling and is capable of being landscaped or screened to ensure that the area has privacy from adjoining development. Generally primary private open space will be maintained as lawn, courtyard or planted gardens and is available for use and enjoyment of the occupants of the development.

“*secondary private open space*” means drying yards, garbage handling and storage areas, and any setback or open space which is less than two metres in width.

“*site*” means the actual allotment/or allotments, within defined legal title boundaries. (generally under this plan the “site” refers to the specific allotment/s subject to a development application for multi-unit residential development).

“*site area*” means the area contained within the title boundaries of the site, but excludes the area of any right of way, laneway or the like.