

Weymouth valley council

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Built

Form

Adopted Version Nov 2011

Study

2011



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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Background	1
1.2	Objectives	1
1.3	Need for a built form study	1
2	STATUTORY PLANNING FRAMEWORK	2
2.1	Environmental Planning and Assessment Act 1979	2
2.2	State Environmental Planning Policies	3
2.3	Standard Instrument	6
2.4	Sydney to Canberra Regional Strategy	6
2.5	Department of Planning Circulars and Practice Notes	7
2.6	Council Plans and Policies	8
2.7	Council's Strategic Planning Studies	10
2.8	Other Relevant Documents	18
3	BUILT FORM ANALYSIS	19
3.1	What is built form character	19
3.2	Built form precinct identification and analysis	19
3.3	Built form analysis	22
3.4	Discovery Drive/Reddall Street precinct	24
3.5	North Yass precinct	26
3.6	Laidlaw Street precinct	28
3.7	Comur Street precinct	29
3.8	South Yass (Eastern) precinct	31
3.9	Grand Junction (Showground) precinct	33
3.10	Nicholls Drive/Mary Reid Estate precinct	34
3.11	South Yass (Western) precinct	35
3.12	Merriman Drive/Yeo Crescent precinct	37
3.13	Shaw Street precinct	38
3.14	Hatton Park precinct	40
3.15	Lot typology	41
3.16	Subdivision potential	44
3.17	Floor space ratios	46
3.18	Building heights	47
3.19	Multi dwelling housing	49
4	BUILT FORM RECOMMENDATIONS	51
4.1	Introduction	51
4.2	Built form principles	51
4.3	Minimum lot sizes for subdivision	52
4.4	Building height	54
4.5	Floor space ratios	56
4.6	Multi dwelling housing	58
4.7	Dual occupancies	59
4.8	Variations to development standards in the new LEP	59

GLOSSARY

Attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building line or setback means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

Development standards are provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:

- (a) the area, shape or frontage of any land, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,
- (b) the proportion or percentage of the area of a site which a building or work may occupy,
- (c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,
- (d) the cubic content or floor space of a building,
- (e) the intensity or density of the use of any land, building or work,
- (f) the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,
- (g) the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,
- (h) the volume, nature and type of traffic generated by the development,
- (i) road patterns,
- (j) drainage,
- (k) the carrying out of earthworks,
- (l) the effects of development on patterns of wind, sunlight, daylight or shadows,
- (m) the provision of services, facilities and amenities demanded by development,
- (n) the emission of pollution and means for its prevention or control or mitigation, and
- (o) such other matters as may be prescribed."

Dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

Ground level (existing) means the existing level of a site at any point.

Ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

Ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

Heritage conservation area means an area of land of heritage significance:

- (a) shown on the Heritage Map as a heritage conservation area, and
- (b) the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

Heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

Heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

State Environmental Planning Policy (SEPP) (SEPPs) are policies made by the Minister for Planning and provide policy and development controls for sites and matters of state concern.

1 INTRODUCTION

1.1 Background

Yass Valley Council is currently undertaking a comprehensive strategic planning program to develop a new Local Environmental Plan (LEP) and Development Control Plan (DCP) for the Yass Valley Local Government Area. The development of the new LEP and DCP is being guided by a number of studies which have investigated a range of strategic land use planning issues.

The Yass Built Form Study provides the first comprehensive assessment of the built form of the town of Yass. The study identifies and assesses the special built form characteristics of the town of Yass and makes recommendations on development standards, such as minimum lot size, height and floor space ratios controls, which will be included in the new LEP.

1.2 Objectives

The objectives of the Yass Built Form Study are to:

- assess the built form character of the town of Yass and identify the special characteristics of the town which require preservation and replication;
- review existing plans and policies which apply to built form and determine their appropriateness and effectiveness;
- identify built form issues; and
- recommend appropriate minimum lot size, floor space ratio and height controls for the urban areas of the town of Yass.

1.3 Need for a built form study

The Yass Built Form Study has been undertaken for a number of reasons. Firstly, the preparation of a new LEP must incorporate development standards, such as minimum lot sizes, building heights and floor space ratios to meet the requirements of the Standard Instrument Principle Local Environmental Plan. Traditionally, these development standards would have been contained in a DCP or a Council policy. In transferring development controls from DCPs and Council policies to an LEP, it was thought prudent to review existing planning controls to ensure the appropriateness of new controls into the future.

Secondly, issues of built form are becoming increasingly contested as the town of Yass grows. This situation is not aided by the lack of comprehensive development controls to guide the assessment of development applications.

Finally, while the dwelling sizes of Australian houses is increasing, allotment sizes are decreasing, meaning Australians are living in higher densities and in closer proximity to each other than we ever have before. As this trend continues, issues relating to built form, amenity, heritage and character will increase in importance, requiring appropriate policy responses from Council.

2 STATUTORY PLANNING FRAMEWORK

This section outlines the statutory planning framework at a State and Local level to provide a context for the development and implementation of built form controls in the LEP and DCP. The implications of these plans and policies will be discussed in greater detail where necessary.

2.1 Environmental Planning and Assessment Act 1979

At present, planning and development in NSW is carried out under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation 2000). The relevant aspects of the EP&A Act and Regulation as they apply to this study are discussed below.

117 Directions

The Minister for Planning, under section 117(2) of the EP&A Act issues directions that Councils must follow when preparing new LEPs. The directions cover the following categories:

- employment and resources;
- environment and heritage;
- housing, infrastructure and urban development;
- hazard and risk;
- regional planning; and
- local plan making.

An LEP may be inconsistent with the terms of directions if the relevant planning authority can satisfy the Director-General of the Department of Planning that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:
 - (i) gives consideration to the objective of this direction, and
 - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites); and
 - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of a direction; or
- (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of a direction; or
- (d) of minor significance.

The following directions are relevant to the preparation of the Yass Built Form Study. These directions are included in entirety in Appendix 1 and are discussed individually below:

Business and Industrial Zones

This direction requires that the total potential floor space area for employment and related public services in business zones and industrial uses in industrial zones are not reduced.

Residential Zones

This direction requires the provision of housing that will broaden the choice of building types and locations available in the housing market, be of good design and not reduce the permissible residential density of land.

Implementation of Regional Strategies

This direction requires that the new LEP to be consistent with the Sydney-Canberra Corridor Regional Strategy. This Strategy is discussed in further detail in Section 2.4 of this study.

2.2 State Environmental Planning Policies (SEPPs)

State Environmental Planning Policies (SEPPs) are policies made by the Minister for Planning. They provide both policy and development controls for sites and matters of state concern.

The following SEPPs are relevant to the preparation of the Yass Built Form Study:

State Environmental Planning Policy No. 1 – Development Standards (SEPP 1)

This Policy provides flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the Act. SEPP 1 prevails over any inconsistency between it and any other environmental planning instrument, whenever made.

As development controls relating to minimum lot sizes for subdivision in Yass are contained within a Council policy and there are no building height or FSR controls which apply, SEPP 1 can not be currently used to address built form issues in Yass.

State Environmental Planning Policy (Exempt and Complying Development) 2008 (Exempt and Complying SEPP)

The Exempt and Complying Development SEPP enacts exempt and complying codes which supersede Councils' LEPs and DCPs. Of particular relevance is the General Housing Code which provides development

standards for single dwellings and alterations and additions to single dwellings as complying development. The SEPP also includes the Commercial and Industrial Code which identifies exempt and complying development for these development types.

General Housing Code

Understanding of the provisions of the General Housing Code is particularly relevant to the Yass Built Form Study as a significant amount of land and development in the town of Yass could be either exempt or complying under the General Housing Code. As such, the Code is likely to affect the built form of the town without any input or oversight by Council.

The General Housing Codes specifies a comprehensive range of development standards which address a range of built form matters. A proposed development must however comply with all of the development standards in order to be complying development.

The key provisions of the General Housing Code are summarised in the table below. These provisions are provided in full in Appendix 2 of this study.

Table 2.1 Summary of General Housing Code development standards

Development that is complying under the Code	
Erection of new single or two storey dwelling houses	Land zoned residential Land to be at least 450m ²
General Housing Code Development Standards – R1, R2, R3, R4, R5 and RU5 Standard Instrument zones	
Lot requirements	Only one dwelling house is permitted Minimum boundary measurements: 12 – lots between 450m ² and 899m ² 15m – lots between 900m ² and 1499m ² 18m – lots larger than 1500m ²
Maximum site coverage	Lots between 450m ² and 899m ² - 50% of the area of the lot Lots between 900m ² and 1499m ² - 40% of the area of the lot Lots larger than 1500m ² - 30% of the area of the lot
Maximum floor area	Lots between 450m ² and 599m ² - 330m ² Lots between 600m ² and 899m ² - 380m ² Lots larger than 900m ² - 430m ²
Building heights	Dwelling house - maximum height above ground level (existing) – 8.5m New outbuilding or alt/adds – maximum height above ground level (existing) – 4.8m
Building setbacks	A dwelling house and all ancillary development must have a setback from the boundary with a primary road that is not classified of at least: <ul style="list-style-type: none"> the average distance of the setbacks of the nearest 2 dwelling houses having a boundary with the same primary road and located within 40m of the lot which the dwelling house is erected, or in the case where 2 dwellings are not located within 40 metres of the lot: <ul style="list-style-type: none"> 4.5m – lots between 450m² and 899m²

	<ul style="list-style-type: none"> ○ 6.5m – lots between 900² and 1499m² ○ 10m – lots over 1500m² <p>A dwelling house and all ancillary development must have a setback from a boundary with a secondary road that is not a classified road of at least:</p> <p>2m – lots between 450m² and 599m²</p> <p>3m – lots between 600m² and 1499m²</p> <p>5 m – lots over 1500m²</p>
Landscaping	<p>A lot must have a landscaped area of at least:</p> <p>20% - lots between 450m² and 599m²</p> <p>25% - lots between 600m² and 899m²</p> <p>35% - lots between 900m² and 1499m²</p> <p>45% - lots over 1500m²</p> <p>At least 50% of the landscaped area must be located behind the building line to the primary road boundary and the landscaped area must be at least 2.5 wide.</p>
Private open space	A lot on which a new dwelling house is erected must have at least 24m ² of principal private open space
Car parking and access	One parking space must be provided on the lot.
Earthworks and drainage	<p>Excavations associated with the erection of, or alterations and additions to, a dwelling house must not exceed</p> <ul style="list-style-type: none"> • 1m below ground level (existing) <p>A retaining wall must not extend more than 2m from any external wall of the dwelling house.</p> <p>Fill associated with the erection of a dwelling house must be contained within the building envelope and adequately retained by a retaining wall that is no higher than 60mm.</p>

To date, complying development for new houses has not been widely utilised, most likely due to the lack of familiarity with the provisions of the General Housing Code, rather than it not applying to Yass.

Nonetheless, as familiarity with the Code increases, it is expected that the use of the Code will increase significantly.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP)

The Seniors SEPP aims to increase the supply and diversity of residences that meet the needs of seniors or people with a disability by setting aside local planning controls that would prevent development that meets the criteria and standards specified in the Policy.

If this Policy is inconsistent with any other environmental planning instrument, made before or after this Policy, the Policy prevails to the extent of the inconsistency.

Yass has a number of retirement village/aged care facilities located within close proximity of each other in North Yass. The Built Form Study does not specifically discuss issues relating to aged care facilities as they are covered by the Seniors SEPP.

2.3 Standard Instrument

Over several years, the Department of Planning has been undertaking a review of the NSW planning system and has been progressively introducing a suite of reforms designed to make the planning system easier to navigate and affordable.

A key component of these reforms was the introduction of the Standard Instrument which establishes an LEP template for use by Councils. The Standard Instrument seeks to assist Councils in preparing LEPs by providing standardised clauses, zones, definitions and mapping, thus enabling Councils to focus on the strategic planning work to guide the development of the LEP.

The Standard Instrument contains a suite of mandatory and optional clauses which Councils must use in the preparation of an LEP. Councils are required to use clauses deemed to be compulsory and can determine in their own circumstances whether to use optional clauses.

The Standard Instrument will change the way in which Council currently applies its built form controls. This issue will be discussed in greater detail throughout this study.

The relevant Standard Instrument clauses applicable to built form are:

- Clause 4.1 – Minimum subdivision lot size [optional]
- Clause 4.3 – Height of buildings [optional]; and
- Clause 4.4 – Floor space ratio [optional].

These clauses are contained in full in Appendix 3.

A key objective of this study is to identify the appropriate development controls in relation to minimum subdivision lot size, height of buildings and floor space ratios for the town of Yass for inclusion in the new LEP.

2.4 Sydney to Canberra Corridor Regional Strategy

The Sydney-Canberra Corridor Regional Strategy applies to the LGAs located along the Hume Highway between Sydney and Canberra, being Wingecarribe, Goulburn-Mulwaree, Upper Lachlan, Yass Valley, Palerang and Queanbeyan. The Strategy outlines the agreed NSW Government position on the future of the Sydney-Canberra Corridor and outlines the plan for the growth of the corridor to 2031.

Issues relevant to the built form study include:

- the continuing trend towards average smaller household sizes, from an average of 2.53 persons in 2006 to 2.25 in 2031. In response, a diversification of housing types is required to meet the projected demand for an ageing population and increasing single and childless couple households;

- Managing housing affordability requires sufficient capacity of housing supply, both in existing areas and in greenfield release areas, to keep downward pressure on housing prices. The need to provide greenfield housing choice in multiple locations is an important factor in influencing housing affordability;
- Neighbourhood Planning Principles emphasise the need for a wide range of housing choices to provide for different needs and different incomes. Traditional house on their own block will be available along with smaller, lower maintenance homes, units and terraces for older people and young singles or couples.
- In existing areas identified for increased densities or where revitalizing centres, the relationship between new and existing is an important consideration involving neighbourhood and architectural character, community integration, protecting and enhancing open space and recreation opportunities and the efficient use of existing and planned infrastructure.
- Councils will plan for a range of housing types with appropriate densities and in appropriate locations that are capable of adapting to and responding to the ageing population and people with a disability.
- Local councils will consider a range of affordable housing strategies, including forms of low-cost housing, suitable zonings and development controls to improve housing choice. These strategies must be consistent with relevant state policies.

2.5 Department of Planning Circulars and Practice Notes

Departmental circulars and practice notes provide additional guidance and information on a range of planning matters. The circulars and practice notes relevant to the Yass Built Form Study are outlined below:

LEP Practice Note PN 08-001 - Height and Floor Space Ratios (January 2008)

This practice notes provides guidance on the application of building height and floor space ratio (FSR) provisions of the Standard Instrument. This Practice Note is contained in Appendix 4.

- Different maximum heights and FSRs may be applied to different zones and for different locations within the same zone.
- Councils do not have to apply building height and FSR controls however are encouraged to do so, particularly in areas zoned R3 Medium Density Residential and R4 High Density Residential zones.
- If an LEP includes height controls then FSRs should also be applied.
- DCPs may include additional built form provisions such as building setbacks, number of storeys and details of three dimensional building envelopes. These DCP controls should not exceed the maximum height and FSR controls set by an LEP.

2.6 Council plans and policies

Local Environmental Plans (LEPs) and Development Control Plans (DCPs) are Councils' key mechanisms for controlling development. Yass Valley Council also has a number of policies which regulate land use planning and development matters.

As this study focuses only on the town of Yass, the Yarrowlunla LEP 2002 and the Gunning LEP 1997 are not relevant considerations.

2.6.1 Yass Local Environmental Plan 1987

The Yass LEP 1987 is the governing land use planning instrument for the former Yass Shire Council. Yass LEP 1987 has been amended a number of times since its gazettal in 1987 but has not been comprehensively reviewed. Until it is replaced by a new LEP, the provisions of the Yass LEP 1987 will continue to apply.

The only relevant built form clause of the Yass LEP 1987 is:

Clause 21 Height of buildings

"A person shall not erect a building containing more than 2 floors above ground level without the consent of Council".

This clause does not provide any control over the height of a building. It merely requires Council's consent in erecting a building containing more than 2 floors above ground.

While the town of Yass has been able to develop successfully without any built form restrictions in the LEP, the absence of these controls can lead to situations where undesirable development can occur.

Built form development standards provide a greater level of certainty to land owners, developers and the community about what constitutes acceptable bulk and scale of a development by establishing building envelopes within which development can occur. For this reason, the inclusion of controls for minimum lot sizes for subdivision, building heights and floor space ratios in the new LEP are recommended.

2.6.2 Yass Shire Council Multi Unit Residential Development DCP

The Yass Shire Council Multi Unit Residential Development DCP (MURDCP) was adopted by the former Yass Shire Council in 2003 to provide for the first time, built form controls for multi unit residential development, including dual occupancies. The DCP provides controls for a range of built form matters, including:

- minimum lot sizes;
- site coverage;

- development density;
- building heights;
- front, side and rear setbacks;
- building design;
- visual and acoustic privacy;
- solar access;
- private open space;
- landscaping; and
- car parking and vehicle access.

2.6.3 Council - Minimum Lot Sizes Policy (DA-POL-15)

In 2009 Council adopted the Minimum Lot Size Policy for Residential and Village Zones (DA-POL-15) to provide a minimum lot size for the subdivision of land within the 2(a) Residential and 2(v) Village zones throughout the LGA.

The relevant provisions relating to minimum lot sizes for subdivision are outlined below:

“Minimum Lot Sizes

3.1 Residential Zone

3.1.1 *Yass Valley Council will only consent to the Torrens Title or Community Title Subdivision of land within the 2(a) Residential Zone if it is satisfied that:*

- (a) the minimum size of any allotment created is 700m²;*
- (b) each of the residential allotments created is compatible in shape with the future use of the land, adjoining land uses and the surrounding physical environment.*

3.1.2 *The provisions of clause 3.1.1 above do not apply to the subdivision of land if it is to excise existing dwellings within a Multi-Unit Residential Development”.*

Council's Minimum Lot Size Policy for Residential and Village Zones (DA-POL-15) is provided in Appendix 5 of this study.

Due to the introduction of the Standard Instrument, controls relating to the subdivision of land are now required to be located in the LEP, rather than in a DCP or Council policy.

The analysis undertaken to inform the development of the 700m² minimum lot size did not investigate issues such as built form, neighbourhood character and heritage and as such, the recommendations in relation to minimum lot sizes in this study differ somewhat from the policy.

2.6.4 Council – Urban Building Line Policy (DA-POL-4)

The objective of this policy is to provide setback guidelines for the erection of dwelling houses and ancillary structures on land zoned 2(a) Residential under the Yass LEP 1987. Setbacks are an important built form control in that they control the location of buildings on a site and provide minimum setback requirements to ensure the visual and acoustic privacy of development on both sides of a boundary and identify the location of development within the streetscape.

Council's Urban Building Line Policy is provided in Appendix 5 of this study.

2.7 Council's Strategic Planning Studies

To inform the development of the new LEP, a number of strategic land use planning studies have been undertaken by both Council and consultants. These studies and their implications for the Built Form Study are discussed below.

2.7.1 Yass Commercial Precinct Study 2010

The Yass Commercial Precinct Study (YCPS) was undertaken on behalf of Council by Macroplan and Lennon Salvestro. The YCPS was finalised in 2010 following public exhibition and has been endorsed by the Director-General of the NSW Department of Planning.

The objectives of the YCPS are:

- *To review the existing Yass Commercial Precinct and surrounding area in order to identify issues relating to the future supply and demand of commercial land in the town of Yass.*
- *To recommend appropriate zones and other development controls for inclusion in a new LEP which will support the growth of Yass as a commercial centre for the surrounding region.*

Figures 2.1 and 2.2 below show the area investigated as part of the YCPS and the endorsed land use zones. It is relevant to note that four lots on Laidlaw Street (Lot 1 DP 215923, Lot 13 DP 34810 and Lot 12 DP 34810 and a portion owned by ARTC) were originally proposed to be B5 Business Development by the Industrial Lands Study however following consideration of the recommendations of the YCPS, they are now proposed to be zoned B6 – Enterprise Corridor, consistent with the zoning of other lots along Laidlaw Street.

While the YCPS study area is included in the Built Form Study area, land proposed to be zoned B2 – Local Centre, B5 – Business Development or B6 – Business Corridor in the new LEP was excluded from the detailed minimum lot size analysis. This is due to the need to maintain a high level of flexibility in the subdivision of land for

commercial purposes to accommodate and encourage the development of a broad range of business premises in Yass. However, to ensure that the amenity of the area is not detrimentally affected by commercial development, this study recommends the inclusion of height and floor space ratios controls for commercially zoned land which will control the bulk and scale of commercial development.



Figure 2.1 - Yass Commercial Precinct Study – North Yass Proposed Zoning Map

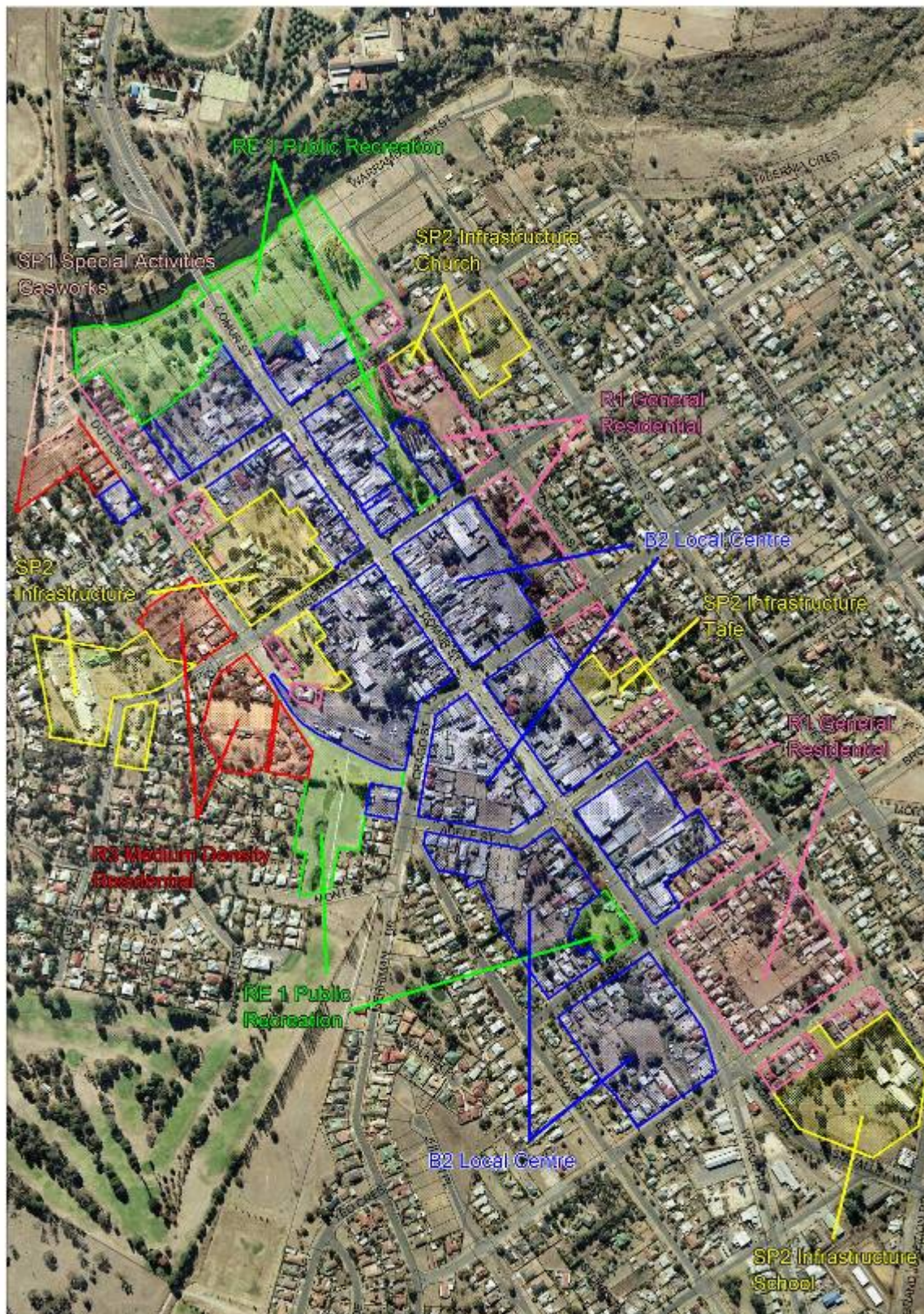


Figure 2.2 - Yass Commercial Precinct Study – South Yass Zoning Map

The YCPS also identified a number of sites that could accommodate a higher residential development density. As such these sites are recommended to be zoned R3 Medium Density Residential.

2.7.2 Industrial Lands Study 2008

The Industrial Lands Study was prepared by consultants for Council in 2008 and provides an assessment of the current employment generating land supply and future demand for employment generating land in and around the town of Yass. The study was endorsed by the Director-General of the Department of Planning and as such its recommendations will be included in new LEP. Figures 2.3 and 2.4 show the endorsed zonings recommended by the Industrial Lands Study.

As with commercial development, in the past, the built form of industrial development has been dealt with at the development application stage and has been the subject of a detailed merit assessment in the context of the proposed development and its impact on the surrounding environment on a case by case basis.

While this approach has been satisfactory in the past, there will be the need in future to provide a greater level of certainty to landholders, developers, neighbours and the community in general over built form issues as the demand for employment generating development increases. This study provides stakeholders with the opportunity to have input into these controls prior to their inclusion in a draft LEP.



Figure 2.3 - Industrial Lands Study – South Yass Zoning Map

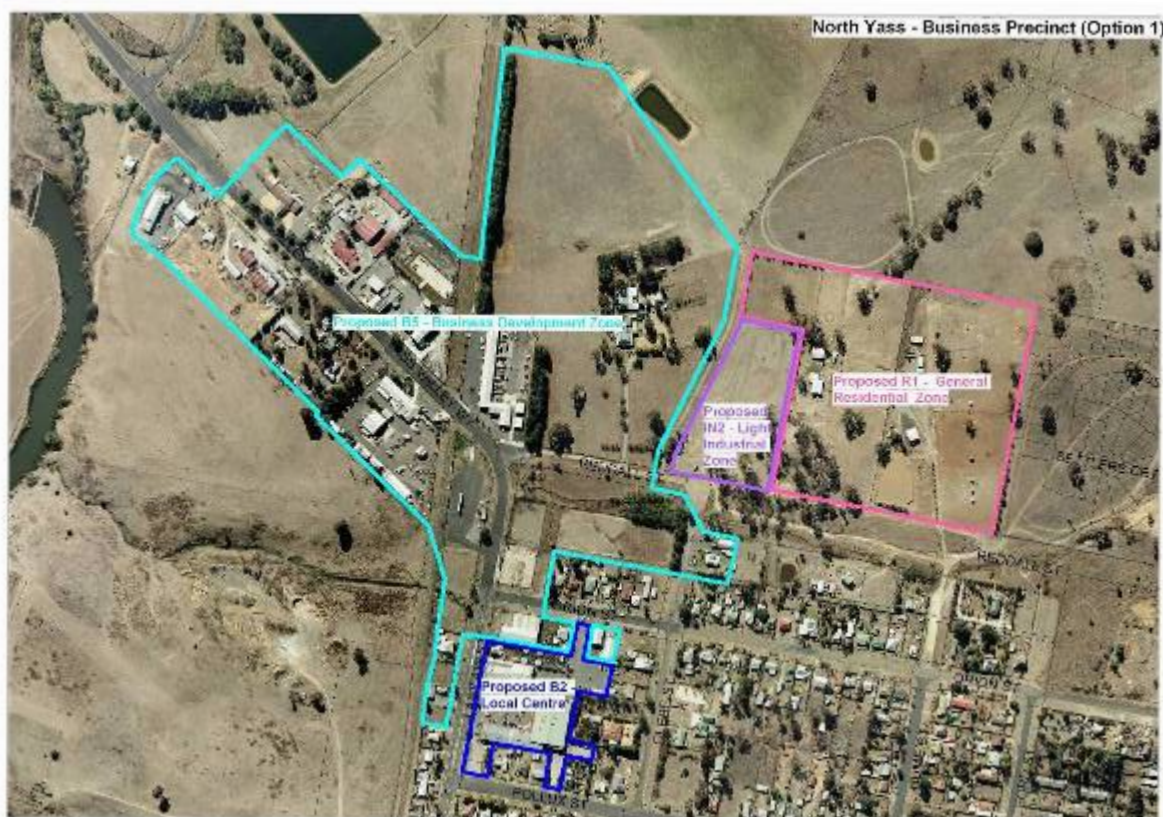


Figure 2.4 - Industrial Lands Study – North Yass Zoning Map

The southern part of the North Yass Business Precinct was included in the study area for the Yass Commercial Precinct Study. As a result of this process, some minor adjustments to the proposed zones were made which supercede the recommendations of the Industrial Lands Study. These zoning adjustments are as follows:

- “Irvines Square” is to be zoned B1 Neighbourhood Centre
- Laidlaw Street, directly opposite “Irvines Square” will be zoned B6 Enterprise Corridor.
- The land adjoining “Irvines Square” on Orion Street will be zoned B5 Business Development.

2.7.3 Town and Villages Study 2010

The Town and Villages Study (T&VS) was undertaken by Council and reviewed the existing urban, village and rural residential areas of the LGA to:

- determine new zones that better reflected existing land use patterns and lot sizes, consistent with the requirements of the Standard Instrument;
- identify areas for future residential, rural residential and village growth.
- Identify opportunities for further residential growth;

Figure 2.5 shows the recommended zonings for the urban areas of Yass.

In relation to the town of Yass, the Study notes the following issues that are relevant in the consideration of built form issues:

- the determination of minimum lot size controls are to be addressed by the Built Form Study;
- a number of greenfield areas for development have been identified which will require consideration of minimum lot sizes, height and FSR controls;
- the town of Yass is the only location in the LGA that provides any significant diversity in housing stock, such as townhouses and units, as limited as this diversity may be.

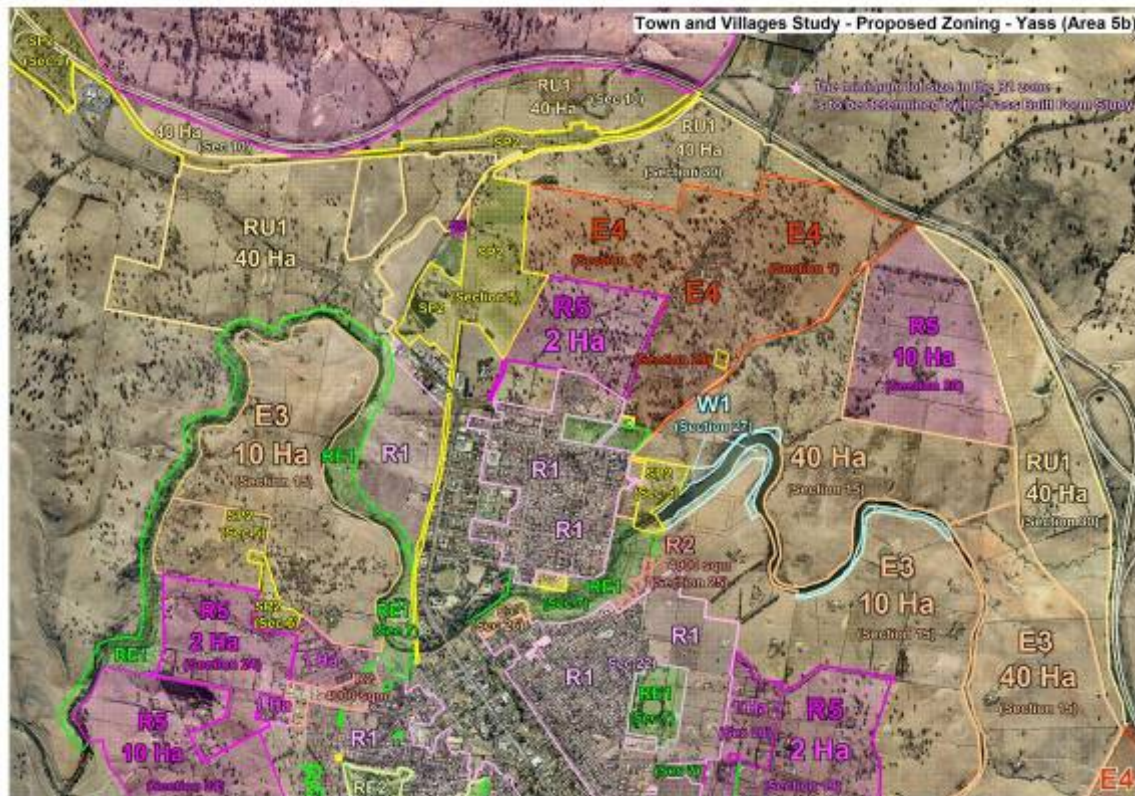


Figure 2.5 – Town and Villages Study – North Yass Zoning Map

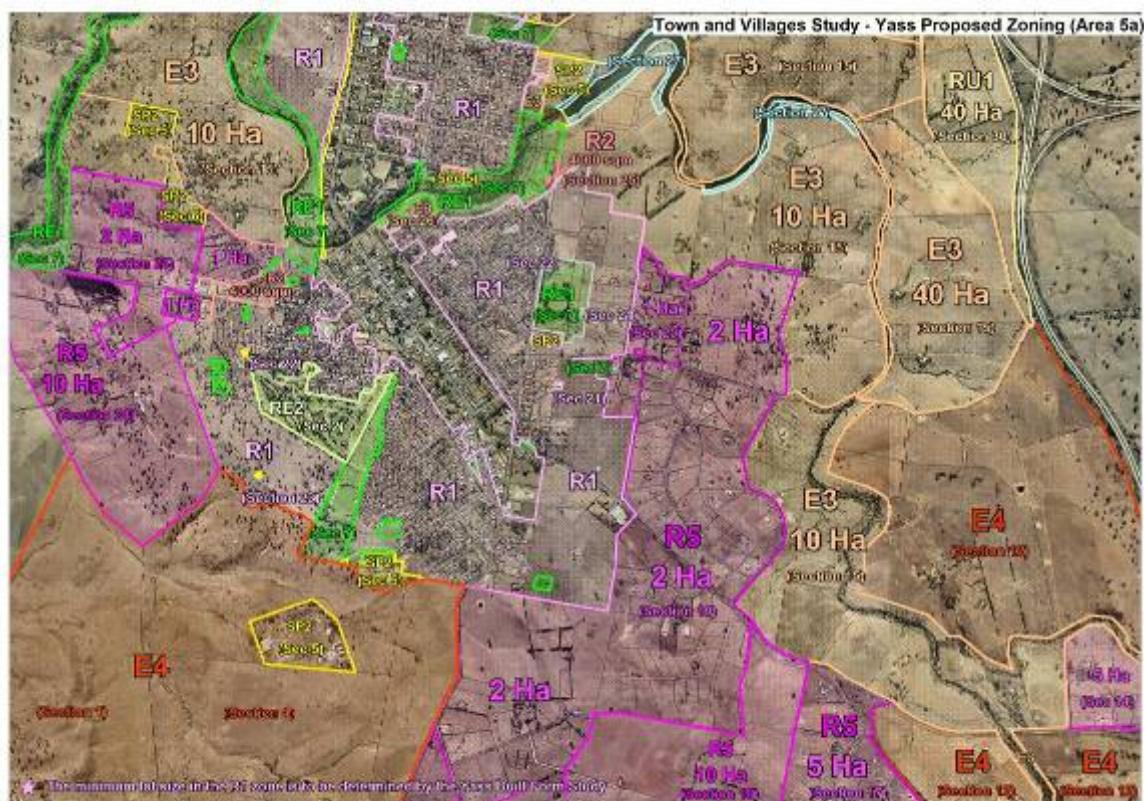


Figure 2.6 – Town and Villages Study – North Yass Zoning Map

2.7.4 Schedule of Draft Heritage Items and proposed Conservation Areas

A schedule of Draft Heritage Items and proposed Conservation Areas (Draft Heritage Schedule) has identified approximately 300 new heritage items and new and expanded heritage conservation areas for the villages of Yass, Gundaroo, Binalong and Bowning. The draft Heritage Schedule was publicly exhibited in early 2011.

The draft Heritage Schedule has been taken into consideration in formulating the recommendations of this study.

2.7.5 Yass Township Heritage Study 2001

The Yass Township Heritage Study was prepared for the former Yass Shire Council and the NSW Heritage Council by Peter Freeman Pty Ltd, Conservation Architects & Planners in February 2001.

The study developed a heritage inventory to determine individual items/places, general building styles reflecting development of the town, significant landscape and streetscape features. It also provided a precinct assessment which identified the values and features of Yass town precincts.

The study was used as a reference document for the development of this study.

2.8 Other relevant documents

2.7.1 Draft Good Design Guidelines for Medium Density Living 2011 (NSW Department of Planning)

The Department of Planning is currently exhibiting the Draft Good Design Guideline for Medium Density Living which seeks to showcase examples of well-designed, low rise, suburban infill residential and mixed use projects which are suitable for application to a variety locations and contexts. The featured projects show how innovation and a high level of design quality can achieve sustainable and attractive living environments and provide design alternatives to typical suburban blocks.

The Draft Guidelines promote higher density living and show how it can be used as a means of accommodating increasing levels of population.

While the featured projects are all located in higher density urban areas in Sydney than would be found in Yass, the approaches taken in relation to villas and townhouses could be applied to Yass.

3 BUILT FORM ANALYSIS

This section of the study provides the built form analysis upon which the recommendations of this study are based upon.

3.1 What is built form character?

The character of an area is determined by the physical elements of an area, such as buildings, streets, public spaces, landscapes and is formed by the relationship of these elements with each other. The following characteristics can contribute to the creation of a particular character:

- neighbourhood boundaries;
- natural environment;
- street layout;
- street hierarchy;
- pattern of development;
- building types and architectural styles; and
- trees and landscaping.

The identification of the character of a particular area is an important consideration in determining appropriate built form development standards. This ensures that new development or alterations and additions to existing development are complementary with the existing character.

3.2 Built form precinct identification and analysis

In order to undertake this analysis, the town of Yass was divided into “built form” precincts which are shown in Figure 3.1. The identification of precincts enables a greater level of analysis to be applied and provides the ability to more appropriately identify the common characteristics of smaller areas, identify their built form character and determine an appropriate precinct specific response through LEP and DCP controls.

This enables, for example, the preservation of the special characteristics of some areas while making provision for higher density of development in other areas which are more suited to that type of development.

To determine the built form precincts, a number of factors were considered, including but not limited to:

- Topography;
- Subdivision patterns and layouts;
- Street hierarchy and layout;
- Existing lot sizes; and
- Building types and architectural styles.

In precincts where the built form character is well established, the built form analysis undertaken will identify the existing character. In general, the recommended built form controls will reflect existing development

Where assessing “greenfield” areas, (i.e. areas which are undeveloped), the eventual urban character of that area will be formed by a combination of lot sizes, building heights and floor space ratios specified by the new LEP, in addition to current housing styles, design and landscaping.

The study area is made up of twelve precincts and these are listed below.

1. Discovery Dr/Reddall St Precinct
2. North Yass Precinct
3. Laidlaw St Precinct
4. Comur St Precinct
5. Grand Junction Rd Precinct
6. South Yass – Eastern Precinct
7. Grand Junction North Showground Precinct
8. Nicholls Dr/Mary Reid Estate Precinct
9. South Yass – Western Precinct
10. Merriman Drive/Yeo Crescent
11. Shaw St Precinct
12. Hatton Park/Golf Club Precinct

Figure 3.1 shows the different precincts in the Built Form Study.

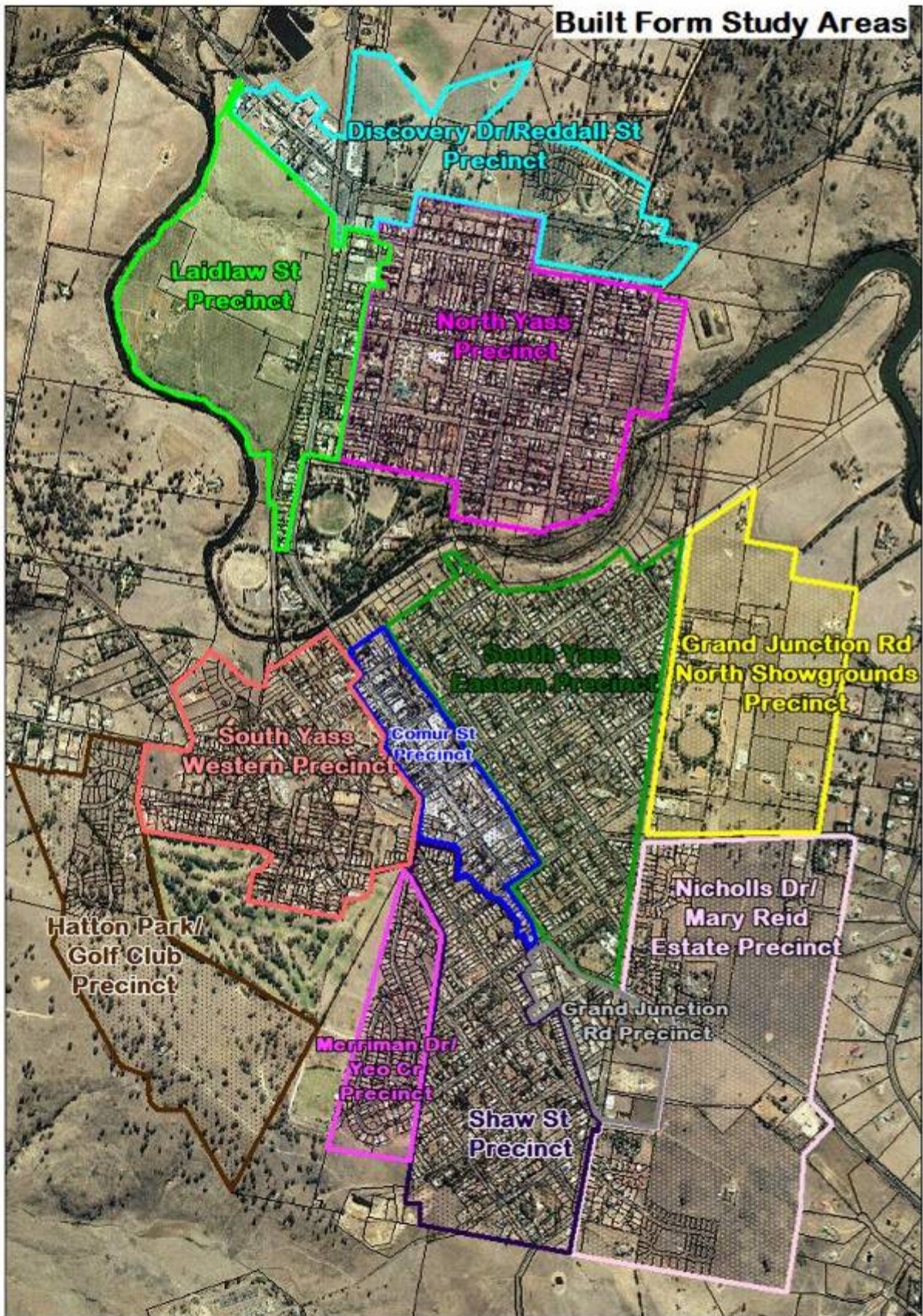


Figure 3.1 - Yass Built Form Precincts

3.3 Built form analysis

Methodology

The mapping of existing lot sizes was undertaken through the use of Council's MapInfo GIS software in combination with Council's cadastre. Thematic mapping was undertaken to identify lot sizes within defined ranges. Existing lot sizes were then mapped as shown in Figure 3.2.

Existing floor space ratios were determined through the use of Council's aerial photo and MapInfo software to calculate the floor areas of typical houses and lot sizes.

Building heights were determined by a survey of development applications to determine the height of a range of residential, commercial and industrial buildings. Council's surveyors surveyed the average heights of buildings on the main street and in addition to some landmark buildings.

Site visits of the precincts were also undertaken to inform the built form analysis.

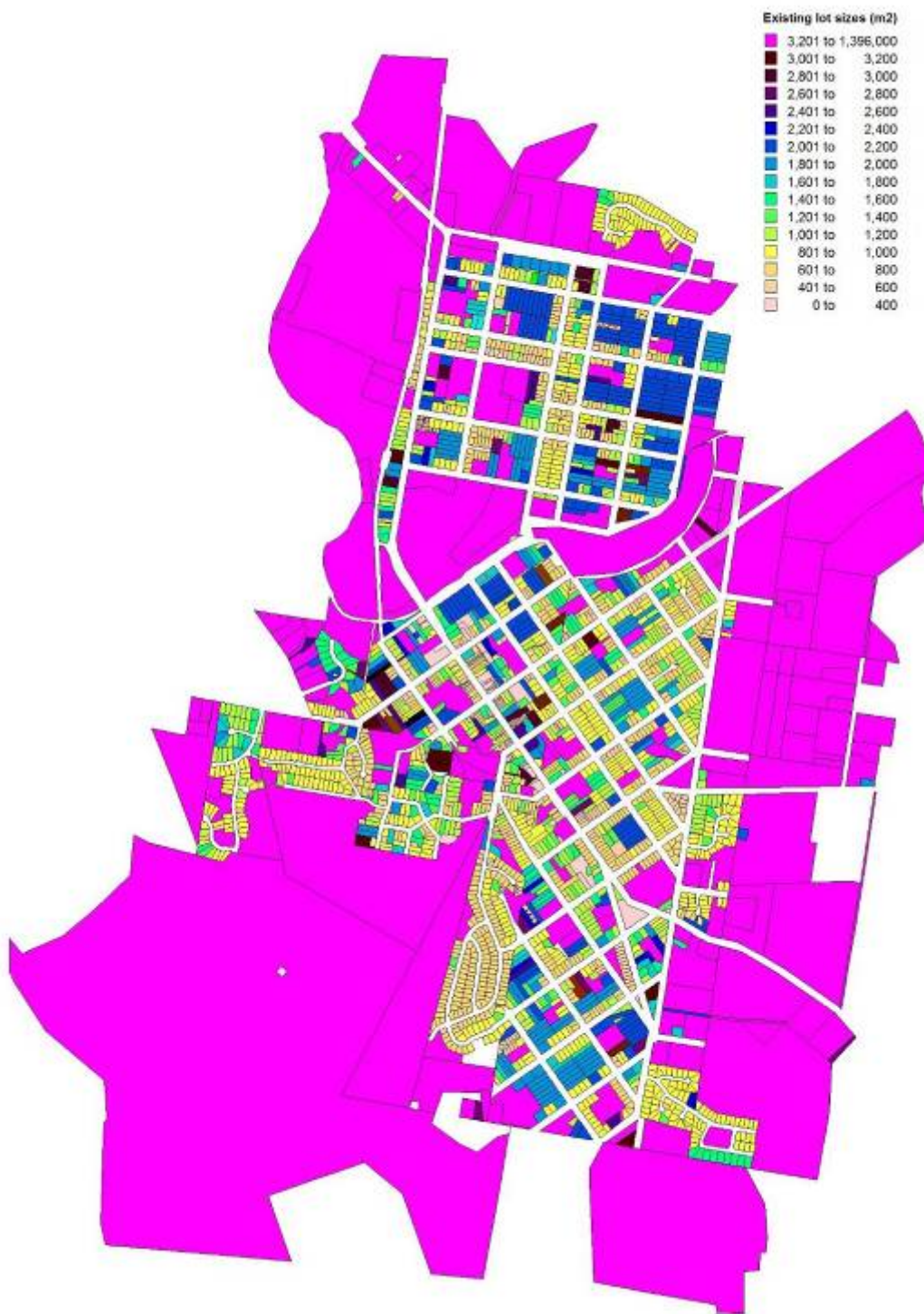


Figure 3.2 Existing lot sizes by range in Yass

3.4 DISCOVERY DRIVE/ REDDALL STREET PRECINCT



Orion Street



Yass Valley Way



Discovery Drive



Orion Street



Laidlaw Street



Laidlaw Street

Existing Character

The Discovery Dr / Reddall St precinct includes the northern edges of the town of Yass. The precinct includes the recently developed Tellow Creek subdivision which includes Discovery Dr and Settlers Ct, light industrial development along Laidlaw St, undeveloped lots along the unformed Reddall St and some commercial buildings which once provided services to travelers prior to the bypass of the Hume Highway. Yass Valley Way, on the northern and western part of the precinct, is the location of some businesses and government offices, including the Roads and Traffic Authority, Murrumbidgee Catchment Management Authority offices and the Council depot.

The industrial areas in this precinct were investigated by the Industrial Lands Study which was undertaken by Council in 2008. The study recognised that the 3(b) Highway Services zone has become redundant following the bypass of Yass in the mid 1990s and was constraining the appropriate development of the land. The Industrial Lands Study and its recommendations are discussed in further detail in Section 2.

This precinct displays a disparate built form character and there are no strong built form features which characterise the precinct as a whole, although the residential area of the precinct has more commonality. The number of undeveloped lots and the variety of zones which apply to the precinct add to this disparity.

Future Character

With the development of the precinct in line with the new Business Development zone, the commercial areas of this precinct are likely to become more developed and a more cohesive commercial character will develop. As this precinct is one of the primary entrances into town some care will be required to ensure that the precinct is an attractive entry point. With new residential zoned land arising from the Town and Villages Study, the residential part of the precinct will increase in size and prominence due to its location on higher land. These houses will tend to be large in size as commonly occurs in new development in Yass and either two storey or split level due to the changes in slope. This precinct will benefit from increased landscaping, both on private land and road reserves. Increased landscaping would also provide an attractive feature to the precinct as one of the main entrances into Yass.

Minimum lot size

The existing lot sizes in this precinct vary according the current land use. The residential part of the precinct has a consistent existing lot size ranging from 800-1,00m². Development of land on Reddall Street is expected to be of a similar lot size.

Existing lot sizes for commercial / industrial development in the precinct will depend on the nature of the businesses and their requirements for space. The rezoning of land to B5 Business Development will enable businesses to undertake retail activities from the sites and thus sites are expected to remain larger to accommodate car parking.

Height

The height of residential buildings in this area ranges depending on whether a dwelling is single or two storeys in height.

For commercial/industrial development, a review of development applications in the area found average heights of buildings to be around 8-9 metres.

FSR

Residential FSRs are between 0.25-0.4:1 which is consistent for residential land across Yass. Commercial and industrial development FSRs are generally below 1:1.

3.5 NORTH YASS PRECINCT



Old Linton



Retirement Village



Glebe Street



Duffy Place



View of Yass Dam from Pollux Street



View of Yass River from Grampian Street

Existing Character

The North Yass precinct includes the residential areas of North Yass located to the east of Laidlaw Street and utilises a grid subdivision pattern. This has promoted consistency in relation to lot size and the dimensions within blocks.

The North Yass precinct has an undulating slope and is primarily residential in land use, with the majority of dwellings being single storey detached dwellings. There is also a significant area of the precinct which is developed for the purpose of aged care housing.

The built form is characterised primarily by single storey detached dwelling of both brick veneer and weatherboard exteriors.

The North Yass precinct also has a number of dwellings of heritage significance, including Old Linton and Corona Grove.

The streets are characteristically long and wide with street plantings. These plantings are however not to the same extent as other areas in Yass. The tree cover on private land in this precinct is also not as high as in other precincts of Yass.

At various points throughout this precinct there are significant views of the Yass Dam and other scenic vistas.

Future Character

The character of this precinct is unlikely to change significantly in the future. There are no significant undeveloped parcels of land unlike other areas in Yass that have the potential to significantly change the streetscape character. Demolition/rebuilds, alterations and additions and construction of new dwellings on vacant land will create some changes over time to the streetscape.

Minimum lot size

The existing lot sizes in this precinct are particularly consistent as is demonstrated in figure 3.2 above.

Height

The height of dwellings in this precinct is generally single storey, although there are a number of two storey dwellings.

FSR

Residential FSRs are generally below 0.25:1.

3.6 LAIDLAW STREET PRECINCT



Yass Public School



Kirkby Jones land



Hamilton Hume motel, Laidlaw Street



Takeway, Laidlaw Street

Existing Character

The Laidlaw Street precinct includes the land located on Laidlaw Street in the north of Yass. The precinct includes residential dwellings, commercial and light industrial development which once provided services to travelers prior to the bypass of the Hume Highway. This precinct displays a disparate built form character and there are no strong built form features which characterise the precinct as a whole.

The commercial and industrial areas of this precinct were investigated by the Industrial Lands Study and the Yass Commercial Precinct Study. The studies recognised that the 3(b) Highway Services zone has become redundant following the bypass of Yass in the mid 1990s and is constraining the appropriate development of the land. The Industrial Lands Study and the Commercial Precinct Study are discussed in further detail in Section 2.

This precinct also includes what is known as the Kirkby Jones land which is located on the west of Laidlaw Street. The land is zoned for residential purposes and is one of the largest remaining greenfield sites in Yass. There are changes in slope across the site and the area enjoys significant views of the Yass River.

Future Character

The development of the precinct is likely to be in line with the new Business Development and Enterprise Corridor zone as recommended by the Industrial Lands Study and the Yass Commercial Precinct Study. This will result in the built form becoming less residential in nature in the coming years.

In relation to the Kirkby Jones land, the character of this area will develop as the precinct grows and is likely to demonstrate the latest architectural styles for detached residential dwellings. Houses in this location will enjoy significant views of the Yass River and will be designed and located on sites to capitalise on these views.

Height

The height of the dwellings in this precinct is generally single storey, although there are a number of two storey dwellings.

Minimum lot size

The lot sizes of this precinct vary depending on the use of the land and the location within the precinct. Residential lots range from 500-2,000m². Commercial land uses in this precinct also have larger existing lot sizes to accommodate their operations.

FSR

Residential FSRs are between 0.25-0.4:1 and commercial FSRs are generally 0.5-1:1.

3.7 COMUR STREET PRECINCT



Post Office, Comur Street



Aldi supermarket, Comur Street



View of Comur Street from bridge

Existing Character

The Comur Street precinct is located in the south of Yass and runs perpendicular to the Yass River.

Most of the precinct is proposed to be included in the draft Yass Heritage Conservation Area because the precinct retains substantial fabric from the late nineteenth and early twentieth century that contributes to the strong historical character of the town.

The precinct includes some of Yass' most prominent buildings including the Yass Court House, the Yass Post Office, bank buildings and pubs.

The precinct is primarily commercial in nature, although some shop top housing exists along Comur street.

The south of the precinct has newer development, such as the Woolworths and Aldi buildings.

Future Character

The character of the northern end of the precinct is unlikely to change significantly in the future. However to the south, there is scope for the redevelopment of lots which has the potential to significantly change the streetscape character. Future development should be complementary to the existing character of the precinct and should seek to replicate the existing building height and the building lines which are strong characteristics of the precinct.

Height

The prevailing building height is 9.5 metres with some landmark buildings higher than this.

Minimum lot size

Lot sizes in this precinct range significantly, with lot sizes between 350m² and 3,500 m²+

FSR

Floor space ratios tend to be around 1:1.

3.8 SOUTH YASS (EASTERN) PRECINCT



Rossi Street



Church Street



Church Street



Meehan Street



De Mestre Street

Existing Character

The South Yass (Eastern) precinct is located to the south of the Yass River and the east of Comur St, the main commercial spine of the town. The precinct is overwhelmingly residential in land use.

The South Yass (Eastern) precinct utilises a grid subdivision pattern and displays significant consistency regarding lot sizes and layout.

Much of the precinct is proposed to be included in the draft Yass Heritage Conservation Area because the precinct retains substantial fabric from the late nineteenth and early twentieth century that contributes to the strong historical character of the town.

The built form is characterised primarily by single storey detached dwelling of both brick veneer, weatherboard and fibro materials.

The streets are characteristically long and wide. Street plantings are a prominent feature of some streets within the precinct.

The South Yass (Eastern) precinct has significant changes in slope which provide prominent views of the town and rural vistas beyond.

Future Character

The character of this precinct is unlikely to change significantly in the future. There are no undeveloped parcels of land unlike other areas of Yass that have the potential to significantly change the streetscape character. Demolition/rebuilds, alterations and additions and the construction of new dwellings on vacant land will however create some changes over time.

Minimum lot size

The existing lot sizes in this precinct are particularly consistent as is demonstrated in figure 3.2 above.

Height

The height of dwellings in this precinct is generally single storey.

FSR

Residential FSRs are between 0.25-0.4:1, which is commonly found across Yass.

3.9 GRAND JUNCTION NORTH (SHOWGROUND) PRECINCT



Precinct viewed from Mort Lane



Precinct viewed from Grand Junction Road

Existing Character

The Grand Junction North (Showground) precinct is located in the south eastern part of Yass. This precinct is one of Yass' greenfield areas and is currently used predominantly for rural residential purposes. The precinct enjoys significant views of the Yass River and rural areas to the north of the town.

Future Character

There are significant parts of this precinct which currently remain undeveloped and as such the character of this precinct will continue to form as the precinct is developed. The precinct will demonstrate the latest architectural styles for detached residential dwellings.

Height

Building heights in this precinct are primarily single storey.

Minimum lot size

Lot sizes in the precinct are currently high by comparison to the rest of Yass as the land is not currently utilised for residential development.

FSR

FSRs are not relevant in this precinct due to its rural residential land uses and high existing lot sizes.

3.10 NICHOLLS DRIVE / MARY REID ESTATE PRECINCT



Barber Street



Haddon Court



Thane Court



Nicholls Drive

Existing Character

The Nicholls Dr / Mary Reid Estate precinct is in the southern end of the town of Yass. It is one of the new development areas of Yass and has been partly developed to date, although subdivision approval exists over most of the precinct. The precinct was formerly grazing land and as a result is not heavily treed.

The Nicholls Dr / Mary Reid Estate precinct departs from the orthogonal grid subdivision pattern that characterized the early development of Yass. The development pattern includes cul de sacs in its initial stages, however later stages, which have recently been approved but are not yet developed, return to the orthogonal grid pattern utilised in the older areas of Yass.

The Nicholls Dr/Mary Reid Estate precinct does not have the significant changes in slope as in other precincts in Yass and is primarily residential in land use, with the majority of development being single storey detached dwellings with brick veneer exteriors.

The precinct does not have significant vegetation like other precincts within Yass due to its previous use as grazing land and the fact that it has only been developed for residential purposes in recent times. As

the blocks in this precinct are smaller on average than in other precincts, there is also less scope for the planting of large trees.

Future Character

There are significant parts of this precinct which currently remain undeveloped and as such the character of this precinct will continue to form as the precinct is developed. The precinct will demonstrate the latest architectural styles for detached residential dwellings. As blocks in this precinct are smaller in size, there is expected to be less vegetation than in other precincts of Yass.

Minimum lot size

The existing lot sizes are generally between 800 to 1,000m².

Height

The height of dwellings in this precinct is generally single storey.

FSR

Residential FSRs are between 0.25-0.4:1.

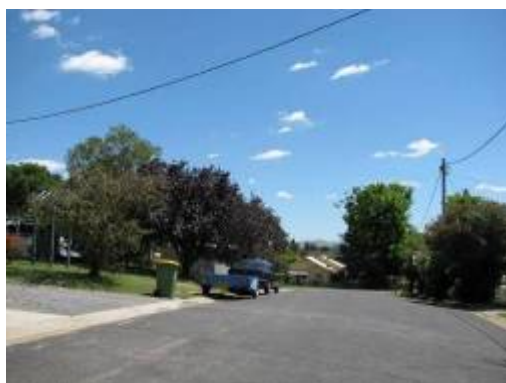
3.11 SOUTH YASS (WESTERN) PRECINCT



Goodradigbee Council offices



Golf Course



Raven Street



Weemilah Street



Rossi Street



Rossi Street

Existing Character

The South Yass (Western) precinct is located to the south of the Yass River and west of Comur St, the main commercial spine of the town. The precinct is overwhelmingly residential in land use.

The South Yass (Western) precinct transitions from the characteristic Yass orthogonal grid subdivision pattern to a curvilinear subdivision pattern.

The eastern part of precinct is proposed to be included in the draft Yass Heritage Conservation Area because the precinct retains substantial fabric from the late nineteenth and early twentieth century that contribute to the strong historical character of the town.

The built form is characterised primarily by single storey detached dwellings of brick veneer, weatherboard and fibro materials.

This precinct has significant vegetation including private landscaping and mature trees

Parts of this precinct, including the Riverview Estate subdivision, feature significantly within views from the Yass River and bridge.

Future Character

The character of this precinct is unlikely to change significantly in the future. There are no undeveloped parcels of land unlike other areas of Yass that have potential to significantly change the streetscape character. Demolition/rebuilds, alterations and additions and construction of new dwellings on vacant land will create some changes over time to the streetscape.

Minimum lot size

The existing lot sizes are generally between 800 to 1,000m².

Height

The height of dwellings in this precinct is generally single storey.

FSR

Residential FSRs are between 0.25-0.4:1.

3.12 MERRIMAN DRIVE/YEO CRESCENT PRECINCT



Yeo Crescent



McBean Parade

Existing Character

The Merriman Drive/Yeo Crescent precinct is located in the southern end of the town of Yass and is one of the newest development areas in Yass.

The Merriman Drive/Yeo Crescent precinct departs from the orthogonal grid subdivision pattern that characterized the early development of Yass. The subdivision pattern is characterized by a curvilinear street pattern and includes cul de sacs in its initial stages

The precinct has some significant changes in slope as in other precincts in Yass and as such the houses located in its highest parts enjoy significant scenic vistas.

Development is primarily residential in land use, with the majority of dwellings being single storey detached dwellings. As such, built form is characterised primarily by single storey detached dwellings with brick veneer exteriors. The dwellings demonstrate recent popular architectural styles for residential dwellings.

The precinct does not have significant vegetation like other precincts within Yass. As the blocks in this precinct are smaller on average than other precincts, there is less scope for the planting of large trees.

Future Character

The character of this precinct is unlikely to change significantly in the future. Demolition/rebuilds, alterations and additions will create some changes over time to the streetscape.

Height

The height of dwellings in this precinct is generally single storey.

Minimum lot size

The existing lot sizes are generally between 800 to 1,000m².

FSR

Residential FSRs are between 0.25-0.4:1.

3.13 SHAW STREET PRECINCT



Shaw Street



Petit Street



Shaw Street



View of precinct from Warroo Road

Existing Character

The Shaw Street precinct is located in the southern part of Yass to the west of Comur Street. The precinct is predominantly residential in terms of land use.

The Shaw Street precinct utilises a grid subdivision pattern and displays significant consistency regarding lot sizes and layout.

The northern part of the precinct is proposed to be included in the draft Yass Heritage Conservation Area because this area retains substantial fabric from the late nineteenth and early twentieth century that contribute to the strong historical character of the town.

Built form is characterised primarily by single storey detached dwellings of brick veneer, weatherboard and fibro materials.

The streets are characteristically long and wide and street plantings are a prominent feature of some streets within the precinct.

The Shaw Street precinct has a number of changes in slope and as such there are various points throughout the precinct where there are significant views of the town.

Future Character

The character of this precinct is unlikely to change significantly in the future. There are no undeveloped parcels of land unlike other areas of Yass that have potential to significantly change the streetscape character. Demolition/rebuilds, alterations and additions and construction of new dwellings on vacant land will create some changes over time to the streetscape.

Minimum lot size

The existing lot sizes in this precinct display general consistency in some parts regarding lot sizes and dimensions as demonstrated by the mapping above.

Height

The height of dwellings in this precinct is generally single storey.

FSR

Residential FSRs are between 0.25-0.4:1.

3.14 HATTON PARK PRECINCT



Burgess Place



Hatton Drive



Rossi Street

Existing Character

The Hatton Park precinct is located in the southern part of Yass. It is one of the new development areas of Yass and has been partly developed to date.

The Hatton Park precinct departs from the orthogonal grid subdivision pattern that characterized the early development of Yass. The development pattern includes curvilinear streets and cul de sacs in the initial stages of development. Further development of this precinct is likely to be similar to accommodate changes in slope and significant vegetation across the precinct.

The Hatton Park precinct is primarily residential in land use, with the majority of dwellings being single storey and split level detached dwellings.

Built form is characterised primarily by single storey detached dwellings with brick veneer exteriors. The dwellings demonstrate the recent popular styles of residential dwellings.

Due to the location and height of the precinct in relation to other areas of Yass, much of this precinct enjoys scenic vistas of Yass and the

surrounding rural areas. To capitalise on these views, many houses are designed to capture and make a feature of these views.

This precinct has significant vegetation, much of which is remnant woodland, and this is an important feature of the area which should be retained and protected. The Hatton Park subdivision has accommodated this vegetation through larger lot sizes and designating groupings of significant vegetation as open space.

Future Character

The character of this precinct is likely to continue to develop in line with existing character of the precinct.

Minimum lot size

The existing lot sizes are generally between 800 to 1,800m².

Height

The height of dwellings in this precinct is generally single storey with some split levels to accommodate changes in slope.

FSR

Residential FSRs are between 0.25-0.4:1

3.15 Lot typology

The lot size analysis undertaken so far has identified lot sizes which generally characterize the development and subdivision of Yass. It is also necessary to consider the lot typology, that is, the subdivision pattern.

Lots types are typically influenced and formed by prevailing subdivision patterns. Lot types are a determining factor in the built form character of Yass and of the further subdivision potential of existing lots. In the town of Yass there are two typical subdivision patterns and within those subdivision layouts, there are some common block types created.

The orthogonal grid layout is characteristic of the older parts of Yass. The orthogonal grid layout in general creates two types of lot sizes as shown in Figure 3.3. Figure 3.3 is an example of this typical subdivision pattern and features the block of land bound by Orion, Ford, Pollux and O'Brien Streets in North Yass. This subdivision typology is replicated in the North Yass, South Yass (Eastern) and Shaw Street precincts.



Figure 3.3 Orthogonal grid subdivision typology

Lots outlined in red are long and narrow and are at least 2,000m². Houses are generally located to the front of the lot creating generous backyards, which may include sheds and the like and significant landscaping. These lots are characteristic of the older parts of Yass.

Lots outlined in blue are shorter but wider and range from 500m² to 1,000m². The houses are also generally located to the front of the lot, with sheds and the like located on the side boundaries.

The curvilinear subdivision pattern (with or without cul de sacs) is the second typical subdivision typology present in Yass. Figure 3.4 shows a typical curvilinear subdivision pattern in Merriman Drive, Yeo Crescent and McBean Parade.



Figure 3.4 Curvilinear subdivision typology

The lots in these types of subdivisions range from 700 m² to 1,000 m² in size and are generally rectangular in shape, with some variation to

accommodate the curvilinear road pattern. Dwellings on these lots tend to be set back from the front boundary very consistently creating evenly sized front and back yards,

This subdivision typology is replicated in newer parts of Yass in the South Yass (Western), Merriman Drive/Yeo Crescent, Hatton Park and Nicholls Drive/Mary Reid Estate precincts.

3.16 Subdivision Potential

To determine the appropriate minimum lot size for subdivision it is necessary to consider the development potential of the various lot types currently in existence.

Battle-Axe subdivision

The size and shape of lots, particularly those lots over 2,000m², provides development potential predominantly for the creation of battle axe blocks at the rear as shown in Figure 3.5. There are issues with this type of subdivision which makes it an undesirable form of subdivision in Yass. These issues are outlined below:

- lots of this size and shape are characteristic of the early subdivision and development in Yass;
- battle axe blocks are inconsistent with the prevailing subdivision character of Yass;
- due to the variation in slope, houses on battle axe blocks are generally unable to be appropriately serviced by water and sewer;
- due to the narrow width of the lots, access to the rear is often constrained and conflicts with Councils Roads Standards Policy;
- further development often requires removal of significant trees and vegetation.

For these reasons, further subdivision to create battle-axe blocks is not recommended.



Figure 3.5 Development potential of 2,000m² “battle axe” lots

Side by side subdivision

The size and shape of the lots outlined in pink in Figure 3.6 provides some development potential for subdivision into two lots with street frontage (shown by yellow dashed lines). This type of subdivision is considered desirable because:

- lots of this size and shape consistent with the prevailing subdivision pattern of Yass;
- these lots are able to be appropriately serviced by water and sewer;
- this type of subdivision provides the opportunities for infill development in a manner which does not impact on the character of an area;

For these reasons, further subdivision of lots of this size and shape should be allowed. However, subdivision of this nature for lots below 2,000m² and with lesser widths is inappropriate and should not be permitted.



Figure 3.6 Development potential of 2,000m² “side by side” lots

3.17 Floor Space Ratios

Due to the generous size of lots in Yass, the floor space ratios for average residential dwellings are between 0.25-0.4:1. In older built form precincts, the FSRs tend to be lower because of the smaller dwelling sizes and larger lot sizes. Whereas in the newer developed parts of Yass, FSRs tend to be slightly higher due to larger house sizes on smaller lots.

Commercial and industrial development, FSRs are generally between 0.5-1:1.

3.18 Building Heights

Residential dwellings in Yass are generally single storey, with some two storey dwellings in some areas. Generally, dwelling heights are no higher than 6 metres for single storey dwellings and 9 metres for two storey dwellings.

For commercial buildings along Comur Street, the prevailing height is approximately 9.5 metres. Heights were taken of landmark buildings as shown in Plates 1 and 2.

For industrial buildings, heights are generally no higher than 8.5 metres. For example, the Landmark building is 8.5 metres at its highest point.



Plate 1 The Allambee Club – 9.5 metres



Plate 2 St Augustines Church – 13.3 metres



Plate 3 Liberty Theatre – 14 metres

3.19 Multi dwelling housing

A review of existing multi-unit dwelling housing (some of which is shown below) in Yass was undertaken, by analysing development applications, conducting site inspections and assessing the built form outcomes of the developments. This review found that:

- there is not a significant amount of multi dwelling housing in Yass. The 2006 Census found that semi-detached, row or terrace house, townhouses, flats, units and apartments make up approximately 10% of dwellings in Yass;
- multi dwelling housing has frequently resulted in over development of the site;
- the slope of a site significantly affects the success of development and impacts detrimentally on access, privacy and overshadowing;
- multi dwelling housing can be inconsistent with existing development



14 Nicholls Drive



37 Dutton Street



41 Glebe Street



24-26 De Mestre Street



9 Victoria Street



1 Mount Street

4 BUILT FORM RECOMMENDATIONS

4.1 Introduction

This section of the study outlines the recommendations for subdivision minimum lot sizes, floor space ratios and building heights. These recommendations will be included in the new draft LEP which is currently being prepared.

The recommendations have been developed with regard to a number of matters, including:

- relevant state planning policies and circulars, specifically the Exempt and Complying Development SEPP, the General Housing Code and Department of Planning circulars (refer to Section 2 for further information);
- Council's recent strategic planning studies which will impact upon built form issues (refer to Section 2 for further information);
- a detailed built form analysis, including a review of existing minimum lot sizes, floor space ratios and building heights, typical lot size typology and development potential (refer to Section 3 for further information);
- review of development applications for subdivision (refer to Section 3 for further information);
- community sentiment regarding built form character and development impact (refer to Section 3 for further information); and
- feedback from Councillors from workshops on the Built Form Study.

This study also makes some recommendations in relation to DCP controls which will be developed at a later stage of the DCP work program.

4.2 Built form principles

This study has investigated a range of matters in determining suitable minimum lot size, building height and floor space ratio development standards. The recommendations outlined in this section have been developed following consideration of the above mentioned matters in accordance with the following principles:

- Minimum lot sizes, building heights and floor space ratio development standards in Yass will be compatible with the established character of the surrounding area.
- Subdivision will be permitted when in keeping with the prevailing subdivision pattern and built form character of the area and the ability of the allotment/s to suitably accommodate orderly subdivision.
- Floor space ratio development standards for residential land will reflect the prevailing built form of the area and the complying development provisions of the General Housing Code.

- Building height development standards for residential land will reflect the prevailing built form of the area and the complying development provisions of the General Housing Code.
- Floor space ratio and building height development standards for commercial land in Yass will reflect the prevailing built form character and provide for opportunities for development.

4.3 Minimum lot sizes for subdivision

Section 3 of this study provides a detailed analysis of the existing minimum lot sizes within the identified built form precincts of the town of Yass. The analysis found that whilst minimum lot sizes ranged across the built form precincts, there are areas of significant consistency which are valued by the community for their built form character.

Section 3 also looked at the lot typology which exists in Yass and found that in many instances, lot types are not only difficult but also inappropriate to further subdivide. This conclusion is supported by recent development applications which have been assessed by Council.

In line with these findings and the built form principles identified in Section 4.2, it is recommended that minimum lot sizes for torrens title subdivision be in accordance with Figures 4.1.

In many instances, on the basis of the prevailing subdivision character and lot typology, there will be no subdivision potential. Subdivision potential will occur in instances where it is in keeping with the prevailing subdivision character and the allotment type allows the orderly subdivision of the land.

It is relevant to note that the minimum lot size for subdivision only applies to torrens title subdivision and not individual lots in a strata plan or community title scheme. Lot sizes for these types of development will be discussed in further detail in this section of this study and included in the new DCP.

It is also relevant to note that only minimum lot sizes for residential land are recommended by this study. Given the wide range of building types and uses that could be undertaken in the commercial and industrial zones of Yass under the new LEP, it would be difficult to identify a minimum lot size that could reasonably accommodate every possible option and still encourage the development of commercial and industrial businesses in Yass.

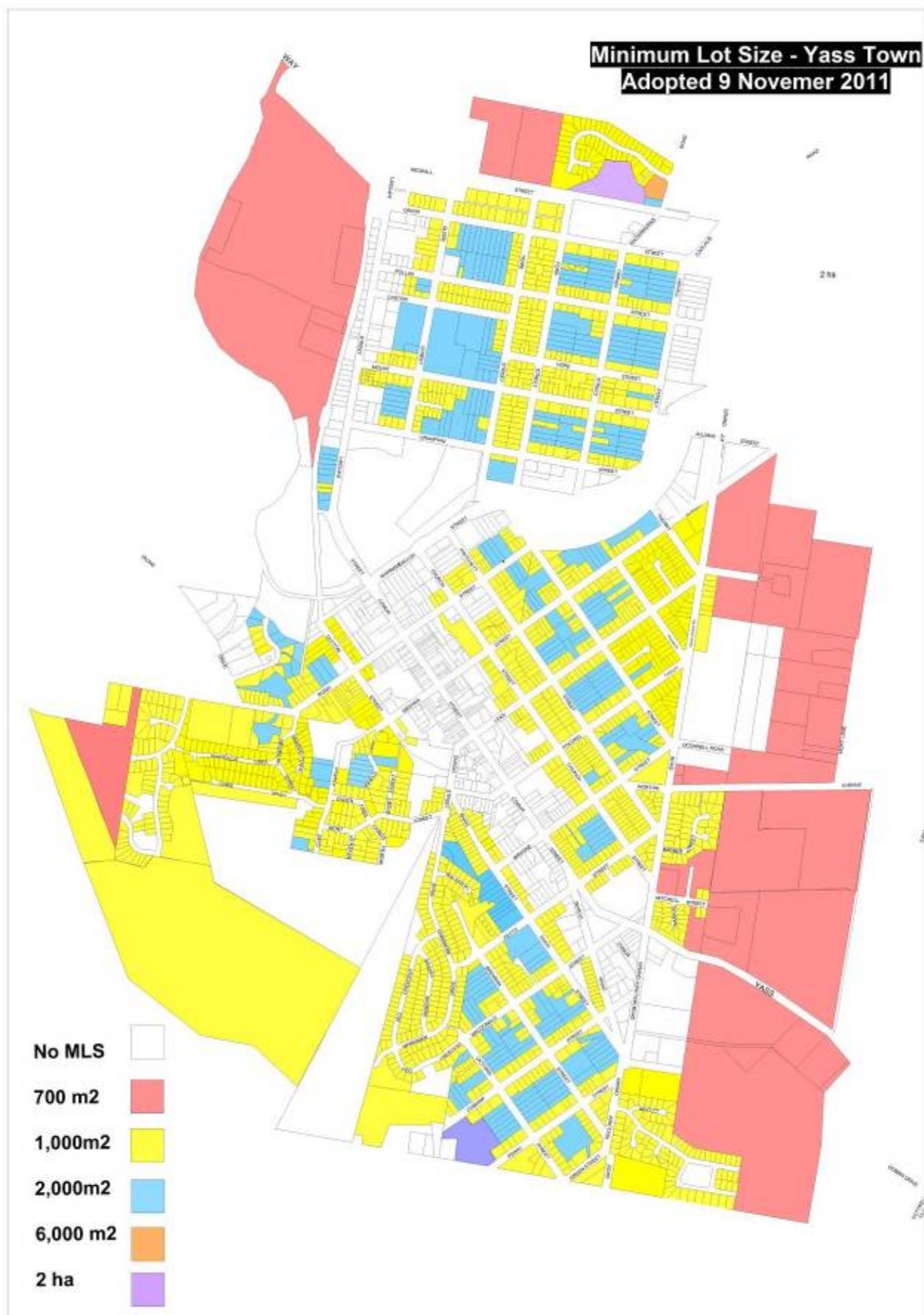


Figure 4.1 Recommended minimum lot sizes for residential land

4.4 Building height

Yass exhibits a fairly consistent scale of development in line with its residential character. Most houses are single storey in height and this is most likely due to the generous size of the average block. The low scale nature of residential buildings is likely to continue as lot sizes remain generous. Where houses are two storeys in height it is generally to accommodate the slope, capitalise on views or reflects personal preference. Industrial and commercial buildings are generally two storeys in height, but nonetheless, Yass is characterized by its low rise development character.

On the basis of the analysis undertaken in Section 3, and the built form principles identified in Section 4.2 it is recommended that building heights for Yass be in accordance with Figures 4.2.

Residential

It is recommended that a maximum height control of 9 metres be applied to land zoned R1 General Residential which is generally consistent with the complying development standards of the General Housing Code. It has already been noted that most residential development is single storey in nature and this is expected to continue as lot sizes remain large. In any case however, it would be necessary in the assessment of the development application to assess the impact of any two storey development on issues such as heritage significance, overlooking, overshadowing, streetscape and the like. Development controls addressing matters such as these will be included the new DCP.

Commercial and Industrial

In the commercial and industrial zones (excluding the Comur Street precinct), a maximum height of 9 metres is recommended as that is the prevailing height of commercial and industrial development.

In the Comur Street precinct, a height of 12 metres is recommended as it is consistent with the existing height of the precinct and provides scope further new development in those areas that have been identified for rezoning in the commercial precinct study.

As with residential development, the actual height to be achieved by a building will, as in the case of residential development, depend on the assessment of other built form factors, including the impact of a proposal on issues such as heritage significance, overlooking, overshadowing, streetscape impact and the like.

Height Yass Town
Adopted 9 November 2011

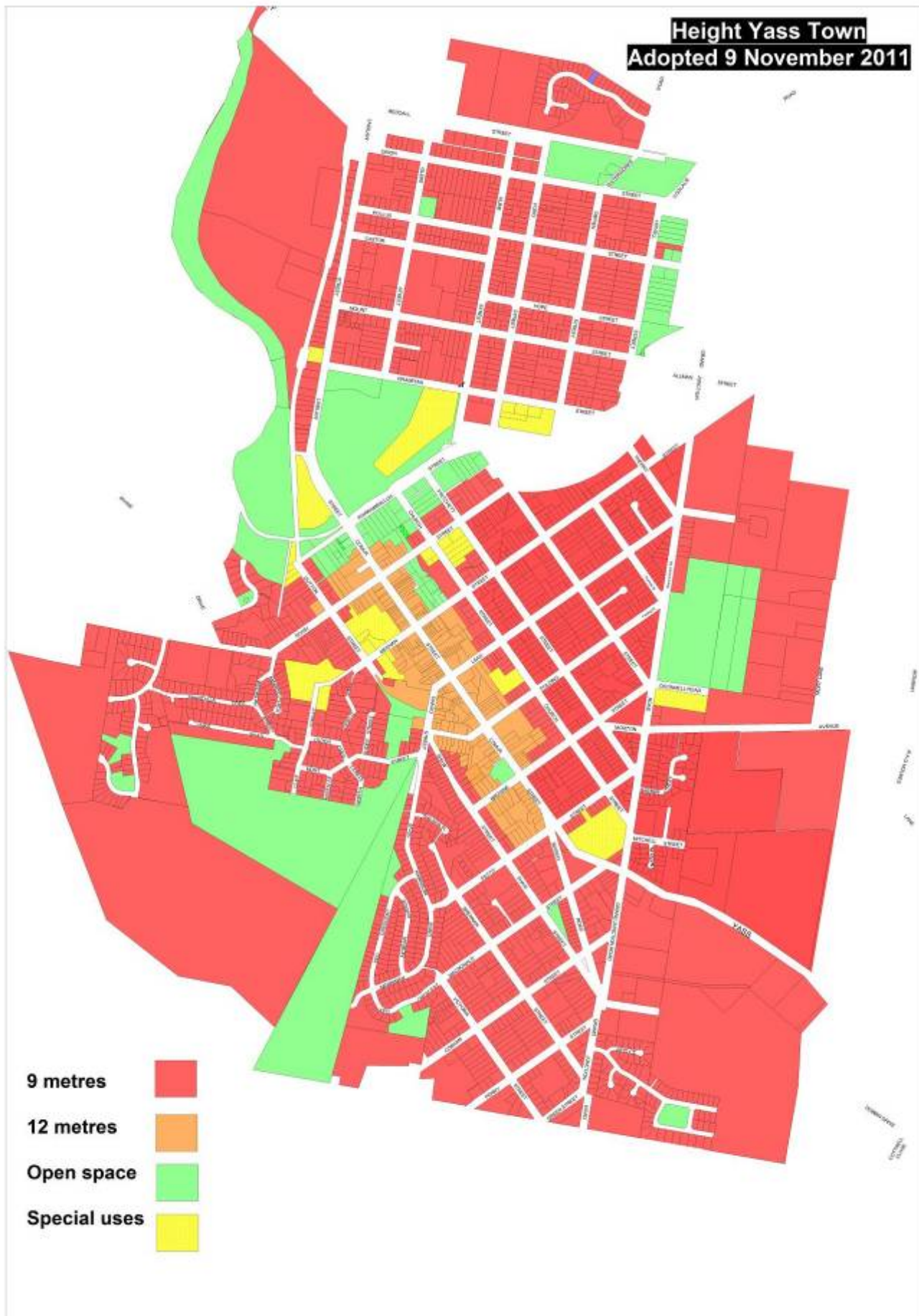


Figure 4.2 Recommended building height development standards

4.5 Floor space ratios

General Residential zone

The recommended FSRs were selected to align with the floor space areas permitted by the General Housing Code for new dwellings. It would be counterproductive to ensuring a consistent approach to built form across the town of Yass if different development outcomes were permitted depending on whether a dwelling was approved under complying development or not. Table 4.1 below shows the range of FSRs permitted by the General Housing Code.

The General Housing Code does not use FSR controls to express the maximum permissible floor area for a property. It uses a maximum floor area applying to a number of ranges of lot sizes as outlined in Table 4.1.

Table 4.1 Equivalent FSRs ranges permitted by the General Housing Code

Maximum floor area for dwellings – General Housing Code	Lot areas ranges – General Housing Code	Equivalent FSRs ranges
330 m ²	450 m ² - 599 m ²	0.73 - .55:1
380 m ²	600 m ² - 899 m ²	0.63 – 0.42:1
430 m ²	900 m ² +	0.47:1 +

This study recommends the application of a 0.5:1 floor space ratio. It is relevant to note that the recommended FSR provides a maximum permissible floor space on a given site but that any given development will also need to comply with a range of other built form controls, such as height, setbacks, private open space requirements, site coverage and the like, which will may limit the achievement of the maximum.

Commercial and Industrial zones

In the commercial and industrial areas a maximum FSR of 1:1 is recommended as commercial and industrial development is generally unconstrained by amenity factors, such as privacy, private open space and the like, as in the case of residential development. It is relevant to note it that no building would be permitted to entirely cover the site as other development controls, such as car parking requirements, stormwater management, landscaping and the like, would need to be fulfilled.

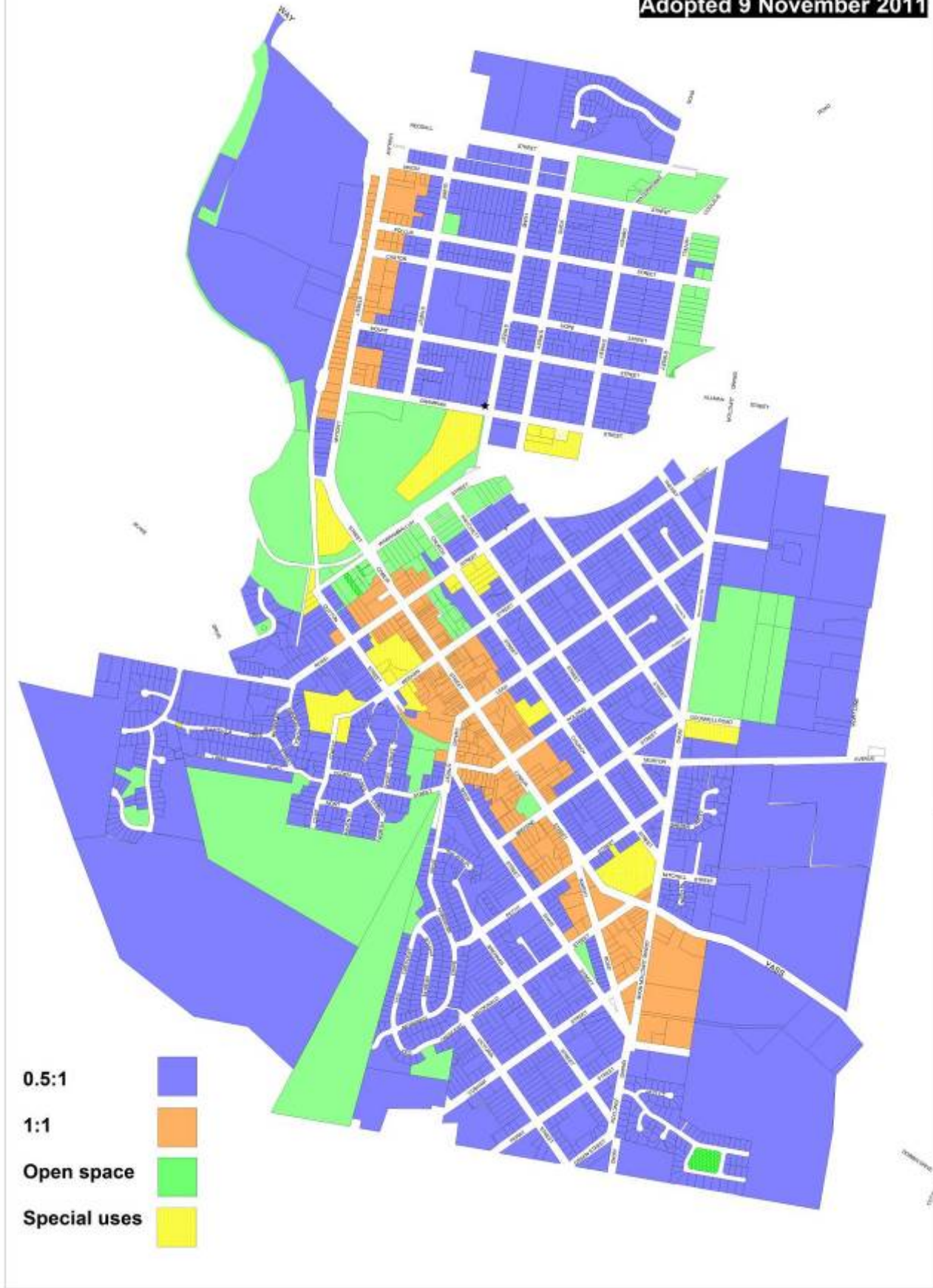


Figure 4.5 Recommended floor space ratio development standards

4.6 Multi dwelling housing

The review of multi dwelling housing in Yass has found that this type of development does not generally display a high level of design and amenity, although there are some examples which demonstrate a higher quality outcome.

The development of multi dwelling housing in Yass is currently guided by the Yass Shire Council Multi Unit Residential Development Control Plan (MURDCP) which has been reviewed for the purpose of this study.

The review of the DCP highlighted a number of issues which are recommended to be addressed in the preparation of a new comprehensive DCP. These issues are discussed in further detail below:

- The MURDCP currently provides one set of development controls which apply to both dual occupancies (2 houses on the one lot which may or may not be currently subdivided through torrens title, strata title or community title subdivision) and multi unit dwelling housing (i.e. 3 townhouses/villas/units or more). The “one size fits all” approach creates issues in achieving the most appropriate built form outcomes because the development controls differentiate between the built form impacts of a dual occupancy and the built form impacts of a twenty unit town house development, for example. It is therefore recommended that development controls be developed specific to dual occupancy development and to multi dwelling housing.
- The current approach of controlling the density of multi dwelling housing on a precinct basis (i.e. where a precinct is closer to a commercial area, the higher the density) is a generally accepted planning principle for urban areas. However, when applied to Yass the approach is redundant. Much of Precinct A with a development density of 1 unit per 300m² will be constrained by the new expanded B2 Local Centre zone, the expanded heritage conservation area, topography and the size of existing lots.
- The review of existing multi dwelling housing found that the least successful developments were the ones with higher densities and issues with slope. It is instead recommended that the precinct density approach for multi dwelling housing be replaced by 1 unit per 400m² density control to apply to the whole of Yass.
- As a result of the requirement under Section 74C of the EP&A Act that in the future only one DCP can apply to land, the reviewed and refined provisions of the MURDCP should be incorporated into a comprehensive DCP for the Yass Valley LGA.
- The development of controls for multi dwelling housing should also take into consideration the principles identified by the Draft

4.7 Dual occupancies

At the moment, dual occupancy development is controlled by the Yass Shire Council Multi Unit Residential Development Control Plan (MURDCP) which, as discussed above, makes no distinction between dual occupancies and multi dwelling housing.

Therefore, depending on the method by which subdivision is sought, very different outcomes with respect to minimum lot size may be achieved. In the case of seeking approval for a dual occupancy development under the provisions of the MURDCP, the requirements of *DA-POL – 15* do not apply and a minimum lot size could be significantly lower than what is provided for by Council's policy on minimum lot sizes.

This approach is inconsistent with the built form principles identified in this study and therefore it is recommended that dual occupancies, whether subdivided by torrens, strata or community title should be required to comply with the minimum lot size development standards recommended by this study.

4.8 Variations to development standards in the new LEP

In the application of development standards to a particular site, it sometimes arises that the standards do not achieve the best outcome or that some flexibility is required to achieve the best outcome.

SEPP 1 (discussed in further detail in Section 2) provides the mechanism by which flexibility could be applied to development standards where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the Act.

With the gazettal of a new LEP in accordance with the Standard Instrument, SEPP 1 will cease to apply and instead will be replaced by Clause 4.6 Exceptions to Development Standards (provided in Appendix 3) but will operate in a similar fashion to SEPP 1. It is expected that in instances where exceptions to the built form development standards are required Council will be able to assume the concurrence of the Director-General.

"Clause 4.6 Exceptions to development standards" is expected to be used in instances involving minor variations to development standards. For a significant change, an amendment to the LEP would be expected to be undertaken through the planning proposal/gateway determination process.

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