

DCP CONTROLS - NARROMINE SHIRE COUNCIL

SETBACKS -

Setbacks state that a two story building needs to be 3m from a boundary.

The new Shed to be build at the rear of the property are within the 3m setback. Plans and shadowing diagram show no adverse affect on neighbouring properties. Full sun will still be available to these adjoining lots.

Frontage		New Development	Infill Development
Front	Main Road	9 metres	The same distance as on or the other adjoining buildings, provided the difference between the setbacks is less than or equal to 2m ELSE the average of the setbacks of the adjoining buildings.
	Feeder Road	7.5 metres	
Side	One Storey	NCC Standard	NCC Standard
	Two Storey	3 metres	3 metres
Rear	One Storey	4 metres	4 metres
	Two Storey	7 metres	7 metres
Corner Allotment	Front	As per 'Front' above	The same distance as on or the other adjoining buildings, provided the difference between the setbacks is less than or equal to 2m ELSE the average of the setbacks of the adjoining buildings.
	Side	5 metres	

BUILDING HEIGHTS

Total Building height is well below 9m from natural.

Overall height on plans is less then 5700mm.

FENCING

None required.

PRIVATE OPEN SPACE

Ample space still available on site. There is at least 7m distance between house and shed.

PRIVACY

There will be no windows in the mezzanine area - maintaining full privacy to adjoining properties.