



Appendix No. 3

Draft Development Control Plan Guidelines

ISSUE	SUMMARY	CONTROL
Subdivision	In accordance with site layout plan.	To be located generally in accordance with indicative site layout plan provided in Figure <INSERT>.
Density	Maximum 15 lots.	A maximum of 15 residential lots is permitted on the site.
Minimum Lot Size	Minimum area 500m ² .	Minimum area for any residential lot created on the site is 500m ² .
Building Platform	Minimum 10 metres by 15 metres.	The site must be capable of providing a building platform of at least 10 metres by 15 metres. Building platforms shall be sited clear of any building line setbacks and asset protection zones and provided in a practical and suitable location suitable for residential construction.
		Practical and suitable access shall be provided from a public road to the building platform.
Cut and Fill	Maximum 1 metre at the edge of the building footprint.	Building siting and design should consider the topography of the site and if cut and fill is necessary it must be balanced to ensure no fill is required to be removed from the site.
	Excavation/filling in excess of 1 metre may be permitted, subject to there being no adverse effect on the adjoining owners and the submission of structural engineer's details.	Excavation/filling in excess of 1 metre may be permitted, subject to there being no adverse effect on the adjoining owners and the submission of structural engineer's details demonstrating the adequacy of works.
Building Setbacks	Minimum front setback 4.5 metres.	The minimum setback from the access road is 4.5 metres.
	Development on corner allotments - setback of 4.5 metres for the primary frontage and 4 metres to secondary frontage	Development on corner allotments shall have regard to the streetscape of both street frontages and may provide a setback of not less than 4.5 metres for the primary frontage and 4 metres to a secondary road frontage

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	All garages must be setback a minimum of 5.5metres from the property boundary	All garages must be setback a minimum 5.5metres, so as to ensure that a vehicle will not encroach on the road way.
	Rear boundary setbacks	Those lots with a common boundary to Heritage Park must be setback a minimum 10metres from Heritage Park. Any allotment affected by an Asset Protection Zone (APZ) must incorporate setbacks for asset protection zones.
	The minimum site boundary setback is 900mm to walls and 675 millimetres to eaves.	In all other cases the minimum site boundary setback is 900mm to walls and 675mm to eaves.
Site Coverage	The maximum site coverage permitted is 40%.	The maximum site coverage permitted is 40%. The maximum site coverage calculations must include areas containing garage/carport, driveways (excluding battleaxe handle), outbuildings, decks, patios, tennis courts and pools.
Building Height	Maximum height of all dwellings is not to exceed 8.9 metres to roof ridgeline or 7.9 metres for flat or skillion roof.	The maximum height of all dwellings is not to exceed:- (a) 8.9 metres measured vertically from the natural ground level to the roof ridgeline (b) The maximum height of flat or skillion roofed dwellings shall not exceed 7.9 metres above natural ground level. Note: Natural ground level means the actual physical level of a site prior to development taking place.
Private Open Space	20% or 80m ² whichever is greater.	Private open space (behind the front building line) is to be 20% of the lot area or 80m ² whichever is the greater and can be contained within the landscaped area of the site. (b) The private open space area must be able to contain a rectangle measuring 6 metres by 4 metres.

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Landscaping	Minimum 40%.	All setback and carparking areas are to be landscaped and maintained in accordance with the provisions of Part D Section 3 – Landscaping. (b) The minimum required landscaped or naturally vegetated area for residential development as a percentage of the total site area is 40%.
Carparking	Vehicle access 3.5metres. Single garage 5.5x3m. Double garage 5.5 x 5m.	At least one carparking space is to be provided behind the building line. The width of vehicle access is limited to 3.5metres. Single garage - min internal dimension 5.5 metres x 3 metres. Double garage - Min internal dimension 5.5metres x 5 metres.
Bushfire Hazard Management	To reduce the risk to life and property in the areas of Bush fire risk.	Ensure compliance with the NSW Rural Fire Service guidelines " Planning for Bushfire Protection 2006" Ensure compliance with Australian standards (AS 3959 – 1999).
Geotechnical Site Stability	To remove the physical restrictions that would otherwise prevent development on the site.	Geotechnical advice, demonstrating compliance with recommendations of the PSM report dated July 2006.
Bushland and Biodiversity	To conserve and protect the vegetation located on the southern boundary of the site	Applications for subdivision should include a Flora and fauna assessment in accordance with section 5A of the environmental planning and assessment act, 1979.
Erosion and Sediment Control	Minimise land degradation, water pollution and damage to infrastructure from accumulated sediment in accordance with Council's ESD objective 3.	Applications for residential development including subdivision are to be accompanied by an Erosion and Sediment Control Plan (ESCP). The ESCP is to clearly identify the erosion and sediment control measures to be used and shall be prepared in accordance with best practice principles.

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Heritage	Visual impact	Provide understorey vegetation along the line of the western boundary in conjunction with the existing mature trees. This is to achieve vegetative screening such that buildings to the subject property do not give rise to visual impacts on the adjoining Heritage Park. All materials, finishes and colours facing Heritage Park shall be of a dark recessive earthy type with natural materials, such as face brick, preferred.
Stormwater Management	Provide for the disposal of stormwater from the site in an efficient and environmentally sensible way in accordance with Council's ESD objective 3.	Water sensitive urban design WSUD measures should be employed in the management of the development of the site and associated stormwater in terms of water retention reuse and cleansing.
Access and Road Design	To ensure that vehicular access to the site is based upon sound traffic management principles.	Road cross falls, longitudinal gradient, vehicle turning movements are to comply with Council's design guidelines subdivisions/developments (June 1997).
Utilities and Services	To maximise the opportunities for shared (common) trenching and reduce constraints on landscaping within roads	Provision of public utilities is to be undertaken in accordance with the requirements of the Hills Shire Council and relevant servicing authorities