

SOUTHERN BOUNDARY FOR PROPOSED R1 GENERAL RESIDENTIAL ZONE

The Planning Proposal seeks to rezone the northern part of Lot 9 DP 836850 from E4 Environmental Living to R1 General Residential. The following considers the location of the southern boundary for the proposed R1 zone on Lot 9.

The Planning Proposal submitted by All About Planning proposed the southern boundary of the R1 zone as a line approximating the contour Reduced Level (RL) 1080. The following considers an alternative approach where the southern boundary follows the RL 1080 contour. The line approximating RL 1080 and the RL 1080 contour are shown in Figure 1.

It should be noted that Lot 9 has not been surveyed at this stage. The heights (RLs) and areas referred to below are based on the 1 metre contours and spatial information in Council's GIS system and are approximations.

Figure 1: Proposed R1 zone boundary (approximation of RL 1080) and RL 1080



To assist with assessing the visual impact of future residential development on Lot 9, it is assumed that most dwellings would have a height no greater than 8.5 metres above existing ground level. This is the height limit that applies to new dwelling houses (and alterations and additions to dwelling houses) in the R1 zone for Complying Development under the General Housing Code (SEPP Exempt and Complying Development Codes 2008). The height limit of 8.5 metres is also the acceptable solution that ensures compliance in Chapter 4.1 Urban Residential Development – Single and Dual Occupancy Dwellings in Armidale Dumaresq Development Control Plan 2012. It is considered reasonable to assume that future developers may wish to build to this height limit in order to maximize views to the north over Armidale.

Table 1 summarises the maximum roof heights of future dwellings for a R1 zone boundary based on a line approximating RL 1080 or the RL 1080 contour itself. Table 1 includes RL levels for existing ground levels on the eastern and western edges of Lot 9 where they intersect with the R1 zone boundary options and the RL levels for the roof lines of future dwellings based on a maximum height of 8.5 metres above existing ground level.

Table 1. Maximum heights of roof lines based on RL 1080 (line approximation and contour)

	Side of lot 9	RL 1080 – line approximating	RL 1080 – contour
R1 zone boundary	Western	1083 RL	1080 RL
	Eastern	1078 RL	1080 RL
Height of roof lines (maximum dwelling height 8.5m)	Western	1091.5 RL	1088.5 RL
	Eastern	1086.5 RL	1088.5 RL

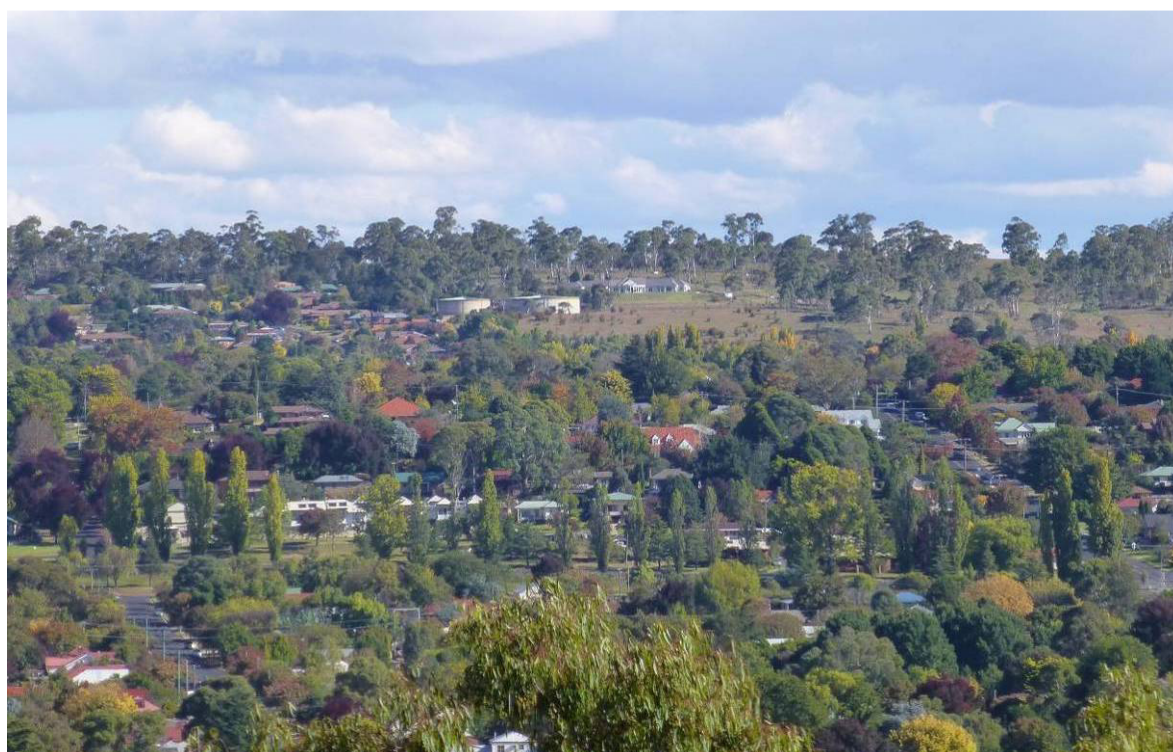
The Planning Proposal includes a Scenic Quality/Visual Impact Analysis (Attachment 3 of the Planning Proposal) prepared by All About Planning. The Analysis includes photographs of views towards Lot 9 from various vantage points around Armidale. A view of Lot 9 from Apex Lookout, Drummond Park, is shown in Figure 2.

The base of the water tanks adjoining the eastern boundary of Lot 9 is at RL 1088 on the northern side. The existing ground level adjoining the water tanks is RL 1090 (see Figure 1). The extent to which the roof lines of future dwellings would be below or above these levels under the two R1 zone boundary options is shown in Table 2.

Table 2. Extent to which roof lines below or above RL 1088 and RL 1090

	Side of lot 9	RL 1080 – line approximating	RL 1080 – contour
Height of roof lines above/below RL 1088 (base of water tanks)	Western	3.5m above	0.5m above
	Eastern	1.5m below	0.5m above
Height of roof lines above/below RL 1090 (existing ground level adjacent to water tanks)	Western	1.5 m above	1.5m below
	Eastern	3.5m below	1.5m below

Figure 2: View of Lot 9 DP 836850, from Apex Lookout, Drummond Park (Focal length of 38.2mm)



Source: Scenic Quality/Visual Impact Analysis, All About Planning

Table 2 indicates that the rooflines would be higher on the western portion of the site than the base of the water tanks by up to 3.5m if the proposed R1 zone boundary is a line approximation of the RL 1080 contour. The roof lines of future dwellings on the eastern portion of Lot 9 would be lower than the base of the water tanks by 1.5 metres. The rooflines under this scenario could be 1.5 metres above (western side) and 3.5 metres below (eastern side) the existing ground level adjacent to the water tanks.

If the proposed R1 zone boundary aligns with the RL1080 contour, the rooflines of future dwellings could be up to 0.5 metres above the baseline of the water tanks and 1.5 metres below the existing ground level adjoining the tanks.

The eastern portion of Lot 9 is relatively well screened by existing development and trees in the foreground when seen from vantage points in Armidale. However, the western portion is more visually exposed when viewed from these vantage points and it is considered that the preferred outcome is one where the visual impact of future residential development is minimised for the western portion of Lot 9.

The Planning Proposal submitted by All About Planning referred to future residential subdivision of part Lot 9 adding new vegetation to the area via street trees and new gardens and in doing so would improve the current scenic contribution of the site.

The environment protection zones in Armidale are mainly based on the scenic qualities of the surrounding hills and ridges. The hills and ridges are predominantly covered by native trees and provide a rural visual backdrop to the city. The existing development controls for subdivision in the environment protection zones also encourage regeneration of trees and native vegetation. Therefore, the possibility of new gardens, which usually comprise a large component of exotic trees and shrubs, improving the visual qualities of Lot 9 is not considered to be consistent with the objectives of protecting and enhancing the predominantly rural scenic values of the environment protection zoned lands.

The Planning Proposal submitted by All About Planning also proposes that a future development application for subdivision of Lot 9 should consider requiring the retention of the existing small stand of Eucalyptus Viminalis on the western boundary of the land. This would contribute to retaining some scenic qualities on Lot 9, however it is not considered that it would significantly mitigate the visual impacts of future residential subdivision of the land.

Taking the above matters into consideration it is recommended that the R1 zone boundary follow the RL1080 contour, rather than a line approximation of the contour.

All About Planning have also indicated that the landowners themselves are keen to retain current views from their existing dwelling on Lot 9, with their house slab located on the RL 1100 contour. Having the proposed R1 zone boundary follow the RL 1080 contour will increase the likelihood that their current views will be better protected than if the zone boundary followed the line approximation of the contour.

The extent to which the location of the R1 zone boundary will affect the potential lot yield from future subdivision of Lot 9 is summarised in Table 3. The potential lot yield for subdivision of land in the proposed R1 General Residential zone allows 20% of the land for internal subdivision roads and new lots with an average area of 750m².

Table 3. Areas and potential lot yields, Lot 9 DP 836850

Zone	R1 General Residential	E4 Environmental Living	E3 Environmental Management	
Zone boundary – line approximation RL 1080				
• Area	3.33 ha	1.54 ha	3.13 ha	
• Proposed minimum lot size	500m ²	1 ha	3 ha	
• Potential lot yield	35	1	1	Total = 37
Zone boundary – RL 1080 contour				
• Area	3.18 ha	1.69 ha	3.13 ha	
• Proposed minimum lot size	500m ²	1 ha	3 ha	
• Potential lot yield	33	1	1	Total = 35

Changing the southern boundary of the proposed R1 zone to align with the RL1080 contour is likely to result in a reduction of the potential lot yield from subdivision of land in the R1 zone from 35 to 33 lots. Overall, there is an estimated reduction of 2 lots, from 37 to 35 lots, for future development of all of Lot 9 based on the proposed zonings and minimum lot sizes in the amended Planning Proposal.