

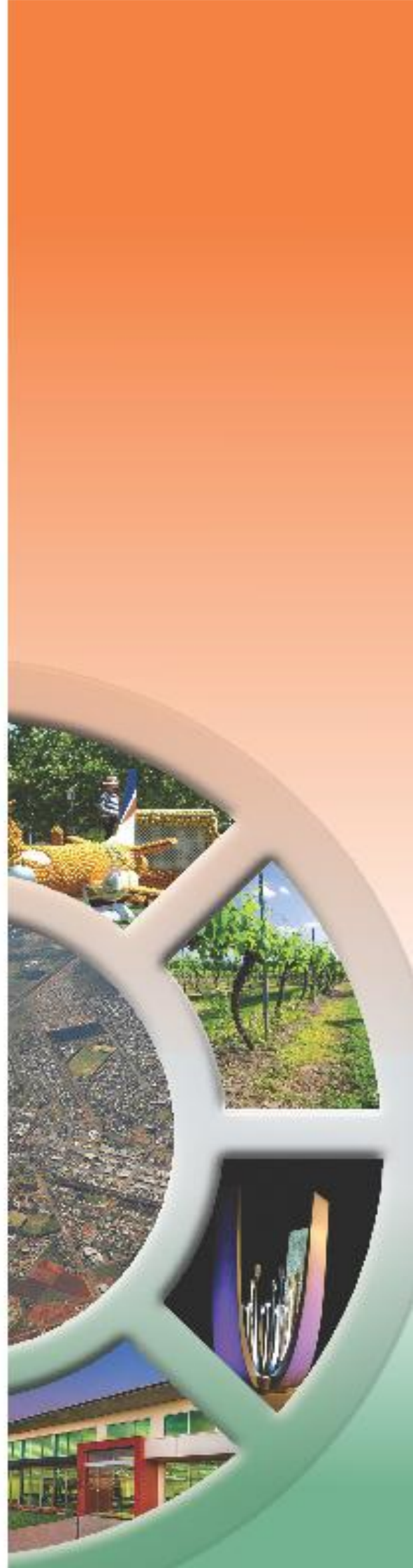


# Lake Wyangan & Catchment Management Committee

Thursday, 24 April 2025

## ATTACHMENTS UNDER SEPARATE COVER

- CL01 Large Lot Residential Development Control  
Plan - Boorga Road R5**  
**(a) DCP Council Report and Attachment**



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## ATTACHMENTS UNDER SEPARATE COVER

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**Griffith City Council****REPORT****CLAUSE** CL01**TITLE** Boorga Road R5 - Large Lot Residential Development Control Plan**FROM** Kelly McNicol, Consultant Planner**TRIM REF** 25/34849**SUMMARY**

The purpose of this report is to request that Council endorse the public exhibition of a site specific section of the Griffith Residential Development Control Plan (DCP) (as amended) related to land on Boorga Road in Nericon to facilitate a large lot residential development proposed under DA 16/2025 for an additional 58 large lot residential lots. The land is located over Lot 102 DP 1018460, Lot 104 DP 1018460 (south of West Road) and Lots 309 and 610 DP 751743, West Road (the subject lands). This section of the DCP has been prepared to appease the requirements of Clause 7.12 of the Griffith Local Environmental Plan 2014 (GLEP 2014).

**RECOMMENDATION**

- (a) That Council endorse the public exhibition of proposed Section 12.3 of the Griffith Residential Development Plan for a period of 28 days.
- (b) Should submissions be received, a report with recommendations be presented back to an Ordinary Council Meeting for final endorsement.
- (c) Should no submissions be received, the amendments to the Griffith Residential Development Control Plan are considered endorsed the day after the close of the public exhibition period.

**REPORT**

The subject lands are located on the eastern side of Lake Wyangan, including: Lot 102 DP 1018460, Lot 104 DP 1018460 (south of West Road) and Lots 309 and 610 DP 751743, West Road (refer to Figure 1). A Planning Proposal was endorsed by Council for the subject lands in 2019. The Planning Proposal amended the minimum lot size of the subject lands from 5 ha to 1 ha for lots which would not be connected to Council's reticulated sewer service. To ensure adequate provisions were in place to mitigate and manage the potential environmental impacts of the use of onsite sewage management systems on Lake Wyangan and Campbell's Wetland, Clause 7.12 was inserted into GLEP 2014 requiring the preparation of a site-specific development control plan (DCP).

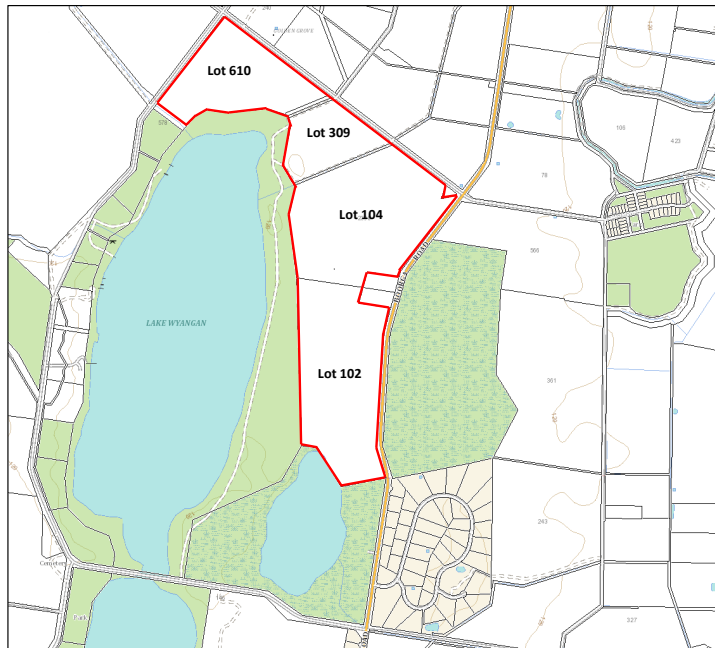


Figure 1: Map of the Subject Lands

Clause 7.12 of GLEP 2014 requires the following for residential development of the subject lands:

- (2) *This clause applies to development for the purposes of subdivision if each lot resulting from the subdivision will—*
  - (a) *be used for residential accommodation, and*
  - (b) *have a lot size of less than 5 hectares, and*
  - (c) *not be connected to a reticulated sewer.*
- (3) *Development consent must not be granted for the subdivision of land to which this clause applies unless a development control plan that provides for the matters in subclause (4) has been prepared for the land.*
  - (4) *The development control plan must provide for the following—*
    - (a) *requirements for the on-site disposal and management of sewage, including the discharge and disposal of effluent,*
    - (b) *special requirements for land in an area of high watertable or with sodic or saline soils,*
    - (c) *appropriate measures to avoid, minimise or mitigate adverse impacts on the Lake Wyangan catchment.*

The owners of the subject lands have lodged a development application over Lot 102 DP1018460 to facilitate a 58-lot large lot residential subdivision. The proposal seeks a variety of lot sizes from just over 4000 sq. m. to 3.7 ha in area (Subdivision Plan provided at Attachment 2). The development application was submitted to Council on 20 February 2025. The development application included the following technical studies to appease the requirements of Clause 7.12 of the GLEP 2014:

- Stormwater Music Model – MJM Consulting
- Campbell's Wetland – EcoResolve
- Land Capability Assessment – McMahon Earth Science
- Geotechnical Investigation – Douglas Partners
- Salinity Assessment – Douglas Partners



CL01 Boorga Road R5 - Large Lot Residential Development Control Plan

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- Preliminary Engineering Drawings – MJM Consulting

All documents relevant to the development application are available online at:

<https://datracking.griffith.nsw.gov.au/Application/ApplicationDetails/010.2025.00000016.001/>

The owners of the subject lands, Mayuresh Group Pty Ltd, also submitted a draft site specific development control plan (DCP) to Council to meet the requirements of Clause 7.12 of GLEP 2014 based on the technical assessments submitted with the development application. The development application cannot be determined until the DCP is endorsed by Council.

Council reviewed the draft DCP internally and made some alterations and additions to ensure the development controls could be placed within the existing Griffith Residential Development Control Plan (GRDCP) as a site specific section. The proposed section of the GRDCP (see Attachment A – Section 12.3) includes controls to assess, minimise and manage the potential impacts of residential development on the environment and future residents of the subject lands. These controls pertain to onsite sewage management, groundwater, salinity, mosquito prevention and mitigating impacts to Lake Wyangan and Campbell's Wetland.

The amended GRDCP is provided in Attachment A. The submitted subdivision plan for DA 16-2025 is provided at Attachment B.

### **OPTIONS**

#### OPTION 1

As per the Recommendation.

#### OPTION 2

Any other resolution of Council.

### **POLICY IMPLICATIONS**

This report seeks to amend Council's Residential Development Control Plan.

### **FINANCIAL IMPLICATIONS**

Reviews of the DCP is included in Council's current budget 2024/25.

### **LEGAL/STATUTORY IMPLICATIONS**

The DCP must be endorsed by Council.

### **ENVIRONMENTAL IMPLICATIONS**

Good design control principles contribute to sustainable development with environmental benefits.

### **COMMUNITY IMPLICATIONS**

The DCP is guided by Community aspirations for the future growth of the city of Griffith

CL01 Boorga Road R5 - Large Lot Residential Development Control Plan

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**LINK TO STRATEGIC PLAN**

This item links to Council's Strategic Plan item 7.1 Encourage respectful planning, balanced growth and sustainable design.

**CONSULTATION**

Senior Management Team

**ATTACHMENTS**

- (a) Griffith Residential Development Control Plan - Insertion of Section 12.3  
(under separate cover)
- (b) DA 16-2025 - Subdivision Plan

## RESIDENTIAL DEVELOPMENT CONTROL PLAN



Operational as of 17 August 2020 **Proposed Amendment 3 – Section 12.3**

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

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CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

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**GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN**

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CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 1.0 INTRODUCTION

### 1.1 NAME OF THIS PLAN

This is called the Griffith Residential Development Control Plan 2020. The Plan has been prepared in accordance with section 3.42 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

### 1.2 DATE OF COMMENCEMENT

The Plan was adopted by Griffith City Council on 11 August 2020 and came into operation on 17 August 2020. The following amendments to the DCP have been endorsed:

- Amendment 1 – Lake Wyangan Controls – 11.2 – Endorsed by Council on 15 November 2023
- Amendment 2 – Housekeeping update Endorsed by Council on 26 November 2024
- Amendment 3 – [insert date]

### 1.3 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all lands zoned R1 – General Residential, R3 – Medium Density Residential, R5 – Large Lot Residential and RU5 – Village

### 1.4 RELATIONSHIP TO OTHER PLANS

This plan must be read in conjunction with the *Griffith Local Environmental Plan 2014* (GLEP 2014), other environmental planning instruments, Griffith City Council policies and [Council's Engineering Standards: Subdivision and Development](#) (as amended).

## 1.5 VARIATION TO CONTROLS

There will be instances in which strict adherence to the controls in this Plan cannot be achieved. Should an aspect of a development not comply with a standard, the non-compliance must be justified in a "Request for Variation to a Development Control" attached to the Statement of Environmental Effects addressing:

- a) The control being varied.
- b) The extent of the proposed variation and the unique circumstances as to why the variation is requested.
- c) Why compliance with the control/standard is unreasonable or unnecessary in this particular case.
- d) How the objectives of the control are met and an acceptable solution achieved with the proposed variations.
- e) That the development will not have additional adverse impacts as a result of the variation.

The fact that an existing development may not comply with one or more of the development controls, does not necessarily mean that the development control is unreasonable or unnecessary, when applied to future development.

*Note: A template Variation Statement is provided at Appendix 3.*

## 1.6 SAVINGS AND TRANSITIONAL PROVISIONS

This Plan applies to any development application lodged with Council after the commencement of the Plan. Any development application lodged before the commencement of this plan will be assessed in accordance with any previous

Griffith Residential Development Control Plan

development control plan or other Council policy in force at the time of lodgement.

1.7 REVIEW OF DCP

The DCP should be reviewed by Council every five years.

2.0 AIMS AND OBJECTIVES

2.1 PURPOSE OF THE PLAN

The principle purpose of this Plan is to provide guidance on the following matters:

- a) Giving effect to and guiding development permissible within the R1-General Residential, R5-Large Lot Residential and RU5-Village zones in the GLEP 2014.
- b) Achieving the objectives of the land use zones to which the Plan applies.
- c) Implementing the recommendations of Griffith's Housing Strategy 2019.
- d) Provide for a diversity of housing opportunities and residential lifestyle choices.

- e) Optimise residential development opportunities which fulfil the housing supply of Griffith.

2.2 AIMS AND OBJECTIVES

- a) To provide appropriate development control principles for the development of Griffith.
- b) To encourage, facilitate and promote affordable housing in accordance with the Griffith Housing Strategy 2019.
- c) Ensure high standards of residential development within Griffith.
- d) Provide for a diversity of housing opportunities and residential lifestyle choices.
- e) Encourage new residential development that is sympathetic to the existing streetscape and neighbourhood character of a particular locality.

Residential Accommodation Types





GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.0 RESIDENTIAL PRECINCT STATEMENTS AND CONTROLS

Griffith has several unique residential precincts with varying streetscapes, densities and housing types. Infill development and increased densities to support affordable housing and a mixture of housing options are to be promoted in accordance with the Griffith Housing Strategy 2019.

The Precinct Statements in this Section will set the vision for how each precinct should be developed, redeveloped, or how infill development should occur. The table within each Precinct Statements (sub-section) will provide the maximum Floor Space Ratio (FSR) for the area (for all development) (if applicable) a height restriction (for all development) (if applicable) and parking ratios for residential development. To calculate FSR for a development, refer to Section 3.17. Specific development controls for each type of residential

accommodation are provided in Sections 4 - 8. Controls for other types of development are provided in Section 10.

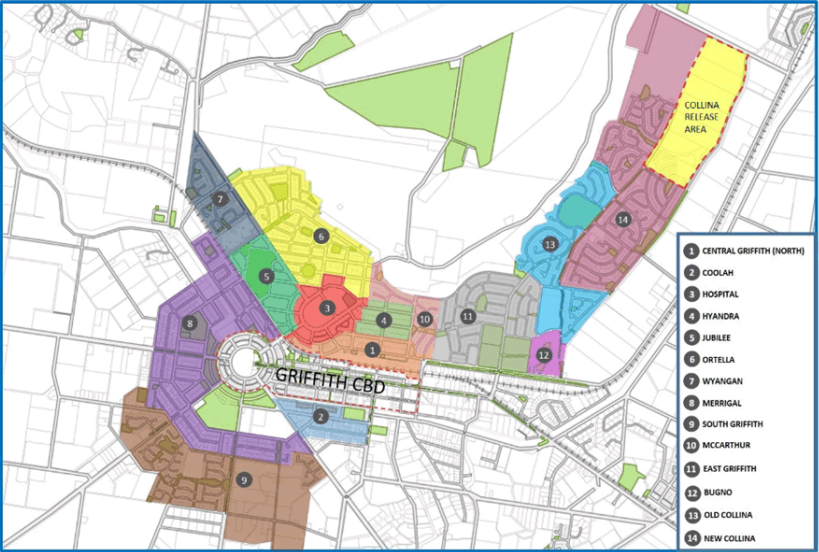


FIGURE 1: RESIDENTIAL PRECINCTS

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.1 CENTRAL GRIFFITH (NORTH)



Existing Character

The Central Griffith (North) precinct is located to the north of the Griffith CBD. The Precinct contains a mixture of residential accommodation including single dwellings, dual-occupancies and multiple dwelling housing on lot sizes averaging around 1100 m<sup>2</sup> with 20 m frontages. The railway and terminal are

located on large tracts of land at the southern end of the precinct. Some commercial uses including a supermarket and registered club are located in the Precinct as well as an ambulance station and RFS Administrative building. Several under-developed or underutilised lots are scattered throughout the Precinct. Wakaden Street is the main collector road in the Precinct and is a key east-west corridor for residents accessing the CBD.

Future Character

The projected future character of the Precinct is to be redeveloped with medium density units with an emphasis on affordable housing. A higher FSR has been allocated to the Precinct to promote higher densities. Underutilised lots with frontage to Wakaden Street should be a preferred location for multi-storey residential flat buildings, boarding houses and co-living housing. Binya Street should be preferred locations for multiple dwelling housing, dual occupancies and single storey boarding houses. The existing rail terminal lands should be redeveloped for medium density housing once the freight terminal is relocated.

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
1.5:1 & 2.5:1 on lands south of Wakaden	N/A	1 Bedroom Unit	0.5 spaces
		2 Bedroom Unit	1 space
		3+ Bedroom Unit	2 spaces
		Visitors	1 space per 6 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.2 COOLAH



under-utilised lots are scattered throughout the Precinct. The Precinct is in close proximity to schools and services in the CBD. The road network has moderate traffic with good connection to Willandra Avenue and Kidman Way.

Future Character

The projected future character of the Precinct is to be redeveloped with medium density units with an emphasis on affordable housing. A higher FSR has been allocated to the Precinct to promote higher densities. Underutilised lots should be developed for residential flat buildings and multi dwelling housing. Lots with single dwellings on them should be redeveloped for higher density development. Boarding houses, co-living housing and seniors housing should be promoted to locate in the Precinct. Neighbourhood shops should also be promoted in strategic locations in the precinct.

Existing Character

The Coolah Precinct is located to the South of the Griffith CBD and the main canal. The Precinct contains residential flat buildings and dwellings built between 1960 and 1990 with newer construction consisting of single storey multiple dwelling housing. Lot sizes average around 1000 m<sup>2</sup> with 20m frontages. Several

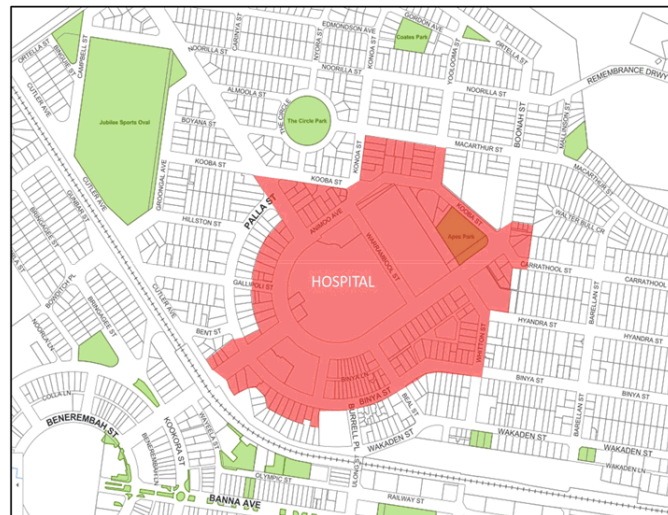
Precinct Specific Controls

Max. FSR	Max. Height	Parking	
1.5:1	N/A	1 Bedroom Unit	0.5 spaces
		2 Bedroom Unit	1 space
		3+ Bedroom Unit	2 spaces
		Visitors	1 space per 6 units

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

### 3.3 HOSPITAL



### Existing Character

The Hospital Precinct contains the Griffith Base Hospital, the St. Vincent's Private Community Hospital and a number of medical centres and facilities. Residential accommodation in the Precinct is mainly single dwellings with some dual occupancies

and multi dwelling housing. Lot sizes average 900m<sup>2</sup> with 20m frontages. Only a few blocks in the Precinct are undeveloped. The road network has moderate to heavy traffic due to residents accessing the hospitals, schools and church.

## Future Character

Several employment generating uses are located in the precinct which would benefit from an increase in housing density. A higher FSR has been allocated to the Precinct to promote higher densities. Existing lots with single dwellings should be promoted to be used for higher density residential development and medical and associated uses. Adequate parking needs to be accommodated in medical services, while parking reductions are appropriate for residential uses. Seniors housing should also be promoted to be located in the Precinct to benefit from the close proximity to the hospitals and CBD. Co-living housing should locate in the Precinct to cater for itinerant medical staff. Consideration should be given to the Griffith Health Precinct Master Plan in the design of development in the Precinct.

### Precinct Specific Controls

Max. FSR	Max. Height	Parking
1.5:1	N/A	1 Bedroom Unit      0.5 spaces 2 Bedroom Unit      1 space 3+ Bedroom Unit    2 spaces Visitors                1 space per 6 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.4 HYANDRA



typical lot is around 1150 m<sup>2</sup> with 18 metre frontages. The Precinct contains several large, established street trees. Several post war dwellings have been demolished and redeveloped for large single-family dwellings in the Precinct.

Future Character

The projected future character of the area is to increase residential density while maintaining the Precinct's character through retaining existing setbacks, street trees and promoting secondary dwellings and dual occupancies in the rear yards of existing dwellings. The appearance of the single dwelling when viewed from the street should be retained through redevelopment. Corner allotments should be promoted for multi-dwelling housing, terraces or manor houses. Boarding houses should be located strategically within the precinct to ensure compatibility with the existing character.

Existing Character

The Hyandra Precinct is located in close proximity to the CBD and adjacent to the Hospital Precinct. The Precinct is dominated by single dwellings on large lots; however, some dual occupancies exist on predominantly corner allotments. A

Precinct Specific Controls

Max. FSR	Max. Height	Parking
0.5:1	9 m	1 Bedroom Unit
Corner		2 Bedroom Unit
Lot		3+ Bedroom Unit
0.7:1		Visitors



GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.5 JUBILEE



1000 m<sup>2</sup> with 18 metre frontages. The Precinct is dominated by single family dwellings with some multi-dwelling housing scattered throughout. Several post war dwellings have been demolished and redeveloped for large single family dwellings.

Future Character

The projected future character of the area is to increase residential density through secondary dwellings and dual occupancies in rear yards and strategically placed multi-dwelling housing. A low-medium density FSR has been chosen to promote increased densities while retaining landscaped areas on lots. Corner allotments should be promoted for multi-dwelling housing, terraces or manor houses. Boarding houses and co-living housing should be located at the southern extent of the precinct closer to the CBD.

Existing Character

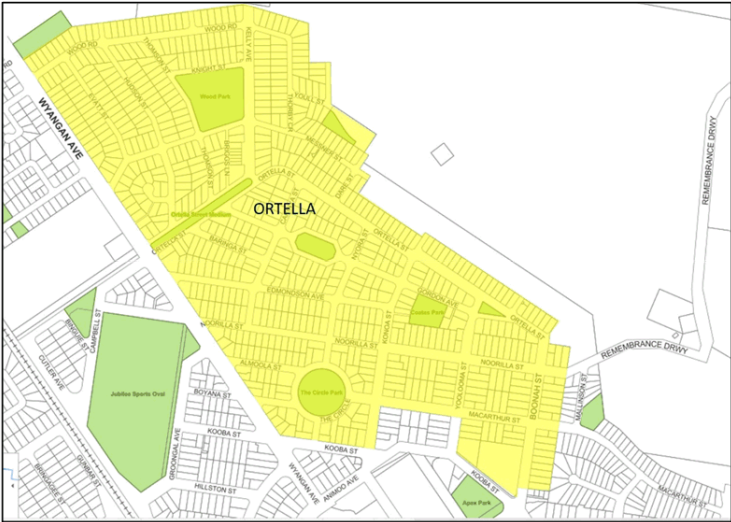
The Jubilee Precinct is located to the west of the Hospital Precinct with good access to the CBD. The Precinct is centred on the Jubilee oval which is a community park used for rugby, basketball, cricket, tennis and netball. A typical lot is around

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
Corner		2 Bedroom Unit	1.5 space
Lot		3+ Bedroom Unit	2 spaces
0.7:1		Visitors	1 space per 4 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.6 ORTELLA



trees in the road reserves and front yards. A typical lot is around 850 m<sup>2</sup> with 18 m frontages. The precinct almost exclusively contains single dwellings, however, some dual occupancies and secondary dwellings have been developed. The dwelling styles are a mixture of post-war, California bungalow and other modern project home varieties with more contemporary designs where lots have been redeveloped. The local road network is reliant on connections to Wyangan Avenue and MacArthur Street for access to the CBD and Hospital Precinct.

Future Character

The projected future character of the Precinct is to remain predominantly low-density single dwelling housing in the northern areas while promoting dual occupancies and secondary dwellings on lots in close proximity to the Hospital Precinct.

Existing Character

The Orrella Precinct is located north of Wyangan Avenue and the Hospital and south of Scenic Hill which several lots back onto. There are several established parks within the Precinct including The Circle Park and Wood Park. There are established

Precinct Specific Controls

Max. FSR	Max. Height	Parking
0.5:1	9 m	1 Bedroom Unit
Corner		2 Bedroom Unit
Lot		3+ Bedroom Unit
0.7:1		Visitors



GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.7 WYANGAN



Dual occupancies have been developed on selected blocks. A typical lot is 700 m<sup>2</sup> with 20 metre frontages. Service roads are located adjacent to Wyangan Avenue to reduce vehicular conflict with traffic on the sub-arterial road.

Future Character

The projected future character of the Precinct is to remain predominantly low density. Any development of the undeveloped citrus farm should include a road connection to the developed areas of the Precinct to allow connectivity. Some larger lots have suitable area for secondary dwellings.

Existing Character

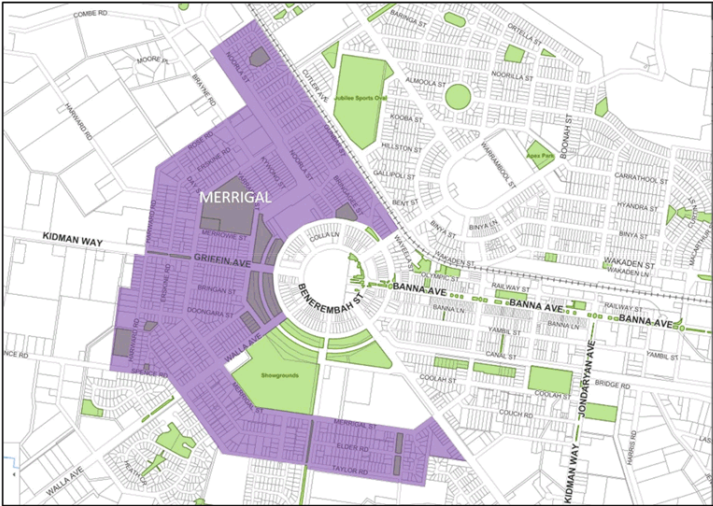
The Wyangan Precinct is located in the north-west extent of Griffith's urban area, above the railway line but below Wyangan Avenue. The Precinct was development in the 90's and 00's for predominantly single dwellings at low densities.

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
		2 Bedroom Unit	1.5 space
		3+ Bedroom Unit	2 spaces
		Visitors	1 space per 4 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.8 MERRIGAL



centred around West End Sports Stadium in the north and the showgrounds and Griffith High School in the south. Several large lots within the Precinct have been redeveloped for dual occupancies or multi-dwelling housing.

Future Character

The projected future character of the area is to increase residential density through secondary dwellings and dual occupancies in rear yards and strategically placed multi-dwelling housing. A low-medium density FSR has been chosen to promote increased densities while retaining landscaped areas on lots. Corner allotments should be promoted for dual-occupancies and multi-dwelling housing. Boarding houses and co-living housing should be located at the southern extent of the precinct closer to the CBD.

Existing Character

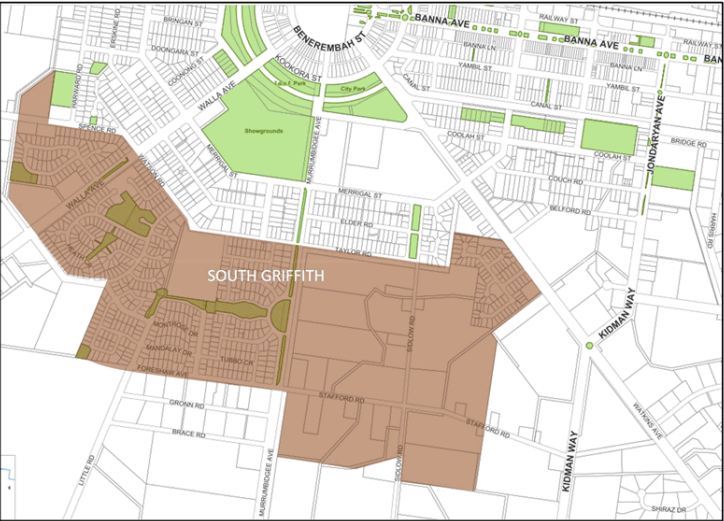
The Merrigal Precinct is a hub around Kookora Street. The area is part of the original Burley Griffin layout. The area has a mixture of dwelling types on a variety of lot sizes. Several large undeveloped lots exist within the Precinct. The Precinct is

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
Corner		2 Bedroom Unit	1.5 space
Lot		3+ Bedroom Unit	2 spaces
0.7:1		Visitors	1 space per 5 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.9 SOUTH GRIFFITH



Murrumbidgee Estate having a series of traffic-controlled loop roads. A large portion of the lots in the Precinct is undeveloped. An average lot in the Precinct is 700 m<sup>2</sup> with 20 metre frontages. The majority of the Precinct has been developed for single dwellings with some dual occupancies and secondary dwellings. The Precinct forms the southern extent of the Griffith urban area.

Future Character

The projected future character of the area is predominantly low-density single dwellings with some dual occupancy and multi dwelling housing within undeveloped lots to promote affordable rental housing. Corner allotments should be promoted for multi-dwelling housing, terraces or manor houses. Boarding houses and co-living housing should be located at the northern extent of the precinct closer to the CBD.

Existing Character

The Precinct is located in the southern most part of Griffith's residential areas, containing the Pioneer subdivision in the west, the Murrumbidgee Estate subdivision in the centre and Willandra Gardens to the east. The planning layouts are informal with

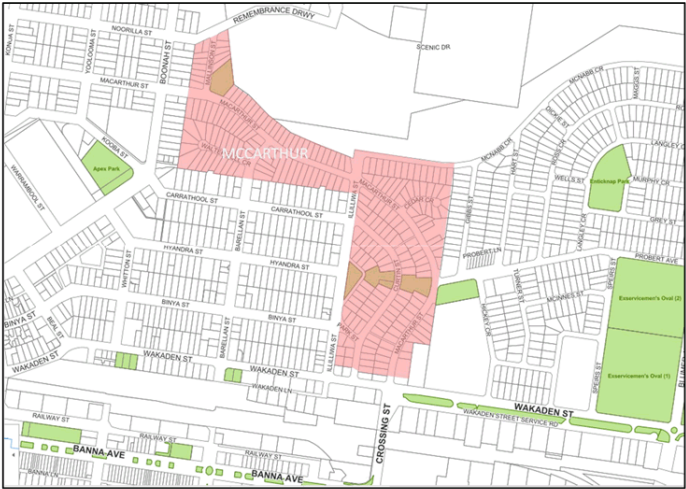
Precinct Specific Controls

Max. FSR	Max. Height	Parking
0.5:1	9 m	1 Bedroom Unit
Corner		2 Bedroom Unit
Lot		3+ Bedroom Unit
0.7:1		Visitors
		1 space
		1.5 space
		2 spaces
		1 space per 5 units

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.10 MCARTHUR



creates a pedestrian link from Hyandra Street to Probert Avenue. A typical lot is around 800 m<sup>2</sup> with 18 metre frontages. McArthur Street is a busy road which connects North Griffith with the CBD.

Future Character

Increased densities of lots with frontage to McArthur Street should be discouraged due to its narrow carriageway and traffic volumes. Increased densities in other areas of the Precinct should be supported through secondary dwellings and redevelopment for dual occupancies on larger lots. Affordable housing including boarding houses and co-living housing should be promoted in the southern extent of the precinct closer to the CBD.

Existing Character

The Macarthur precinct is wedged between Hyandra precinct to the south-west, East Griffith to the east and Scenic Hill sloping up to the north, with the northern allotments backing onto it. The street layout is informal in style, consisting of long curved streets and differently shaped allotments. A connected park network

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
		2 Bedroom Unit	1.5 space
		3+ Bedroom Unit	2 spaces
		Visitors	1 space per 4 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.11 EAST GRIFFITH



Shops are located at the western boundary of the Precinct and provides convenient commercial services. The Precinct is dominated by single dwellings constructed in the 60's and 70's on lots sizes averaging 800 m<sup>2</sup> with 18 m frontages. Local roads in the Precinct are narrow and connect to Blumer Avenue, a wide collector road to the east and McArthur Street to the west. Views up moderately sloped streets to Scenic Hill give the area strong character as does the long curves and semi-formal planning layout.

Future Character

The projected future character of the Precinct is to remain as low density but encourage secondary dwellings in rear yards on suitable lots and discourage secondary dwellings on Blumer Avenue or Probert Avenue. The expansion of the East Griffith Shops

Existing Character

The East Griffith Precinct is located to the south of Scenic Hill and to the north of the Cemetery. The Precinct is centred on Enticknap Park which is a neighbourhood park. East Griffith

Precinct Specific Controls

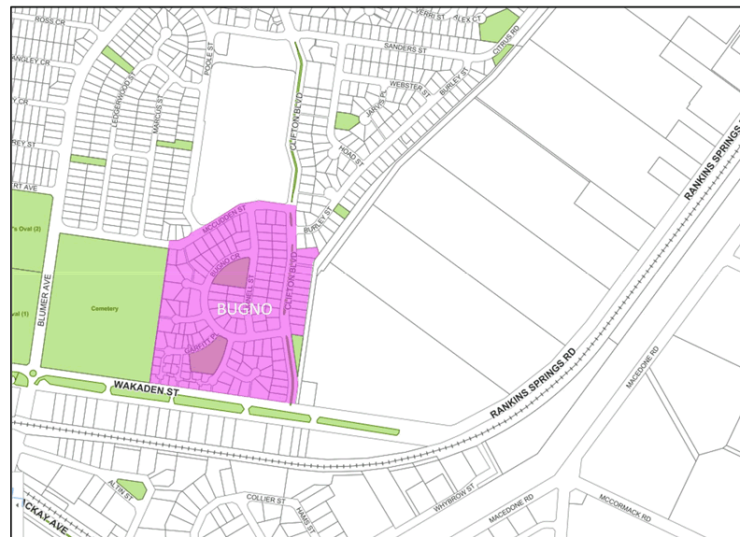
Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
		2 Bedroom Unit	1.5 space
		3+ Bedroom Unit	2 spaces
		Visitors	1 space per 4 units



CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

### 3.12 BUGNO



High School. With the exception of a medium density subdivision at the southwestern boundary, the Precinct contains single dwellings on 750 m<sup>2</sup> lots with wide 21 m frontages. The housing stock contains several different styles including modern designs with eclectic forms. The planning layout is dominated by cul-de-sacs connecting to Bugno Crescent. Generally, there is no front fencing in the Precinct, but due to the traffic volumes on Clifton Boulevard, houses with frontage to the road could be retrofitted with a front fence.

## Future Character

The projected future character of the Precinct is to remain as a low-density neighbourhood. Where appropriate secondary dwellings on lots could be supported.

### Existing Character

Bugno Precinct was developed in the late 80's replacing the old sale yards located north of Wakaden Street. The Precinct is located to the east of the Cemetery and to the south of Wade

### Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit 2 Bedroom Unit 3+ Bedroom Unit Visitors	1 space 1.5 space 2 spaces 1 space per 4 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.13 OLD COLLINA



roads with a series of cul-de-sacs coming off these. The Precinct is centred around Ted Scobie Oval in the north and Driver Shopping Complex in the south. Scenic Hill forms the Precinct's backdrop with large rocks, remnant Eucalytus, White Cyprus Pine trees and grasses. The local roads are wide mainly feeding into Clifton Boulevard and Blumer Avenue which act as collector roads.

Future Character

The projected future character of the Precinct is to remain as a low-density neighbourhood. Where appropriate secondary dwellings on lots could be supported.

Existing Character

Old Collina is located in the north-east of Griffith's residential area which was developed in the late 70's and early 80's. The planning layout is informal in style consisting of curved loop

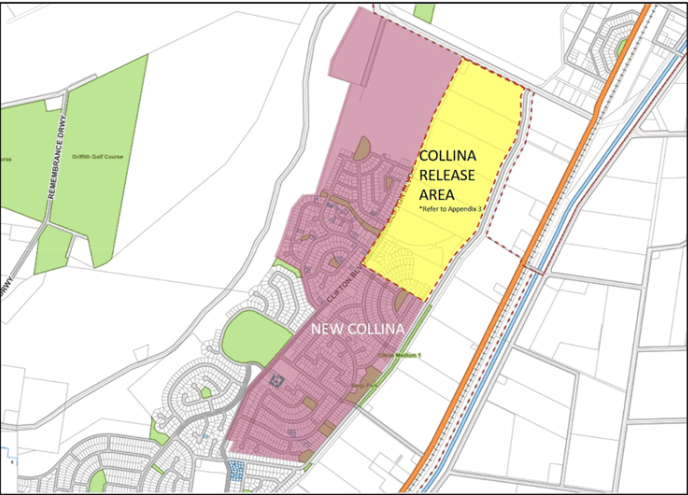
Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
Corner		2 Bedroom Unit	1.5 space
Lot		3+ Bedroom Unit	2 spaces
0.7:1		Visitors	1 space per 4 units



GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.14 NEW COLLINA



the lands to the south and east of Clifton Blvd. Both master plans sought to replicate aspects of the Burley Griffin design for Griffith with curved streets and a spoke and wheel layout. The topography of the Precinct varies from gently sloping to moderately sloping on the edge of Scenic Hill. The average lot area in the Precinct is 900 m<sup>2</sup> with 18 m frontages. Single dwellings dominate the streetscape with approximately 15% of the lots developed for dual occupancies and multi-dwelling housing.

Future Character

The projected future character of the Precinct is to remain as a low-density neighbourhood with strategically located multi-dwelling housing.

Existing Character

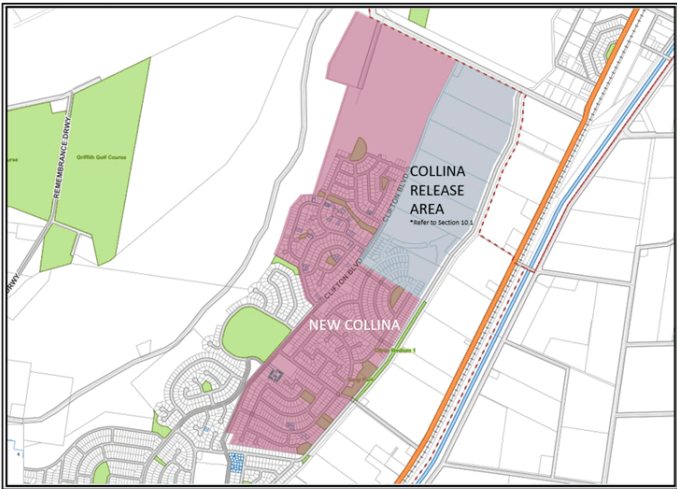
New Collina was developed in the first decade of the 00's. The New Collina area was subject to two master planning exercises. One carried out by the then Department of Housing for lands, to the north and west of Clifton Blvd and another by Council for

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
Corner		2 Bedroom Unit	1.5 space
Lot		3+ Bedroom Unit	2 spaces
0.7:1		Visitors	1 space per 4 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.15 COLLINA RELEASE AREA



substantially subdivided and dwellings are under construction. Stage 2 of the Release Area has achieved development consent for 282 lots in accordance with the Master Plan and Section 12.1 of this DCP. The Master Plan and approved subdivisions include a series of stormwater detention basins, parks and average lot size of around 700m<sup>2</sup>.

Future Character

The projected future character of the Precinct is to remain as a low-density neighbourhood with strategically located multi-dwelling housing. Up to 50% of newly subdivided lots within the Precinct are permitted to be multi-dwelling allotments.

Existing Character

The Collina Release Area is being developed as the final stage of the Master Plan endorsed by Council in the early 2000's. The first three farms (Stage 1) in the Release Area have been

Precinct Specific Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
Corner		2 Bedroom Unit	1.5 space
Lot		3+ Bedroom Unit	2 spaces
0.7:1		Visitors	1 space per 4 units

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

3.16 VILLAGES

Griffith has many villages, all with a unique character. Griffith's villages are important residential settings which offer alternative settings to the urban areas. Expansion of Lake Wyangan (refer to Section 12.2), Hanwood, Yenda and Yoogali have been promoted in Griffith's Land Use Strategy: Beyond 2030 and the GLEP 2014. The minimum subdivision lot size for most villages is consistent with other low-density Precinct's in Griffith at 700 m².

Infill development in the villages should be supported, including strategically placed multi-dwelling housing. Secondary dwellings should also be supported to increase densities and support population increase in the Villages.

Non-residential uses should also be promoted in the villages, including supermarkets, shops, restaurants and cafes and commercial premises to support the everyday needs of residents.

Yenda, Hanwood and Bilbul are all located in close proximity to employment generating rural industries with large work forces. Locating diverse housing options in these villages to support workers including boarding houses / co-living housing, multi-dwelling housing and secondary dwellings should be promoted.

Village Controls

Max. FSR	Max. Height	Parking	
0.5:1	9 m	1 Bedroom Unit	1 space
Corner		2 Bedroom Unit	1.5 space
Lot		3+ Bedroom Unit	2 spaces
0.7:1		Visitors	1 space per 4 units

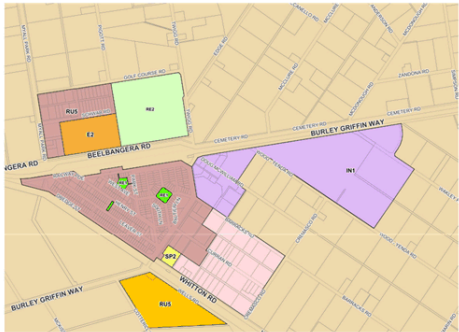


FIGURE 3: YENDA ZONING

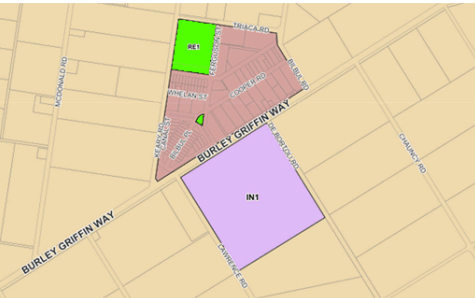


FIGURE 2: BILBUL ZONING

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

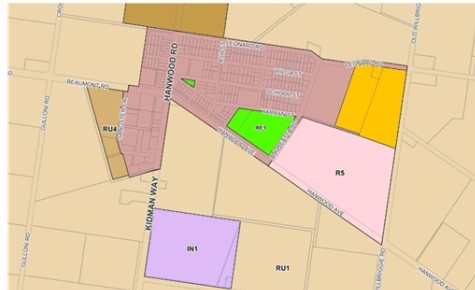


FIGURE 5: HANWOOD ZONING

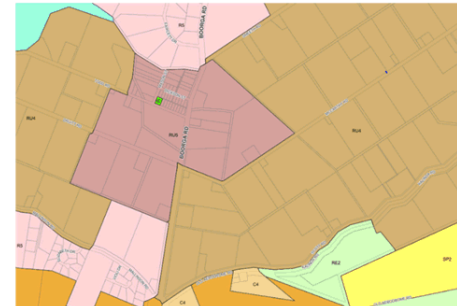
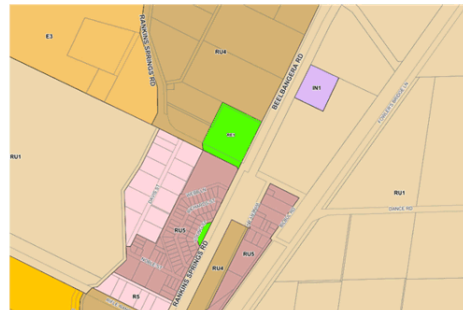


FIGURE 7: LAKE WYANGAN ZONING



## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 3.17 FLOOR SPACE RATIO

The floor space ratio (FSR) of building on a site is the ratio of the gross floor area of all buildings within the site to the site area. The FSR for each Precinct is provided in [Section 3](#).

## 3.17.1 Site Area

In determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be:

- If the proposed development is to be carried out on only one lot, the area of that lot, or
- if the proposed development is to be carried out on two or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

## 3.17.2 Exclusion from Site Area

The following land must be excluded from site area:

- Land on which the proposed development is prohibited, whether under this Plan or any other law.
- Community land or a public place.

## 3.17.3 Gross Floor Area (GFA)

GFA is 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 m above the floor, and includes:

- The area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any auditorium, cinema, and the like in a basement or attic,

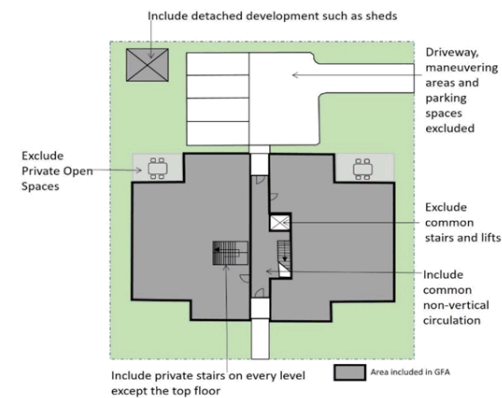


FIGURE 8: HOW TO MEASURE FSR

**But Excludes:**

- any area for common vertical circulation, such as lifts and stairs, and
- any basement -
  - storage, and
  - vehicular access, loading areas, garbage and services, and

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

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**GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN**

- 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 m high, and
- j) principle private open space areas, and
- k) voids above a floor at the level of a storey or storey above.

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.0 DWELLINGS

## 4.1 APPLICATION OF THIS SECTION

This section applies to new dwellings or alterations or additions to existing dwellings in the following zones:

- a) R1 General Residential.
- b) R3 Medium Density Residential
- c) R5 Large Lot Residential.
- d) RU5 Village.

## 4.2 SITING OF DWELLINGS

An integral component of the planning stage for the construction of a dwelling is the preparation of a Site Analysis Plan which identifies the constraints and opportunities of the site, the immediate locality and the wider environment. The *Environmental Planning and Assessment Act 1979* requires that every development application include a Site Analysis Plan which in general includes:

**The Site**

- a) Site dimensions (length and width).
- b) Topography – contours, north point, natural drainage.
- c) Services – location of all services and connections to services (water, sewer, gas, telecom and electricity).
- d) Existing vegetation – location of significant trees and spread.
- e) Location of all structures on site.
- f) Location of vehicle and pedestrian access.

**The Surrounds**

- g) Neighbouring buildings – location and number of storeys.
- h) Privacy – adjoining private open spaces, windows with potential for overlooking.
- i) Significant trees on adjacent properties.
- j) Street frontage features.
- k) Any public open spaces in the area.
- l) Any natural hazard areas – flooding or bushfire.

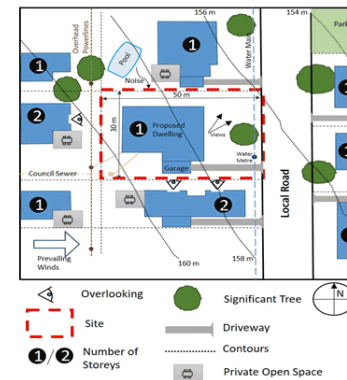


FIGURE 9: SITE ANALYSIS PLAN EXAMPLE



## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.3 STREETSCAPE CONTROLS

Streetscapes encompass buildings, street and landscape design and includes all adjacent buildings, landscaping and fencing, traffic treatments, paths, driveways and street surfaces.

Controls

- a) Dwellings on corner blocks must be designed to address both street frontages.
- b) The primary street façade of a dwelling should address the street and incorporate at least two of the following design features:
  - entry feature or porch;
  - awnings or other features over windows;
  - recessing or projecting architectural elements;
  - open veranda; or
  - bay windows or similar features.
- c) Dwellings should be consistent with the scale and character of adjoining dwellings and the locality in general.
- d) Garages which exceed 50% of the building's front elevation must be recessed behind the front building line of the dwelling which must include a porch or entrance treatment and windows to add visual interest.
- e) Dwellings should be designed to provide a major window to a habitable room facing the street.

- f) Landscaping should be used to enhance the appearance of the development and the surrounding area including the road reserve.
- g) Driveways must be located to preserve significant street trees.

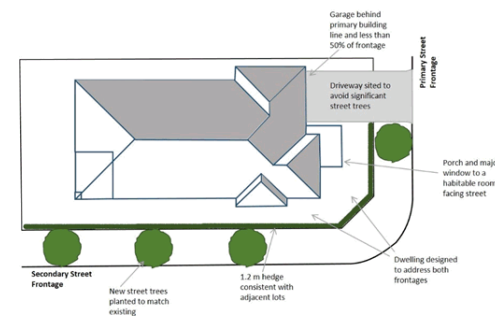


FIGURE 11: STREETSCAPE CONTROLS

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

### 4.4 BUILDING DESIGN

Dwelling design in Griffith should respect the dominant design themes of the Precinct and be appropriately scaled to enable differentiation and visual interest between the dwellings when viewed from public streets. Good design achieves a mix of dwelling sizes, providing housing choice for different demographics, lifestyles and household budgets.

#### Controls

- a) The design of dwellings must have regard to the character statement of the Precinct provided at Section 3.
- b) Front walls of any dwelling visible from the street must not exceed 5 m in length without a physical change.
- c) The side walls in any one dwelling visible from the street or public place must not exceed 10 m in length without a physical change.
- d) Windows and doors in facades facing the street must be provided in a balanced manner and respond to the orientation and internal uses.
- e) Materials must be selected to provide consistency within the locality.
- f) Buildings must be sited and designed to ensure reasonable daylight to habitable rooms in adjacent dwellings and avoid overshadowing of neighbouring private open spaces (see Section 4.6 and 4.9).

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.5 HEIGHT

To manage the bulk and scale of new dwellings, height should be limited to respond to the character of the precinct and streetscape. Height controls aid in maximising privacy, solar access and views.

Controls

- The maximum height of new dwellings should not exceed 9.0 m above the natural ground level measured to the ridge of the roof.
- The height of a dwelling should suit the streetscape, maintain view corridors and not unreasonably restrict sunlight to adjacent properties.
- Development plans submitted for two storey dwellings must show Reduced Levels (RL) taken from a fixed datum point (AHD) for the maximum ridge height and natural ground levels for two storey development.
- Proposed tree planting should be consistent with the scale of the dwelling.

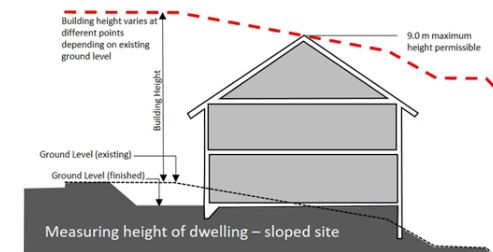
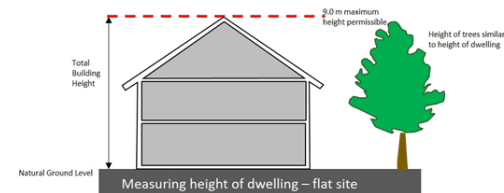


FIGURE 12: HOW TO MEASURE THE HEIGHT OF BUILDINGS

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.6 SOLAR ACCESS AND ENERGY EFFICIENCY

The solar access of a dwelling refers to its potential to receive adequate sunlight to living and recreation areas.

Controls

- Solar access must be available between the hours of 9 am and 5 pm for a minimum duration of 3 hours to any living area on the 22nd of June for each respective dwelling.
- Where possible, buildings should be oriented on a north-south, east-west axis to maximise solar access to living areas (see **Figure 14**).
- Windows should be located and shaded so as to reduce summer heat load and to permit entry of winter sunlight (see **Figure 13**).
- Outdoor clothes drying areas with access to sunlight and breezes should be provided.
- Shadow diagrams or a solar study must be provided by the applicant for two storey buildings and for all other development where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining property. The shadow diagram must include the following:
  - North point (true solar north);
  - scale (show ratio and bar scale);

- position of existing and proposed buildings and private open space on the site;
  - position of existing buildings and private open space on adjoining land; and
  - shadows cast by existing and proposed buildings at the winter solstice (22 June) for 9.00 am, 12 noon and 3.00 pm.
- Living spaces of adjoining development must receive at least 3 hours of sunlight on the winter solstice.

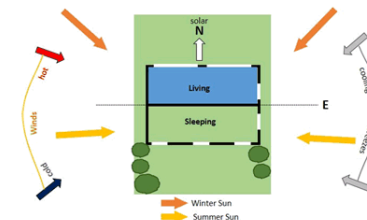


FIGURE 14: ORIENTING A HOUSE FOR CLIMATE

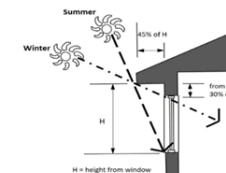


FIGURE 13: DESIGNING EAVES

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.7 SETBACKS

Locating dwellings within a certain building envelope on a site via the use of setbacks is a method of enhancing the streetscape, improving visual amenity and protecting the privacy of and sunlight to adjacent dwellings.

## 4.7.1 FRONT SETBACKS

The front setback of a dwelling should blend with the streetscape and the setbacks of adjacent dwellings. Some streets contain dwellings with deep setbacks such as Carrathool Street, while other streets contain smaller setbacks such as those located in East Griffith.

Controls

- a) Front setbacks must generally be 6 m, however a reduced setback of 4.5 m will be considered provided adequate justification is detailed in a Variation Request as per section 1.5. The Variation Request must consider, among other matters:
  - I. Impact on streetscape.
  - II. Privacy and amenity impacts caused by reduced setback on neighbours.
  - III. Setbacks of other dwellings within 40m of the boundary of the lot.
  - IV. Height, scale and bulk of dwelling when viewed from the street.

- b) Front setbacks in the Collina Growth Area and the Lake Wyangan Growth Area (refer to **Section 12**) are permitted to be 4.5 m.
- c) Garages must be setback a minimum of 5.5 m.

*Note:* contains Character Conservation Areas in which front setback trends within the streetscape must be maintained.

**Corner Lots**

- d) 4.0 m for primary road frontage.
  - I. 5.5 m garage setback
- e) 2.0 m for secondary road frontage.
  - I. 3.5 m garage setback

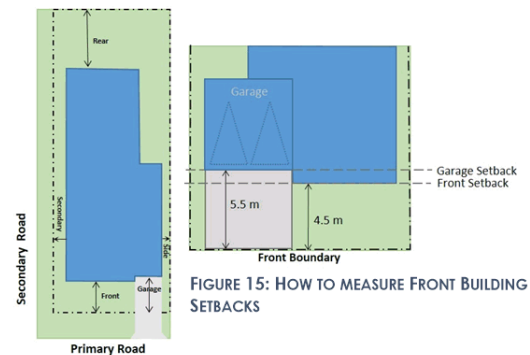


FIGURE 15: HOW TO MEASURE FRONT BUILDING SETBACKS

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.7.2 BUILDING ARTICULATION ZONE

A Building Articulation Zone is an area of a lot in front of the building line setback, within which building elements which add articulation to the development are permitted.

Controls

- The building articulation zone is 1.5 m for the primary street frontage and 0.75 m for the secondary street frontage.
- The building element must be external to the primary liveable floor area of the dwelling and not include garages or carports.
- Articulation elements must be a maximum of 25% of the area of the articulation zone.
- Articulation elements are permitted to start behind the required building lines.

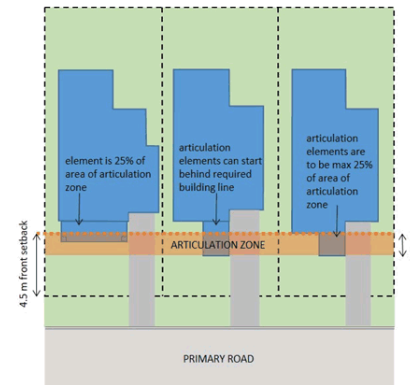


FIGURE 16: BUILDING ARTICULATION ZONE

## 4.7.3 SIDE SETBACKS

Side setbacks are necessary to provide appropriate separation distances between dwellings while maximising the dwellings street frontage and permitting habitable rooms to be oriented to the front of the lot.

Controls

- Single storey dwellings: minimum setback is 0.9 m with the eaves (overhang) setback a minimum of 450 mm.
- Two storey dwellings: minimum setback of the upper storey is 1.5 m with the eaves (overhang) setback a minimum of 900 mm.

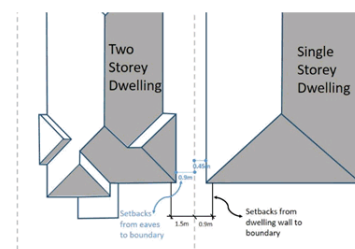


FIGURE 17: HOW TO MEASURE SIDE BUILDING SETBACKS



#### GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

##### 4.7.4 REAR SETBACKS

Rear setbacks allow for separation distances between neighbouring dwellings to provide visual and acoustic privacy.

##### Controls

- a) Ground level: minimum setback is 2 m
- b) Upper storeys: minimum setback is 3 m.
- c) If a dual occupancy on a corner lot has a dwelling fronting different roads, the rear of each dwelling is to be treated as a side boundary for the purposes of determining the setbacks (see **Figure 31**).

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.8 CHARACTER CONSERVATION AREAS

This section contains specific areas of Griffith which have been historically developed for single detached dwellings with larger front setbacks and previous development controls required uniform building lines. These areas contain established front gardens with setbacks of between 8 and 10 m. Some exceptions to these setbacks have been approved over the years, but on balance a uniform building line has been maintained. The purpose of the Character Conservation Area (CCA's) is to preserve historical neighbourhood character. Rear yard dual occupancies and secondary dwellings should be supported subject to adherence to the relevant development controls in this DCP.

Controls

- Within Character Conservation Areas, front setbacks must be the average of the nearest two dwellings within 40 metres of the boundary of the lot, plus or minus 1 m or 4.5 m, whichever is greater (See Figure 15), and
- Garages must be setback 1 m from the required front building line.
- Multi-dwelling development, manor houses and residential flat buildings will not be supported by Council in Character Conservation Areas.

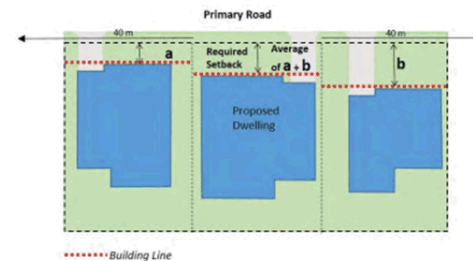
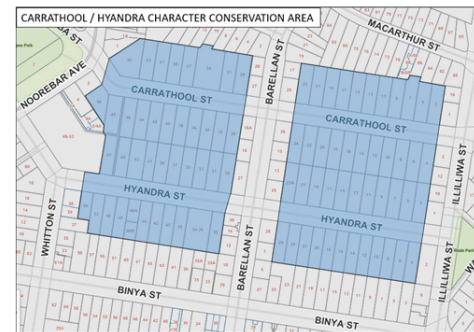
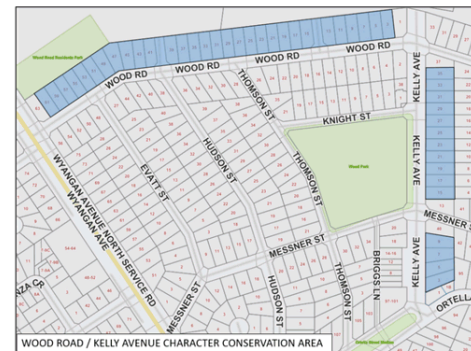
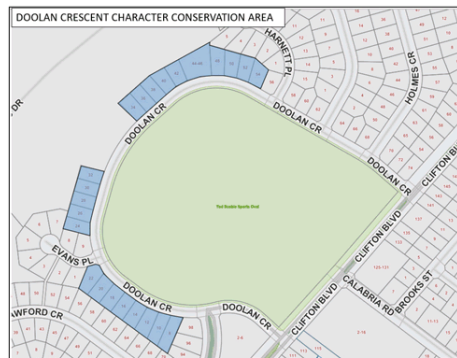
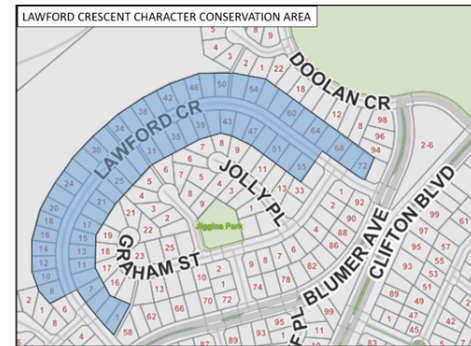
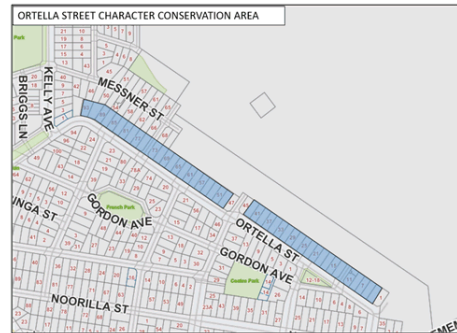


FIGURE 18: HOW TO MEASURE FRONT BUILDING SETBACKS IN CCA'S



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GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN



## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.9 VISUAL AND ACOUSTIC PRIVACY

Poor design and siting of dwellings can cause visual and acoustic impacts to neighbouring dwellings. Avoiding conflict with existing or future neighbours should be prioritised in the design of a dwelling.

Controls

- a) Dwellings or additions should be designed so that windows, balconies and decks are not situated directly opposite windows of primary rooms (living, kitchen, dining) of any adjoining dwellings, unless privacy issues can be addressed.
- b) A privacy screen must be provided for any part of a window to a habitable room that is less than 1.5m above the finished floor level of that room if—
  - I. the window faces and is less than 3m from a side or rear boundary and the room has a finished floor level of more than 1m above ground level (existing), or
  - II. the window faces and is at least 3m, but not more than 6m, from a side or rear boundary and the room has a finished floor level of more than 3m above ground level (existing).
- c) A privacy screen which must have:
  - I. No individual opening more than 30mm wide, and

- II. A total area of all openings that is not more than 30% of the surface area of the screen or
- III. Consist of a pane of fixed translucent glass (see **Figure 20**).
- d) Noise generating areas of development (e.g. air conditioning plant, swimming pool areas and the like) should be adequately screened or located away from the bedroom areas of neighbouring properties to minimise their impact.
- e) Balconies on the first floor of the side / or rear portion of the dwelling must be designed to ensure over-looking is minimised, including the use of screens in accordance with the following table:

Setback from boundary with adjacent dwelling	Height of balcony above ground	Privacy screen required?
0 – 3 m	0m – 1m	No
	1m +	Yes
3m – 6m	0m – 1m	No
	1m – 2m	No
	2m +	Yes
6m +	0m – 1m	No
	1m – 2m	No
	2m – 4m	No
	> 4m	Council discretion

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

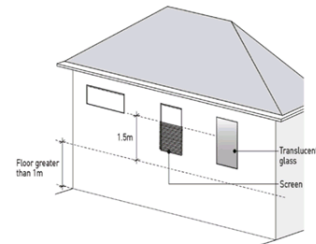


FIGURE 20: PRIVACY SCREEN EXAMPLES

## 4.10 PRIVATE OPEN SPACE

Dwellings must be designed in a manner which provides opportunities for outdoor recreation and relaxation. Private open spaces should be of a size and shape which promotes usability.

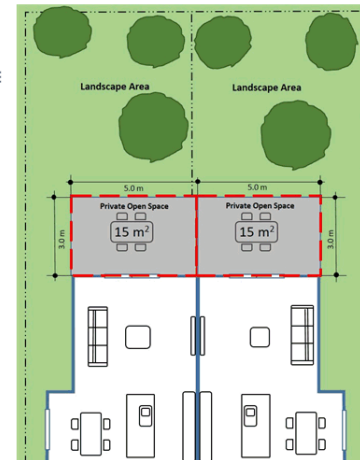
**Controls**

- a) Principal Private Open Space (PPOS) must incorporate an envelope with a width of a minimum of 3 m and a minimum area of 15 m<sup>2</sup> which is directly accessible from a communal living area. 50% of this envelope should

receive direct sunlight for three hours between 9am and 5pm on 22nd June.

- b) PPOS must not include driveways, turning areas, car spaces, narrow elongated curtilage areas and service areas. Screening must be provided to ensure privacy to users of the PPOS which can include fencing or planted screens.

FIGURE 21: PRIVATE OPEN SPACE EXAMPLE



## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

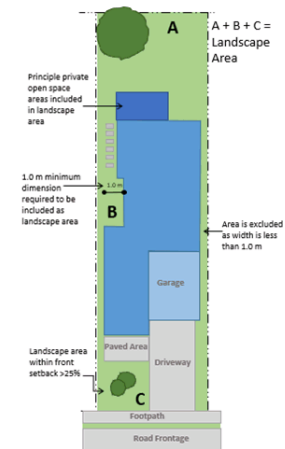
## 4.11 LANDSCAPED AREA CONTROLS

Landscaped area means all areas on a development site of a permeable nature (e.g. grassed and vegetated areas etc), and impermeable or semi-permeable surfaces including decorative pathways, decks and patio areas.

Controls

- a) A minimum of 20% of the total site area should be comprised of landscaped area.
  - Development plans submitted to Council for approval must include calculations demonstrating compliance with this control in accordance with **Figure 22**.
- b) Landscaping must include a suitable proportion of trees, other than palms, capable of reaching a mature height of 5 m or more in order to:
  - reduce the visual impact of buildings;
  - shade their western elevations from the hot afternoon summer sun;
  - promote privacy between sites; and
  - promote shade for car parking areas, outdoor recreation areas and children's play areas.
- c) Planting requirements for new dwellings:
  - Establish plant species that are appropriate for the climate, soil, aspect and drainage of the locality;

- Incorporate drought-resistant and native plant species wherever possible or appropriate;
  - Ensure trees do not, and will not in the future interfere with underground and overhead utilities; and
  - Landscaped area should establish adequate drainage, including the retention of stormwater on site and prevention of discharge runoff onto adjoining properties.
- d) Principle Private Open Space areas in accordance with 4.10 are considered a landscape area.



**FIGURE 22: HOW TO MEASURE LANDSCAPE AREA**



CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

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GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

4.12 STREET TREES

The road reserve at the frontage of a development must be considered in the overall landscape design of a development including the installation of new street trees if there are none.

Controls

- a) The planting and establishment of new street trees must be in accordance with [Council's Tree Policy \(PG-CP-402\)](#).
- b) New dwelling development must include the supply, installation and establishment of at least one advanced street tree for every 10 m of street frontage.
- c) All trees installed must be advanced stock and at least 75 litre container size.
- d) All trees installed must be established and maintained for a minimum period of 12 months. Any failed trees must be replaced immediately.
- e) The selection of street tree species must be consistent with other trees in the road reserve and selected from [Council's Tree Policy \(PG-CP-402\)](#).
- f) Street trees are not to be planted in developments in the R5 – Large Lot Residential zone unless approved by Council.



FIGURE 23: EXAMPLE OF STREET TREE PLANTING

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.13 VEHICLE ACCESS AND PARKING

Vehicle access and parking is an important consideration in the design of dwellings. Accessways are the area of a driveway between the road and the property boundary. Council's Parking Code is provided in **Appendix 1**.

**Definitions**

*means the area of land between the road carriageway and the property boundary of a subject lot.*

*means the vehicle manoeuvring area internal to the site from the accessway to garage, carport or parking area.*

**Controls**

- Each dwelling must have an exclusive entitlement to at least one secure, undercover private parking space.
- Parking must be provided in accordance with Council's Parking Code (**Appendix 1**) and the ratios provided in [Section 3](#) for the Precinct.
- Parking and access facilities must be designed and constructed in accordance with the requirements of [Council's Engineering Standards: Subdivision and Development](#) (as amended).
- Accessways and driveways must be designed to enable vehicles to:
  - enter the parking space in a single turning movement; and

- leave the parking space in no more than two turning movements.
- Internal driveways should generally be a minimum of 3.5 m in width.

*The construction of an accessway requires a Section 138 Approval from Council. Applications can be lodged through the NSW Planning Portal. More information available at: [Constructing your Driveway | Griffith City Council \(nsw.gov.au\)](#)*

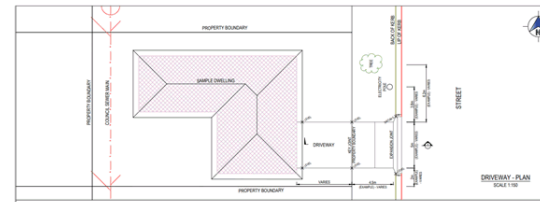


FIGURE 24: EXAMPLE OF A DRIVEWAY PLAN

## 4.14 SITE FACILITIES

Mailboxes, garbage enclosures, clotheslines and other site facilities should be sensitively integrated into the development and provided on the site plan submitted with the development application.

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

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#### GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

##### Controls

- a) Waste and recycling bins should generally be located in areas and enclosures not visible from the street or a public space.
- b) Open air clothes drying facilities must be provided in a secure and convenient location, which is adequately screened from streets and other public places, and where possible, should be separate from private open space. A minimum of 8 lineal metres should be provided for each dwelling.
- c) A mail box structure should be centrally located, close to the primary street frontage and all boxes should be lockable.

##### 4.15 RAINWATER TANKS

Rainwater tanks are required for new dwellings in accordance with the BASIX requirements for the development. The installation of some rainwater tanks for existing dwellings could be carried out without Council approval under [SEPP \(Exempt and Complying Development Codes\) 2008](#).

##### Controls

- a) Tanks must be constructed in accordance with Council's [Urban Water Tanks \(WS-CP-211\) Policy](#).

- b) The overflow from tanks must be connected back into stormwater system for the site and not into sewer infrastructure.
- c) Tanks must be sited in areas which are not visible from the street, unless vegetative or other screening is provided.
- d) Where tank water is proposed to be connected to the same plumbing as Council's reticulated water supply, a backflow prevention device must be fitted (by a licenced plumber) to the reticulated water service on the customer's side of the water meter. No connections are permitted between the water meter & the backflow prevention device.
- e) Tanks should be fitted with a gutter flush, or first flush system to prevent foreign materials entering the tank.
- f) Where tanks are located along a side boundary they should not obstruct access.

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.16 FENCING

The design of fences has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and streetscape character. The visual impact, scale and design of fences needs to be carefully considered.

Controls

- a) Front and side return fences should:
  - I. Generally be no higher than 1.2 m; and
  - II. Generally be no higher than 0.9 m if it is a solid design and
  - III. Reflect the design and character of the dwelling and other buildings along the street.
- b) Front fences higher than 1.2 m will be considered, but only where:
  - I. The maximum height of the fence is 1.8 m;
  - II. The lot has frontage to an arterial or collector road or the dwellings private open space is located in the front yard or where justification is provided in accordance with Section 1.5;
  - III. Any solid fence must not exceed 2.5 m in length without some articulation, landscaping or alternative materials to provide visual interest.
    - i. Alternatively, visually solid fences can be setback 1 m from the front boundary to facilitate screen plantings using tree and

shrubs species capable of reducing the visual impact of the fence (ie. height and maturity must be at least equal to the height of the fence) (see **Figure 25**).

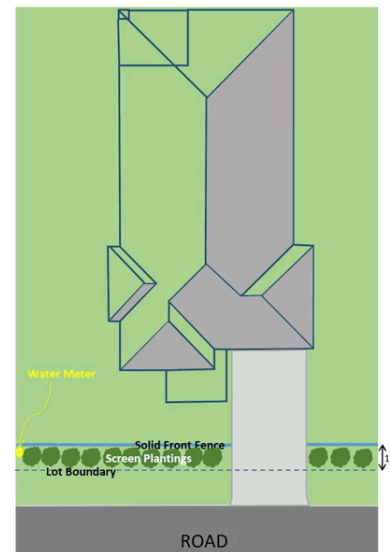


FIGURE 25: SOLID FRONT FENCE WITH LANDSCAPED SCREEN

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- IV. The fence will reflect the design and character of the dwelling and other buildings along the street;
  - V. The fence will not impede sight distances for traffic on public roads – a splay in the fence may be required for some lots.
  - VI. Avoid the use of galvanised steel, corrugated galvanised iron, coated steel or pre-painted steel; and
  - VII. The water meter must be accessible from the road reserve, integrated into the design of the fence and shown on plans submitted with a development application.
- c) Side and Rear Fences
- I. Side and rear fences (behind the building line) are to have a maximum height of 1.8 m above ground level;
    - i. A lattice extension or similar of 300 mm can be considered based on a variation request submitted under Section 1.5. Overshadowing of neighbouring habitable rooms must be considered for any fence over 1.8m in height.
  - II. Side fences forward of the building line are to have a maximum height of 1.2 m, unless approval is granted for a front fence higher than 1.2 m in accordance with 4.16(b);
  - III. Galvanised steel, corrugated galvanised iron, coated steel or pre-painted steel fences are not permitted on street frontages of corner allotments within 4 m of the front building line (see **Figure 26**);
  - IV. Fencing on corner lots should be designed in accordance with **Figure 26**; and
  - V. Where fences are proposed in conjunction with a retaining wall, the combined height of the fence and retaining wall must not exceed 1.8 m above the existing ground level.

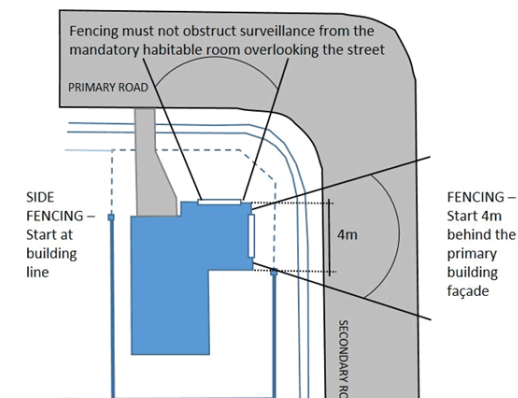


FIGURE 26: DESIGN OF FENCING ON CORNER LOTS

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.17 OUTBUILDING, GARAGES AND CARPORTS

Outbuildings include gazebos, patios, cubby houses, sheds, carports, garden sheds and the like.

Controls

## a) General Controls

- I. Outbuildings must not be used as a dwelling, notwithstanding that a toilet, wash basin and / or shower may be installed with development consent.
- II. Development that is highly visible from a public place should be designed to integrate with the design and character of the dwelling. Where this is not possible, factory pre-coloured finishes will be required as a minimum and highly reflective surfaces are to be avoided.

## b) Attached Garage Controls

- I. Garages must be setback a minimum of 5.5 m from the front boundary and 3.5 m from a secondary street frontage.
- II. Garages doors must be a maximum of 6 m wide.

## c) Carport Controls

- I. Materials for carports must be sympathetic to the character of the street and design of the dwelling.

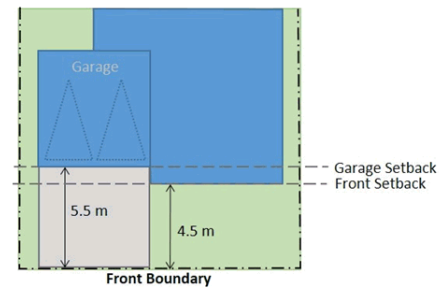


FIGURE 27: ATTACHED GARAGE SETBACKS

- II. Carports must be setback to the building line of an existing dwelling or at the front setback requirement for a new dwelling.
- III. Carports that are integrated into the design of the dwelling may be located forward of the building line only in areas not identified as a Character Conservation Area in Section 4.8.
  - i. A 3 m setback from the front boundary must be maintained.
- IV. Carports which have an open side elevation may be built to the side boundary.

: Integration can include replicating architectural style, use of similar building materials as the dwelling and matching existing roof pitch.



## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## d) Outbuildings

*Outbuildings include any building or structure not attached to the dwelling (including a detached garage) but excludes a pool*

- I. Outbuildings can be setback a minimum of 450 mm from either a side or rear boundary and 900mm from the other boundary.
- II. A reduced setback may be considered based on the merits of the proposal. A variation request must be lodged in accordance with Section 1.5 with the development application for reduced setbacks;
- III. Outbuildings must not be more than 60 m<sup>2</sup> in area or 10% of the lot area, whichever is greater.
- IV. Outbuildings must not be more than 4.5 m in height to the ridge or 3.2 m to the eaves.
- V. The finishes, materials and colours of the outbuilding are to complement the principal dwelling.
- VI. Outbuildings must be located behind the building line and screened from view from the street by fencing, landscaping or the dwelling.
- VII. Detached garages that are integrated into the design of the dwelling may be located forward of the building line.

*: Integration can include replicating architectural style, use of similar building materials as the dwelling and matching existing roof pitch.*

- VIII. Detached garages facing secondary frontages on corner lots (forward of the building line) must be sited and designed to be consistent with the design themes of the Precinct and street.

## 4.18 STORMWATER

Controlling stormwater through holding, reusing and discharging is an important consideration to be made in the residential development of land in order to support Council infrastructure and ensure water does not impact neighbours.

Controls

- a) Stormwater infrastructure must be designed and constructed in accordance with the requirements of [Council's Engineering Standards: Subdivision and Development](#) (as amended).
- b) Onsite detention must be provided for those lots captured by and in accordance with [Council's Onsite Detention Policy \(CS-CP-404\)](#).
- c) Applications for new dwellings and alterations and additions to existing dwellings must provide concept plans for the proposed and existing stormwater system in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended) and [Council's Onsite Detention Policy \(CS-CP-404\)](#).
- d) All stormwater from dwelling sites must be properly managed and not permitted to flow onto adjoining land unless legally created easements are established.

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 4.19 SWIMMING POOLS

Swimming pools that cannot be installed under [SEPP \(Exempt and Complying Development Codes\) 2008](#) require development consent from Council. The controls in this Section supplement the controls of the [Swimming Pools Act 1992](#).

Controls

- a) Pools and spas are to be located in the rear yard where possible with a minimum setback of 600 mm from any side or rear boundary.
- b) Pools must not adversely affect the existing stormwater system.
- c) Pools must be located away from mature trees with root structures which could impact on the integrity of the pool.
- d) Should Council's water or sewer infrastructure be located on or in the proximity of the site, pools must be sited, designed and installed in accordance with [Council's Buildings – Construction Near Water & Sewerage Assets Policy \(CS-CP-316\)](#).
- e) Pool pump and equipment associated with the pump must be designed so as to be sound insulated or isolated so that the noise emitted does not exceed an LAeq of 5 dB(A) above background noise level in any octave band from 63 Hz centre frequencies inclusive, as measured at the property boundary in accordance with the *Australian Standard AS 1055.1 - 1997, Acoustics - Description and*

*measurement of environmental noise—General procedures.*

## 4.20 ESSENTIAL SERVICES

All new residential dwellings are expected to be serviced to a minimum level, including water, wastewater, electricity and telecommunications.

Controls

- a) All dwellings must be provided with an adequate energy supply that meets the requirements of BASIX and the relevant service provider.
  - i. During the siting of new development, the Applicant must ensure all the requirements, setbacks and easements of relevant service providers are considered.  
*Note: Applicants should refer to Clause 45 of the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) for referral requirements to electricity supply authorities.*
- b) Underground energy and telecommunications services should be provided where possible.
- c) All dwellings must be provided with adequate water and sewer services.
  - i. If the service is directly available, dwellings must be connected to Council's reticulated water and sewer services in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended).

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

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GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- II. Lots which cannot be connected to Council's reticulated sewer service must install an on-site sewage management system in accordance with Council's On-site Sewage Management Strategy (as amended).
  - i. The location and proposed method of wastewater disposal, ensuring a minimum area of 200 m<sup>2</sup> for effluent disposal, must be shown on plans submitted with a development application for a dwelling.
  - ii. A Land Capability Assessment must be prepared by a suitably qualified Geotechnical Engineer and be provided with the development application for a dwelling on a lot with an area between 4000 m<sup>2</sup> and 1 ha which is not connected to Council's reticulated sewer service.

#### 4.21 BUSHFIRE RISK

This section contains controls applying to Development Applications for a new dwelling-house, dwelling alteration or addition involving land that is classified as bushfire prone on the [Bushfire Prone land Map](#).

#### Controls

- a) A Bushfire Risk Assessment Report must be lodged together with the Statement of Environmental Effects in support of the Development Application on lands

classified as bushfire prone. The Bushfire Risk Assessment Report must be prepared by a suitably qualified and experienced bushfire consultant and address the proposal's consistency with:

- I. [Planning for Bushfire Protection guidelines](#);
  - II. Australian Standard AS 3959; and
  - III. [Building in Bushfire Prone Areas Single Dwelling Applicants Kit prepared by the NSW Rural Fire Service](#).
- b) Bushfire protection measures are to be placed wholly within the development site. Asset Protection Zones will not be accepted on existing Council reserves or other public lands.
  - c) Construction Certificate Applications will be assessed by Council in accordance with Australian Standard AS 3959 - Construction of Buildings in Bushfire Prone Areas. Applicants must provide a schedule of compliance with the applicable construction standards. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

### 4.22 FROST CONTROL FANS

There are a number of operating frost control fans in the Griffith LGA. To lessen the impact of frost control fans on sensitive receivers and to ensure new development is designed to mitigate potential noise impacts, Griffith City Council has developed a [Frost Control Fan Policy \(CS-CP-309\)](#).

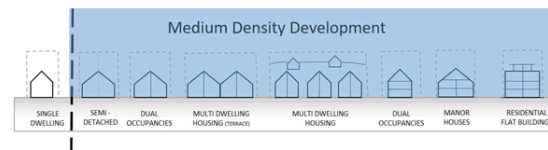
#### Controls

New residential development, including subdivision, within 1000 m of the location of an existing or approved (but not yet constructed) frost control fan must comply with the requirements of [Council's Frost Control Policy \(CS-CP-309\)](#).

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 5.0 MEDIUM DENSITY HOUSING



## 5.1 APPLICATION OF THIS SECTION

This section applies to medium density housing in the following zones:

- a) R1 – General Residential
- b) R3 – Medium Density Residential
- c) RU5 – Village

The following housing types, as defined in the GLEP 2014 are considered medium density housing:

- a) Secondary dwellings;
- b) Dual occupancies;
- c) Semi-detached dwellings;
- d) Multi-dwelling housing; and

**Secondary Dwelling**

A secondary dwelling is a small self-contained dwelling that is located on the same lot as a principal dwelling whether attached or not. Secondary dwellings are often referred to as 'granny flats'.

**Dual Occupancies**

A dual occupancy is two principal dwellings on one lot whether they are attached or not. Dual occupancy developments allow for an increase in density while maintaining the visual appearance of the lot from the street.

**Semi-Detached Dwellings**

Refers to two dwellings that are attached by a common wall. Each dwelling is located on its own lot.

**Multi-Dwelling Housing**

Refers to three or more dwellings that are located on a single lot whether attached or not.

**Manor House**

A building containing 3 or 4 dwellings where each dwelling is attached to another dwelling by a common wall or floor and at least one dwelling is located above another dwelling and the building contains no more than 2 storeys

## 5.2 OBJECTIVES

- a) To contribute to the availability of affordable housing.
- b) To enable the development of a diversity of dwelling types.
- c) To ensure medium density housing is designed to be compatible with the character of the locality and streetscape.
- d) To encourage medium density affordable housing in areas central to essential community facilities, commercial areas and public transportation.

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- e) To ensure medium density housing has safe and efficient vehicle access, manoeuvring areas and car parking.

### 5.3 SECONDARY DWELLINGS

GLEP 2014 limits the area of a secondary dwelling to 60 m<sup>2</sup> or 50% of the total floor area of the principal dwelling (whichever is greater).

#### Controls

- a) Secondary dwellings are to be developed in consideration of the Precinct Statement for the locality in [Section 3](#) and in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) The finishes, materials and colours of the secondary dwelling are to complement the principal dwelling.

- c) Windows and private open spaces of secondary dwellings must not overlook the private open space of adjacent dwellings. Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a minimum sill height of 1.5 m above floor level.

- d) No additional parking space is required for a secondary dwelling.

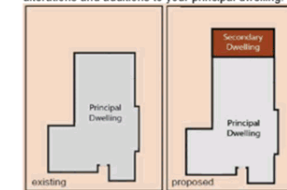
- e) Secondary dwellings can share the private open space with the principal dwelling if the area is more than 20 m<sup>2</sup>.

- f) A separate driveway is not required for a secondary dwelling.

- g) Subdivision of a secondary dwelling from the principal dwelling is not permitted.

#### Option: Attached

A secondary dwelling can be built as an extension, alterations and additions to your principal dwelling.



#### Option: Detached

A secondary dwelling can be built as a separate structure and detached from the principal dwelling.

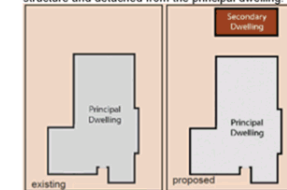


FIGURE 29: SECONDARY DWELLING OPTIONS  
(SOURCE: NSW GOVERNMENT)



## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 5.4 DUAL OCCUPANCIES

Griffith has many suitable large lots which are appropriate for dual occupancies. [Clause 4.1A of GLEP 2014](#) permits exceptions to minimum lot sizes for the subdivision of dual occupancies.

Controls

- a) Dual occupancies are to be developed in consideration of the Precinct Statement for the locality in [Section 3](#) and in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) Each dwelling must have access to at least one undercover parking space.
- c) Internal driveways should be a minimum of 3m in width.
- d) Shared accessways must be prioritised for non-corner lots.
- e) Driveways must be designed to allow vehicles to enter and leave the site in a forward direction for frontages on busy roads or where driveway lengths are greater than 30 m.
- f) Each dwelling on a corner lot should have a frontage to a different street.
- g) Dual occupancies on corner lots must have the following setbacks (refer to [Figure 31](#)).
  - i. Front setbacks to primary roads - 3.5 m
  - ii. Secondary setback to secondary road – 2 m
- h) If a dual occupancy on a corner lot has one dwelling fronting the primary setback and one fronting the secondary setback, the rear of each dwelling is to be treated as a side boundary for the purposes of determining the setbacks (refer to [Figure 31](#)).
- i) The minimum separation between detached dual occupancies must be 1.8 m.
- j) Garages must be setback a minimum of 5.5 m from the front boundary and 3.5 m from a secondary street frontage.

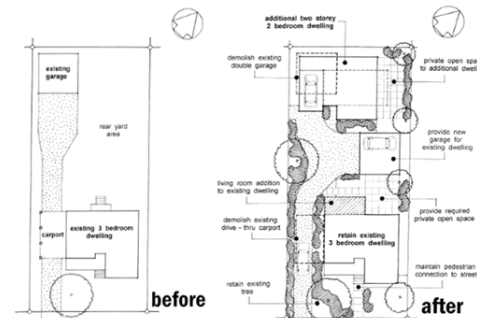


FIGURE 30: SITING A DUAL OCCUPANCY (SOURCE: MAITLAND COUNCIL)

CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

k) Garages must be a maximum of 6 m wide.

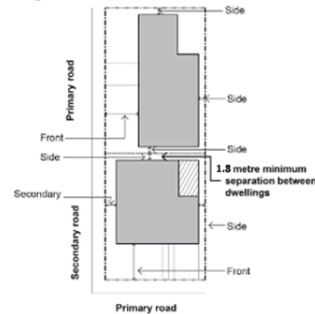


FIGURE 31: CORNER LOT SETBACKS - DUAL OCCUPANCIES

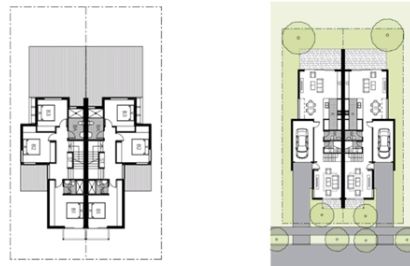


FIGURE 32: SITING A DUAL OCCUPANCY - SIDE BY SIDE  
(SOURCE: DPIE)

- l) PPOS must be provided for each dwelling in accordance with **Section 4.10**.
- m) PPOS may be provided on a first-floor balcony.
- n) A minimum landscape area of 20% of the total lot area must be provided.
- o) A preliminary Landscape Plan must be submitted with a development application for a dual occupancy which includes the nature strip and:
  - I. A combination of tree planting, for shade, mid height shrubs, lawn and ground covers;
  - II. 50% of the overall number of trees and shrubs should be species native to the region;
  - III. A reticulated sprinkler system should be provided; and
  - IV. An ongoing maintenance plan.

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 5.5 MULTI DWELLING HOUSING

Multi-dwelling housing (MDH) on vacant and redeveloped lots in Griffith will play an important role in the provision of affordable housing and rental housing. MDH is permissible with consent in the R1- General Residential zone. The Precinct Statements in Section 3 will identify which areas of Griffith are more suitable to MDH. Multi dwelling housing consists of three or more dwellings (attached or detached) on one lot each with access at ground level but does not include a residential flat building.



FIGURE 33: TERRACE HOUSING (SOURCE: DPIE)

## 5.6.1 TERRACE HOUSING

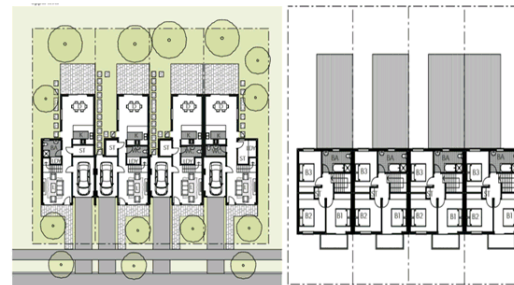


FIGURE 34: SITING TERRACE HOUSING (SOURCE: DPIE)

Terrace housing is a form of MDH where all dwellings face and generally follow the alignment of one or more public roads. The dwellings are located side by side, with no part of a dwelling located above another dwelling.

Controls

- a) Terrace housing are to be developed in consideration of the Precinct Statement for the locality in [Section 3](#) and in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.

**Minimum Site Controls**

## CL01 Attachment (a) Griffith Residential Development Control Plan - Insertion of Section 12.3

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- b) The minimum lot size for carrying out terrace housing is 600 m<sup>2</sup> with a width at the building line of 18 m.
- c) The minimum width of a terrace dwelling is:
  - I. 4.0 m where a rear lane is provided and no garages face the street; and
  - II. 4.5 m if the garage fronts the primary road.
- k) Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one parking space remains.
- l) Footpaths are to be provided in accordance with [Council's Pedestrian & Bicycle Strategy 2021](#) and [Council's Engineering Standards: Subdivision and Development](#) (as amended).

**Access and Parking**

- d) Each dwelling must have access to at least one undercover parking space.
- e) Driveways must be a minimum of 3.5 m wide.
- f) Shared accessways should be used where possible.
- g) Should the lot have rear lane access, parking structures must be positioned at the rear of the site.
- h) Driveways must be designed to allow vehicles to enter and leave the site in a forward direction for frontages on busy roads or where driveway lengths are greater than 30 m.
- i) Should three or more dwellings be proposed with a shared access on busy roads, the driveway is to be a minimum width of 5.5 m for the first 6 m in length.
- j) New internal lanes or driveways:
  - I. Are to be overlooked by windows from habitable rooms and or private open space;
  - II. Designed to accommodate appropriate service vehicles likely to access the site; and
  - III. Have a maximum length of a dead-end laneway of 50 m or provide passing areas every 30 m.
- m) At least 25% of the area forward of the building line is to be landscaped.
- n) The maximum combined width of all garage door openings facing a primary or secondary road is as follows:
 

Lot Width	Maximum Width of Garage Door Openings
12 m – 15 m	5.2 m
>15 m – 20 m	6 m
>20 m	9.5 m
>25 m	14 m
- o) A minimum landscape area of 15% of the total lot area must be provided.
- p) A preliminary Landscape Plan must be submitted with a development application for terrace housing which includes the nature strip and:
  - I. a combination of tree planting, for shade, mid height shrubs, lawn and ground covers;
  - II. 50% of the overall number of trees and shrubs should be species native to the region;
  - III. a reticulated sprinkler system should be provided; and

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**GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN**

- IV. an ongoing maintenance plan.
- t) PPOS must be provided for each dwelling in accordance with Section 4.10.
- u) Garbage bins associated with dwellings in a multi dwelling housing development are to be stored in the rear yard, side setback or garage of the dwelling.
- v) Mailboxes must be provided in accordance with Australia Post's requirements.

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## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 5.5.2 MULTI DWELLING HOUSING

Non terrace MDH contains three or more dwellings on one lot of land but are not residential flat buildings. Each dwelling typically will have its entry and private open space located at the ground level.

Controls

- a) MDH are to be developed in consideration of the Precinct Statement for the locality in [Section 3](#) and in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) The minimum lot size for carrying out MDH is 600 m<sup>2</sup> with a width at the building line of 18 m.
- c) Each dwelling must have access to at least one undercover parking space.
- d) Driveways must be a minimum of 3.5 m wide.
- e) Shared accessways should be used where possible.
- f) Should the lot have rear lane access, parking garages must be positioned at the rear of the site.
- g) Driveways must be designed to allow vehicles to enter and leave the site in a forward direction for frontages on busy roads or where driveway lengths are greater than 15 m.



FIGURE 35: SITING MULTI DWELLING HOUSING



FIGURE 36: MULTI DWELLING HOUSING

- h) Should three or more dwellings be proposed with a shared access on busy roads, the driveway is to be a minimum width of 5.5 m for the first 6 m in length.
- i) New internal lanes or driveways:
  - I. Are to be overlooked by windows for habitable rooms and or private open space;
  - II. Should terminate with trees, open space of the window of a dwelling – not a garage or parking space.

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- III. Should be designed to accommodate appropriate service vehicles likely to access the site; and
- IV. Have a maximum length of a dead-end laneway of 50 m or provide passing areas every 30 m.
- j) Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one parking space remains.
- k) Visitor parking is to be located centrally within a development containing 5 or more dwellings where possible.
- l) Internal driveway and lanes are to have lighting designed in accordance with AS 1158.3.1 that avoids light spill into adjacent development.
- m) Footpaths are to be provided in accordance with [Council's Pedestrian & Bicycle Strategy 2021](#) and [Council's Engineering Standards: Subdivision and Development](#) (as amended).
- n) At least 25% of the area forward of the building line is to be landscaped.
- o) The MDH should be designed to suit the scale and character of the area.
- p) The dwelling forming the front building line to a road is to be designed to address the street. Blank walls with little or no articulation are to be avoided.
- q) The maximum width of garage door openings facing a primary or secondary road is as follows:

Lot Width	Maximum Width of Garage Door Openings
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12 m – 15 m	5.2 m
>15 m – 20 m	6 m
>20 m	9.5 m
>25 m	14 m

- r) MDH must be a maximum of two storeys above ground level (existing).
- s) Where possible, bedrooms should not to be located next to vehicular accessways, parking areas, air conditioning units or other noise sources.
- t) The windows of habitable rooms in dwellings on opposite sides of an accessway are to be screened by dense landscaping. The landscaping should reach a mature height of 1.5 m. Alternatively, the windows should be located or designed to respect the privacy of other dwellings.
- u) The minimum separation between two or more buildings containing a dwelling on the same lot is 1.8 m.
- v) A minimum landscape area of 15% of the total lot area must be provided.
- w) A preliminary Landscape Plan must be submitted with a development application for MDH which includes the nature strip and:
- a combination of tree planting, for shade, mid height shrubs, lawn and ground covers;
  - 50% of the overall number of trees and shrubs should be species native to the region;
  - a reticulated sprinkler system should be provided; and



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- IV. an ongoing maintenance plan.
- x) PPOS must be provided for each dwelling in accordance with section 4.10.
- y) Garbage bins associated with dwellings in a multi dwelling housing development are to be stored in the rear yard, side setback or garage of the dwelling.
- z) Mailboxes must be provided in accordance with Australia Post's requirements.

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## 6.0 RESIDENTIAL FLAT BUILDINGS

A residential flat building (RFB) contains three or more dwellings in one building over a number of storeys. RFB's can also include shop top housing. This section must be read in conjunction with State Environmental Planning Policy (Housing) 2021. RFB's are permissible in the following residential zones R1 – General Residential, R3 – Medium Density Residential and RU5 – Village

### Controls

- a) RFB's are to be developed in consideration of the Precinct Statement for the locality in [Section 3](#) and in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) RFB's will only be supported by Council in the following Residential Precincts:
  - I. Central Griffith (North);
  - II. Coolah; and
  - III. Hospital
- c) The minimum lot size for an RFB is 800 m<sup>2</sup> with a width at the building line of 20 m.



FIGURE 37: EXAMPLES OF RESIDENTIAL FLAT BUILDINGS

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- d) A mix of dwelling types and sizes should be provided including a mix of studio, one bedroom, two bedroom and three bedroom units.
- e) Front setbacks must be a minimum of 6 m.
- f) Side and rear setbacks must be a minimum of 3 m.
- g) Parking must be located at the rear of the RFB, in a basement or in an enclosed 1<sup>st</sup> floor level.
- h) Tandem parking is permitted where two parking spaces are designated for a single dwelling.
- i) RFB's should be designed with a single driveway supporting two-way traffic with a minimum width of 5.5 m.
- j) Internal vehicle circulation must be:
  - I. at least 0.5 m setback from a fence;
  - II. at least 1 m setback from another dwelling;
  - III. at least 2.5 m setback from a window in a habitable room if the window exceeds 1m<sup>2</sup>; and
  - IV. the setbacks should contain plants to soften edges.
- k) All accessways, driveways, parking and vehicle manoeuvring areas must be in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended).
- l) A minimum landscape area of 15% of the total lot area is required.
- m) A Landscape Plan must be submitted with a development application for an RFB which includes the nature strip and:
  - I. a combination of tree planting, for shade, mid height shrubs, lawn and ground covers;
  - II. 50% of the overall number of trees and shrubs are species native to the region;
  - III. A reticulated sprinkler system should be provided; and
  - IV. An ongoing maintenance plan.
- n) A PPOS in the form of a balcony or terrace with a minimum area of 8 m<sup>2</sup> and a width of 2 m must be provided for all dwellings. Development that seeks to vary from this minimum must demonstrate negative impacts cannot be satisfactorily mitigated with design solutions.
  - I. where this is not feasible for all dwellings, a communal open space with a minimum area of 40 m<sup>2</sup> and a minimum dimension of 5 m should be provided.

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FIGURE 38: EXAMPLE OF A COMMUNAL OPEN SPACE AREA IN AN RFB

- o) Shared waste storage areas must be incorporated into the design of the RFB and be located at the rear of the site or in the basement.
- p) A minimum space for waste bin storage must be allocated per dwelling as follows:

- I. up to 5 dwellings – one shared 660 litre bin stored in a shared area accessible by all dwellings
- II. up to 10 dwellings – one shared 1100 litre bin stored in a shared area accessible to all dwellings.
- q) Waste storage areas must be accessible to all occupants while being secure from non-occupants.
- r) The design of the development must accommodate safe collection of bins. The bins must be accessible by service vehicles without the need for manual manoeuvring of the bins, or reversing.
- s) Where waste storage must be in a lower level basement or internal areas, the building must be designed to accommodate private waste collection vehicles entering and exiting the site.

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Griffith Residential Development Control Plan

7.0 BOARDING HOUSES and CO-LIVING HOUSING

Boarding houses and co-living housing can provide a form of affordable rental accommodation for a wide range of tenants including singles, retirees, students, itinerant workers and young couples. [State Environmental Planning Policy \(Housing\) 2021](#) (HSEPP) was introduced to increase the supply and diversity of affordable rental and social housing throughout NSW. This section must be read in conjunction with HSEPP. Where there is an inconsistency between the HSEPP and this DCP, the HSEPP prevails.

Definitions

co-living housing means a building or place that—

- (a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and
- (b) provides occupants with a principal place of residence for at least 3 months, and
- (c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day,

but does not include backpackers' accommodation, a boarding house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

boarding house means a building or place—

- (a) that provides residents with a principal place of residence for at least 3 months, and
- (b) that contains shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (c) that contains rooms, some or all of which may have private kitchen and bathroom facilities, and
- (d) used to provide affordable housing, and
- (e) if not carried out by or on behalf of the Land and Housing Corporation—managed by a registered community housing provider,

but does not include backpackers' accommodation, co-living housing, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Controls

- a) Boarding houses and co-living housing are to be developed in consideration of the Precinct Statement for the locality in [Section 3](#) and in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) All boarding houses are to be registered in accordance with the provisions of the *Boarding Houses Act 2012*, and are to be utilised in accordance with the *Boarding House Regulation 2013*.

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- c) The subdivision of boarding houses and co-living housing is not permitted.
- d) Co-living housing must have a minimum of six private rooms.
- e) If the boarding house or co-living housing has capacity for 20 or more occupants, a boarding room or onsite dwelling will be provided for a boarding house manager.
- f) A Plan of Management for the boarding house or co-living housing must be submitted to and approved by Council as a condition of consent.
- g) Boarding houses and co-living housing must not be located in cul-de-sacs or battle axe allotments.
- h) All boarding house and co-living housing developments are to be designed to be compatible with the character of the Precinct and local area.
- i) Where external changes to buildings are proposed or the construction of new boarding houses, a Local Character Statement is to be prepared and submitted with the development application including how the proposal responds to local character including:
  - I. predominant building type;
  - II. consistency with or improvement of the streetscape;
  - III. predominant height of buildings;
  - IV. front setbacks and landscaping;
  - V. spacing of buildings;
  - VI. materials and finishes; and
  - VII. responding to prominent views and vistas.
- j) Boarding houses and co-living housing must be limited to a maximum number of bedrooms using the following formula (rounded to the nearest whole number).
 
$$\text{No. of rooms} = \frac{\text{Site Area (m}^2\text{)}}{50} \times \text{FSR}$$

Example:  $\frac{1000 \text{ m}^2}{50} \times 1:1 = 20 \text{ rooms}$
- k) Boarding houses and co-living housing must be designed to comply with the minimum access requirements contained in the National Construction Code (NCC) and *Australian Standard 1428 – Design for Access and Mobility* (as amended).
- l) All boarding / co-living rooms are to have a gross floor area (excluding any area used for the purposes of private kitchen and bathroom facilities) of at least:
  - I. 12 m<sup>2</sup> in the case of a boarding or co-living room intended to be used by a single lodger, or
  - II. 16 m<sup>2</sup> in any other case, but,
  - III. not exceeding 25 m<sup>2</sup>.
- m) Communal living rooms, where proposed, are to receive a minimum of 3 hours of direct sunlight between 9 am and 5 pm in mid-winter.
- n) If a communal kitchen is provided, it must meet the following requirements:
  - I. must have a minimum area of 6.5 m<sup>2</sup> or 1.2 m<sup>2</sup> for each resident occupying a boarding room that

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- does not contain a kitchenette, whichever is greater;
  - II. one sink is provided for every 6 occupants; and
  - III. one stove top for every 6 occupants.
- a) Where development has 5 or more boarding or co-living rooms, at least one communal living room is to be provided.
- p) Where self-contained boarding or co-living rooms are proposed they must be provided with the following facilities (at a minimum):
  - I. Ensuite: 2.1 m<sup>2</sup>
  - II. Shower in ensuite: 0.8 m<sup>2</sup>
  - III. Kitchenette: 2 m<sup>2</sup>
- q) Where shared facilities are proposed, they must be provided at a rate of 1 per 10 occupants in accordance with the following
  - I. 1 washing machine;
  - II. 1 clothes dryer or 20 m of external clothes line;
  - III. 1 bathroom; and
  - IV. 1 toilet and wash basin
- r) One principal private open space (PPOS) area of at least 20 m<sup>2</sup> with a minimum dimension of 3 m is to be provided for the use of occupants.
- s) The PPOS must be accessible from commonly used spaces and have a minimal impact on bedrooms and adjoining properties in terms of noise generation.
- t) 0.4 parking spaces are to be provided for each boarding or co-living room.
- u) One parking space will be provided for a bicycle and one will be provided for a motorcycle for every 5 boarding rooms.
- v) Design of parking and manoeuvring areas must be in accordance with Council's Parking Code (see Appendix 1).
- w) The main entrance of the boarding house / co-living housing should be located and designed to address the front streetscape (street elevation).
- x) Pathways to the front entrance of the boarding house / co-living housing are to be located away from windows to boarding rooms to maximise privacy and amenity of lodgers.
- y) Boarding houses / co-living housing must be designed to mitigate any impacts on the visual and acoustic privacy of neighbouring buildings and on the amenity of future residents.
- z) An acoustic report prepared by a suitably qualified acoustic consultant may be required where there is the potential for noise impacts on occupants and neighbours.
- aa) A BASIX certificate is to be submitted with any development application for a boarding house or co-living housing which has a cost in excess of \$50,000 in



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accordance with [State Environmental Planning Policy \(Sustainable Buildings\) 2021](#).

- bb) A Plan of Management must be provided as a condition of consent for new boarding houses and co-living housing which includes:
- I. fees for residency;
  - II. management and supervision through an on-site manager or regular visits;
  - III. kitchen usage, the provision of meals or resident provision of meals;
  - IV. noise inside the boarding house and in adjacent private open space areas;
  - V. use of communal space and facilities
  - VI. parking for cars and restricting the parking of vehicles within the road reserve;
  - VII. cleanliness and maintenance of the property and grounds;
  - VIII. house rules (covering issues such as access to rooms, keeping shared facilities clean and tidy, visitors, pets, quiet enjoyment etc.); and
  - IX. 24 hour contact details.

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## 8.0 LARGE LOT RESIDENTIAL

This section applies to development within the R5 – Large Lot Residential zone under the Griffith Local Environmental Plan 2014 (GLEP).

Controls

- a) Development must be in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) The height of dwellings is not to exceed two storeys include any balcony and viewing platforms.
- c) All buildings including dwellings and outbuildings must be set back in accordance with the following table:

Setback	<3000m <sup>2</sup>	3000m <sup>2</sup> – 1 ha	1 ha to 2 ha	2 ha +
Front	7.5 m	7.5 m	10 m	15 m
Side	2.5 m	5 m	10 m	20 m
Rear	2.5 m	5 m	10 m	20 m
Arterial Road	20 m	20 m	20 m	20 m

- d) A front setback articulation zone is permitted in accordance with **Section 4.7.2**
- e) Dwellings must be setback a minimum of 10 m from drainage or supply channels and reserves or land zoned E2 – Environmental Conservation.
- f) Dwellings must be setback a minimum of 40 m from active agricultural operations on lands in RU1 and RU4 zones.
- g) Dwellings, on-site sewage management systems and wastewater disposal areas must be setback 100 m from the high-water line of any natural wetland or lake.
- h) Side and rear setbacks must be landscaped, prioritising the installation of trees with a mature height of over 6 m. A landscaping management plan for the site must be submitted with a development application including a plan for the site which details:
  - I. The proposed tree and shrub species to be planted on a plan;
  - II. The proposed irrigation system to be installed and maintained;
  - III. The watering regime for the plantings; and

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- IV. Protocols for replacing dead or dying trees and shrubs.  
: A template Landscaping Management Plan is available at Council offices and on Council's website.
- i) The side and rear landscaped areas must be established, and irrigation system installed prior to the completion and occupation of the dwelling or any other structure. All other landscaping including lawn areas must be planted and established within 3 months of the dwelling being occupied.
  - j) Existing vegetation and mature trees should be retained, protected and or replaced where possible.
  - k) Dwellings must be sited away from visually prominent areas such as exposed ridgelines and utilise landscaped screens where prominent views to the site exist.
  - l) Where no reticulated water supply is available a tanked water supply with a minimum of 45,000 litres of water is to be provided onsite.
  - m) Where Council's reticulated sewer is connected to or available to the lot, the dwelling must be connected to this service.
  - n) Where Council's reticulated sewer service cannot be connected to the lot, an approved effluent disposal system is to be installed in accordance with Council's On-Site Sewage Management Strategy.
  - o) Access to the site must be sited and designed in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended).
  - p) Driveways are to be a maximum of 7.5 m wide between the road carriageway and the property boundary.
  - q) Driveways with access to a sealed Council road must be constructed of bitumen or concrete between the road carriageway and the property boundary. An all-weather surface is permitted behind the property boundary.
  - r) Driveways with access to unsealed roads must be constructed of an all-weather gravel surface.
  - s) Driveways can only be located within 20% of the required setback areas.
  - t) Concrete piped culverts with headwalls are to be constructed to [Council's Engineering Standards: Subdivision and Development](#) (as amended) where drains exist.
  - u) Existing channel crossings are to be used to service all existing and proposed structures on the lot. Only one channel crossing per lot is permitted.
- Outbuildings include any building or structure not attached to the dwelling but excludes a pool.*
- v) The maximum floor area of all outbuildings is 15% of the total lot area.
  - w) The maximum height of outbuildings is 5.5 m to the peak and 4 m to eaves.

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- x) Outbuildings must be ancillary to an approved dwelling. At a minimum, a concept plan for the site including a dwelling and all proposed accessways and driveways must be approved prior to the construction of an outbuilding.
- y) Outbuildings must be located in the rear yard and substantially shielded from view from the street by the dwelling, landscaping or fencing.
  - 1. An exception to this is a detached garage which has been designed to complement the dwelling which can be built to the building line, but must not dominant the street frontage.
- z) Side and rear fences can be constructed of galvanised steel, corrugated galvanised iron, coated steel or pre-painted steel to a height of 2 m above existing ground level including any retaining wall. All galvanised steel, corrugated galvanised iron, coated steel or pre-painted steel fences must be located behind the building line.
  - 1. Fences higher than 2 m above existing ground level are only permitted adjacent to parks, drainage reserves, channels and laneways.

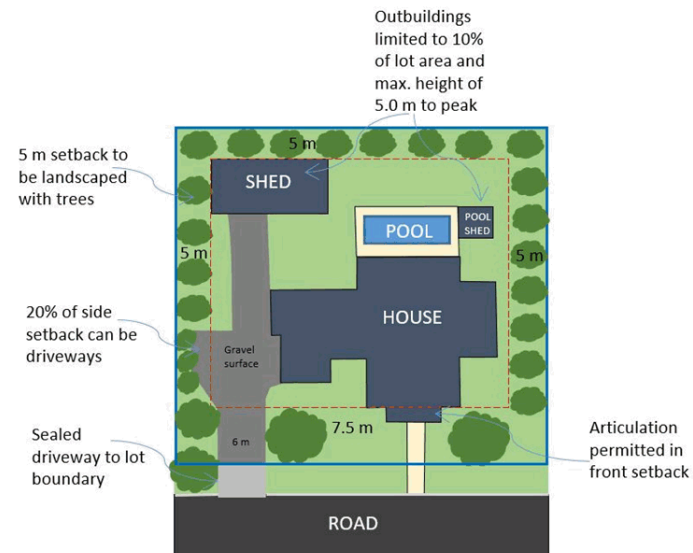


FIGURE 39: INDICATIVE SITE PLAN AND CONTROLS FOR LARGE LOT RESIDENTIAL (3000M<sup>2</sup> + ALLOTMENT)

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### 9.0 PARKING

Griffith City Council requires that off-street car parking be provided to meet the needs of the proposed use. The requirements in this section aim to satisfy the parking demand likely to be generated by the development while encouraging other transportation modes.

#### 9.1 GENERAL PROVISIONS AND DEVELOPMENT CONTROLS

Council's Parking Code is provided in Appendix 1. All development within the zones to which this Development Control Plan relate must provide parking in accordance with the Parking Code and in recognition of the Precinct Specific Controls in Section 3.0.

### 10.0 NON-RESIDENTIAL DEVELOPMENT

Within residential zones in Griffith there are some non-residential uses which are permissible. These uses should be of a size and scale which is suitable for residential neighbourhoods. The Floor Space Ratio's and Height of Buildings restrictions in **Section 3** apply to all non-residential development.

### 10.1 CHILD CARE CENTRES

Locating Child Care Centres within established residential areas and co-locating with employment generating uses should be supported to provide access to child care.

#### Controls

- a) Development of Child Care Centres must be in accordance with the controls in [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#), NSW Planning and Environment's *Childcare Planning Guideline 2017* and Education and Care Services National Regulations except where the controls in this section differ, in which case the controls in this section take precedence.
- b) Child Care Centres should be located:
  - I. In the general vicinity of primary schools, major employment areas and recreation areas;
  - II. Within the grounds of community facilities, educational facilities and recreation areas;

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- III. Near services such as shops, medical facilities and public transport;
- IV. Where traffic controls do not impede vehicular access to the site; and
- V. Where children will not be impacted by air, noise and other pollution.
- c) Child Care Centres must not be permitted:
  - I. Adjacent to:
    - i. Industrial activities;
    - ii. Railway lines;
    - iii. Roundabouts; and
    - iv. Within any established land use buffer areas.
  - II. On Classified Roads;
  - III. On streets with a carriageway width of 6.5 m or less; and
  - IV. In areas where aircraft noise levels exceed 25 Australian Noise Exposure Forecast (ANEF).
- d) Setbacks must be provided in accordance with Section 4.7.
- e) Outdoor open space is to be located behind the Child Care Centre at the rear of the site and away from busy streets.
- f) A Landscape Plan must be submitted with any development application for a Child Care Centre.
- g) Buildings should be designed to enable the conversion of the Child Care Centre to a dwelling at a later date.
- h) The roof design must be compatible with surrounding properties with respect to height, pitch, building materials and colour.
- i) The building must be designed so that it is in character with the surrounding residential area in terms of bulk, scale, size and height.
- j) The front pedestrian entrance must be visible from the street.
- k) Buildings that face two street frontages or a street and public space must address both frontages by the use of verandas, balconies, windows or similar modulating element.
- l) All fencing must comply with Section 4.16.
- m) Car parking and accessways must be designed and sited in accordance with Appendix 1 and [Council's Engineering Standards: Subdivision and Development](#) (as amended).
- n) The Statement of Environmental Effects for a Child Care Centre must consider, to the satisfaction of Council, the following potential impacts:
  - I. Visual impacts;
  - II. Hours of operation;
  - III. Deliveries and loading and unloading;
  - IV. Traffic generation;

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- V. Pedestrian and vehicular access arrangements;
- VI. Waste removal;
- VII. Lighting; and
- VIII. Signage.

in which case the controls in this section take precedence.

## 10.2 HEALTH SERVICES FACILITIES

The Hospital Precinct is located within the R1 – General Residential zone. Locating Health Services Facilities (HSF) in or within close proximity to the Hospital Precinct should be promoted. Some Health Service Facilities can be constructed without the consent of Council by public authorities in accordance with State [Environmental Planning Policy \(Transport and Infrastructure\) 2021](#). Health Service Facilities include:

- Medical centres;
- Community health facilities;
- Health consulting rooms;
- Patient transport facilities; and
- Hospitals.

- b) The roof design must be compatible with surrounding properties with respect to height, pitch, building materials and colour.
- c) The building must be designed so that it is in character with the surrounding residential areas in terms of bulk, scale, size and height.
- d) Buildings that face two street frontages or a street and public space must address both frontages through the use of verandas, balconies, windows or similar modulating elements.
- e) All fencing must comply with **Section 4.16**.

## Car Parking and Accessways

Controls

- a) Development must be in accordance with the controls in [Section 4](#), except where the controls in this section differ,

- f) Car parking and accessways must be designed and sited in accordance with Council's Parking Code (see Appendix 1) and [Council's Engineering Guidelines: Subdivision and Development Standards](#) (as amended).
- g) The Statement of Environmental Effects for a Health Service Facility must consider, to the satisfaction of Council, the following potential impacts:
  - I. Visual impacts;
  - II. Hours of operation;
  - III. Deliveries and loading and unloading;
  - IV. Traffic generation;



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## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- V. Pedestrian and vehicular access arrangements;
  - VI. Waste removal;
  - VII. Lighting; and
  - VIII. Signage.
- h) Hours of operation are generally restricted to between 7 am and 8 pm Monday to Friday and 8 am to 8 pm on weekends.

*premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area.*

- i) Adequate waste disposal facilities must be provided for the development located away from adjacent residential dwellings and accessible by the maximum sized waste disposal truck required to access the development.

### 10.3 NEIGHBOURHOOD SHOPS AND SUPERMARKETS

Appropriately sized retail shops in residential zones can provide for convenient retail services for the day-to-day needs of residents, promote walkability and a sense of place. Neighbourhood shops are defined as:

*premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.*

Neighbourhood supermarkets are defined as:

#### Controls

- a) Development must be in accordance with the controls in [Section 4](#), except where the controls in this section differ, in which case the controls in this section take precedence.
- b) The height of a neighbourhood shop is not to exceed two storeys with an allowance for 'shop top housing' on the first floor.
- c) The retail floor area of a neighbourhood shop must not exceed 200 m<sup>2</sup>.
- d) The retail floor area of a neighbourhood supermarket must not exceed 1000 m<sup>2</sup>.
- e) Neighbourhood shops and supermarkets must:
  - I. Be located on streets with a carriageway wider than 6.5 m;
  - II. Not be located on battle axe lot or on lots with a frontage of less than 18 m; and

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#### GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- III. Have entrances oriented towards the front of the site facing the street.
- f) The roof design must be compatible with surrounding properties with respect to height, pitch, building materials and colour.
- g) The building must be designed so that it is in character with the surrounding residential areas in terms of bulk, scale, size and height.
- h) Buildings that face two street frontages or a street and public space must address both frontages through the use of verandas, balconies, windows or similar modulating elements.
- i) All fencing must comply with Section 4.16.
- j) Car parking and accessways must be designed and sited in accordance with Council's Parking Code (see Appendix 1) and [Council's Engineering Standards: Subdivision and Development](#) (as amended).
- k) *The Statement of Environmental Effects for Neighbourhood Shops must consider, to the satisfaction of Council, the following potential impacts:*
  - I. Visual impacts;
  - II. Hours of operation;
  - III. Deliveries and loading and unloading;
  - IV. Traffic generation;
  - V. Pedestrian and vehicular access arrangements;
  - VI. Waste removal;
  - VII. Lighting; and
  - VIII. Signage.
- l) Hours of operation are generally restricted to between 7 am and 8 pm Monday to Friday and 8 am to 8 pm on weekends.
- m) Adequate waste disposal facilities must be provided for the development located away from adjacent residential dwellings and accessible by the maximum sized waste disposal truck required to access the development.

#### 11.0 SUBDIVISION

##### 11.1 GENERAL PROVISIONS AND DEVELOPMENT CONTROLS

Council's Subdivision Code is provided in Appendix 2. All development within the zones to which this Development Control Plan relate must be subdivided only in accordance with the Subdivision Code.

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

12 SITE SPECIFIC CONTROLS  
 12.1 COLLINA GROWTH AREA SUBDIVISION CONTROLS

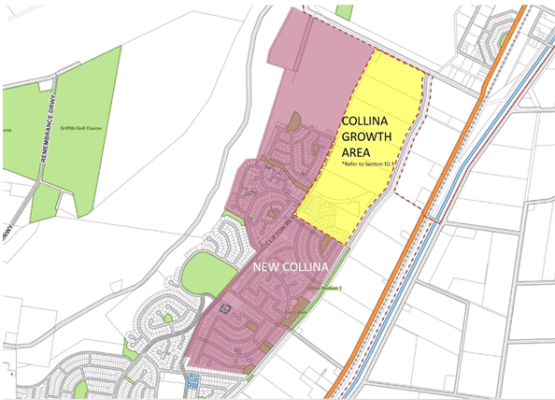


FIGURE 41: COLLINA GROWTH AREA

The Collina Growth Area (CGA) was master planned in 2003 by Council to extend the existing Collina residential area and provide additional low-density housing. The controls in this section relate to the initial subdivision of each of the farms in the CGA. Any other development within the CGA is controlled under Section's 4-10 of this DCP.

12.1.1 STAGING

- a) Staging of the CGA must be in accordance with the CGA Staging Plan (refer to **Figure 42**).

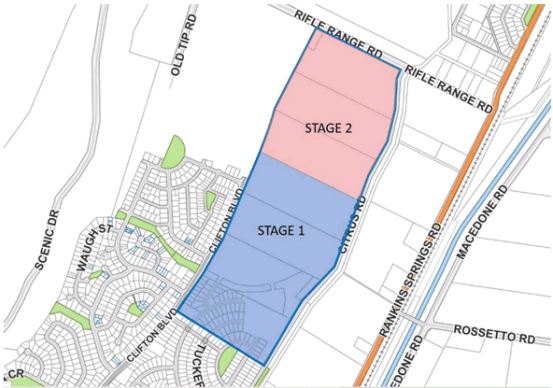


FIGURE 42: COLLINA STAGING PLAN

- b) The staging of the CGA should provide for the logical development of the area based on cost effective provision and availability of infrastructure and servicing arrangements.
- c) Development Applications for the residential subdivision of the CGA must:
  - I. Consider infrastructure provision and sequencing;

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## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- II. Provide evidence of satisfactory arrangements for essential services, including water and sewerage servicing. The provision of sewerage servicing must be generally in accordance with the CGA Trunk Sewer Main Concept Plan and CGA Water Main Concept Plan. The release of allotments will be dependent on the satisfactory provision of reticulated water and sewerage services; and
- III. Incorporate road networks, stormwater detention areas, active and passive recreation areas consistent with the overall staging and intended development outcomes for the CGA.
- IV. The release of Stage 2 of the CGA should only occur when 80% of the lots in Stage 1 have been granted a Subdivision Certificate from Council and registered with the NSW Land Registry Services. However, Council at its discretion may release additional lands in Stage 2 by amending the Staging Plan.
- b) The overall pedestrian and cycleway links should be consistent with the CGA Footpath Plan;
- c) The following road network upgrades will be required within the CGA:
  - I. Clifton Boulevard must be upgraded to a two-lane two-way road with a centre median;
  - II. The intersection of Clifton Boulevard and Rifle Range Road is required to be upgraded to cater for the increased traffic that will utilise the intersection;
  - III. Citrus Road must be upgraded to a two-lane two-way road, as per the requirements of a Local Distributor in [Council's Engineering Standards: Subdivision and Development](#) (as amended);
  - IV. The intersection of Citrus Road and Rifle Range Road is required to be upgraded to cater for the increased traffic that will utilise the intersection;
  - V. Rifle Range Road must be upgraded to a two-lane two way road, as per the requirements of a Local Distributor in [Council's Engineering Standards: Subdivision and Development](#) (as amended). As a minimum Rifle Range Road should be reconstructed between Clifton Boulevard and Rankins Springs Road;
  - VI. The intersection of Rifle Range Road and Rankins Springs Road is required to be upgraded to cater for the increased traffic that will utilise the intersection; and
  - VII. All four-way intersections are to incorporate a roundabout. This is consistent with the existing Collina Farms.

## 12.1.2 TRANSPORT MOVEMENT HIERARCHY

- a) The overall movement hierarchy for the CGA must be generally in accordance with the CGA Road and Path Plan (refer to **Figure 43**). However, the installation of alleys identified on the CGA Road and Path are presently not supported due to Crime Prevention Through Environmental Design (CPTED) principles and must be excluded from design plan submitted for subdivision in the CGA.

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## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

- d) Development Applications for the residential subdivision of the CGA must:
  - I. Include an overall transport movement hierarchy showing major circulation routes and connections to achieve simple and safe movement systems for private vehicles, public transport, pedestrians and cyclists; and
  - II. Include cross sections of each type of road proposed in the hierarchy.

## 12.1.3 LANDSCAPE STRATEGY

- a) Landscaping must be required on land adjacent to major intersections and all collector roads so as to soften the visual impact of all built elements and creating attractive streetscapes including along Clifton Boulevard and Citrus Road when viewed by passing traffic and pedestrians.
- b) Street Trees must be planted within the road reserves of the CGA in accordance with the following principles:
  - I. Street trees should provide shade and enhance the visual quality of the streetscape;
  - II. Existing street trees must be protected during construction;
  - III. Street trees should be space at regular intervals to enhance the streetscape appearance in the locality;
  - IV. Street trees should not interfere with underground and overhead utilities;
  - V. Street trees planted around hard surfaces should be provided with appropriate grates to protect the roots and best facilitate water infiltration; and

VI. Street trees are to be planted in accordance with [Council's Tree Policy \(PG-CP-402\)](#).

- c) Development Applications for the residential subdivision of the CGA must include a landscape plan which includes street trees and shrub species selected in accordance with [Council's Tree Policy \(PG-CP-402\)](#).

## 12.1.4 NETWORK OF ACTIVE AND PASSIVE RECREATION

- a) Areas of passive and active recreation must be provided generally in accordance with the CGA Open Space Plan (refer to **Figure 44**).
- b) Useable open space areas, must be generally not less than 3000 m<sup>2</sup> per open space and must be provided within each subdivision within 400 m safe walking distance of each lot.
- c) Development applications for the residential development of the CGA are to include a preliminary design of open spaces in accordance with following principles:
  - I. Pedestrian, cycle linkages must be provided to other destinations;
  - II. Park furniture, shaded areas and resting place must be provided to promote pedestrian comfort;
  - III. Safe pedestrian crossing points must be provided where routes intersect the road network;
  - IV. Easily identifiable access points must be provided; and
  - V. Frontage to abutting roads provided to optimise pedestrian access and visibility.

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## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 12.1.5 STORMWATER

- a) Stormwater detention and management for the CGA must be generally in accordance with the Collina Drainage Modelling and Design 2018 as amended (refer to **Figure 45**).
- b) Development applications for the residential development of the CGA must include a preliminary Stormwater Management Plan which:
  - I. Is designed in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended) and the Collina Drainage Modelling and Design 2018 as amended (refer to **Figure 45**);
  - II. Addresses the Griffith City Council Developer Servicing Plan – Stormwater Development Servicing Plan – Collina (adopted 27 July 2004); and
  - III. Identifies long-term maintenance requirements in the design of the proposed WSUD elements.

## 12.1.6 MEDIUM DENSITY LOTS

- a) Medium density lots permitting the development of more than one dwelling must be strategically located in close proximity to arterial roads, public transportation network and public open spaces.
- b) Should an Applicant elect to provide **25% or less** lots to be utilised for medium density development within the CGA, the following controls apply to the proposal:

- I. Development applications for the residential subdivision of the CGA must identify proposed locations of medium density allotments. Medium density lots must be designed to be of an appropriate size and shape to cater for the siting of multiple dwelling development.
- II. A Restriction as to User pursuant to Section 88B of the *Conveyancing Act 1919* must be placed on all lots within the CGA stating that only one primary dwelling must be constructed with the exception of lots designated as medium density lots. This does not limit the construction of a secondary dwelling in accordance with the GLEP.
- III. Any development of medium density allotments with impervious surfaces in excess of 40% of the lot area must provide onsite detention in accordance with Council's [Onsite Detention Policy \(CS-CP-404\)](#).
- c) Should an Applicant elect to provide between **26% and 50%** of lots or total area of land for residential development (not including road reserves and open spaces areas) to be utilised for medium density development within the CGA, the following controls or requirements apply to the proposal:
  - I. A Concept Development Application must be submitted for the proposed subdivision including a concept proposal providing for the development of the site with the Stage 1 development application being for the subdivision of land.
  - II. The Concept Development Application must provide an overall Master Plan for how the site

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would be developed including meeting the requirements of Section 12.1 of this DCP and the following additional matters:

- i. A servicing strategy which considers the impact of the increased demands for water, sewer and stormwater services and proposed upgrades if required;
- ii. Location of medium density precincts in close proximity to open space, commercial areas, public transport connections and community facilities (maximum 25% of total lot yield);  
*: Medium density precincts are strategically located nodes of medium density development within a subdivision and include a group of a minimum of four adjoining or adjacent (separated by a road) lots (or a single lot with an area four times the size of the minimum lot size for the land to be developed for medium density development).*
- iii. Location of strategically located medium density lots throughout the subdivision (maximum 25% of total lot yield);
- iv. Include a staging plan;
- v. Include a Traffic Impact Assessment;
- vi. Provide concept-built form designs for medium density precincts including:
  - Concept layout plans for lots including driveways, private and communal open space areas and landscaping;
  - Concept locations of stormwater detention areas;

- Basic floor plans for dual occupancies, townhouses, multi-dwelling housing and manor houses to achieve compliance with Section 5 of this DCP; and
- Building envelopes for single detached dwellings.
- vii. Should the Master Plan propose to subdivide a lot utilising clause 4.1A *Exceptions to minimum subdivision lot sizes for certain residential development* of the Griffith Local Environmental Plan 2014 (with 300-400m<sup>2</sup> lot area), the Applicant must provide an assessment of how the medium density development would achieve compliance with Sections 1-6 and Appendix 2 of this DCP within the boundaries of the reduced lot size.
- III. The Concept Proposal provides a vision and overall guide for how the site would be developed. All future development applications submitted for medium density development would need to be in accordance with the Concept Approval.

12.1.7 LOT SIZE, LAYOUT AND DIMENSIONS

- a) The lot layout of the CGA must generally be in accordance with the CGA Lot Layout Plan.



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**GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN**

- b) The minimum lot sizes of the CGA are set by the Griffith Local Environmental Plan 2014. The minimum lot is 700 m<sup>2</sup>.
- c) Development applications for the residential development of the CGA must include a lot layout plan which complies with the following controls:
  - I. Allotments should be of sufficient size and shape to enable efficient siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking;
  - II. Higher densities, where provided, should be located in areas closer to commercial areas, parks, community facilities and public transport routes;
  - III. Allotments should be orientated and configured to maximise opportunities for solar access;
  - IV. Corner allotments should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages; and
  - V. The subdivision design should avoid the creation of battle-axe or highly irregular shaped allotments.
- c) Council will support and encourage the location of neighbourhood shops, restaurants and cafes and business premises within the CGA located in accessible locations in proximity to Clifton Boulevard.

**12.1.8 NEIGHBOURHOOD COMMERCIAL AND RETAIL USES**

- a) The Griffith Local Environmental Plan 2014 permits a limited amount of commercial and retail uses within the R1 – General Residential zone.
- b) Neighbourhood Commercial and Retail uses within the CGA must provide for the day to day needs of residents in the locality.

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

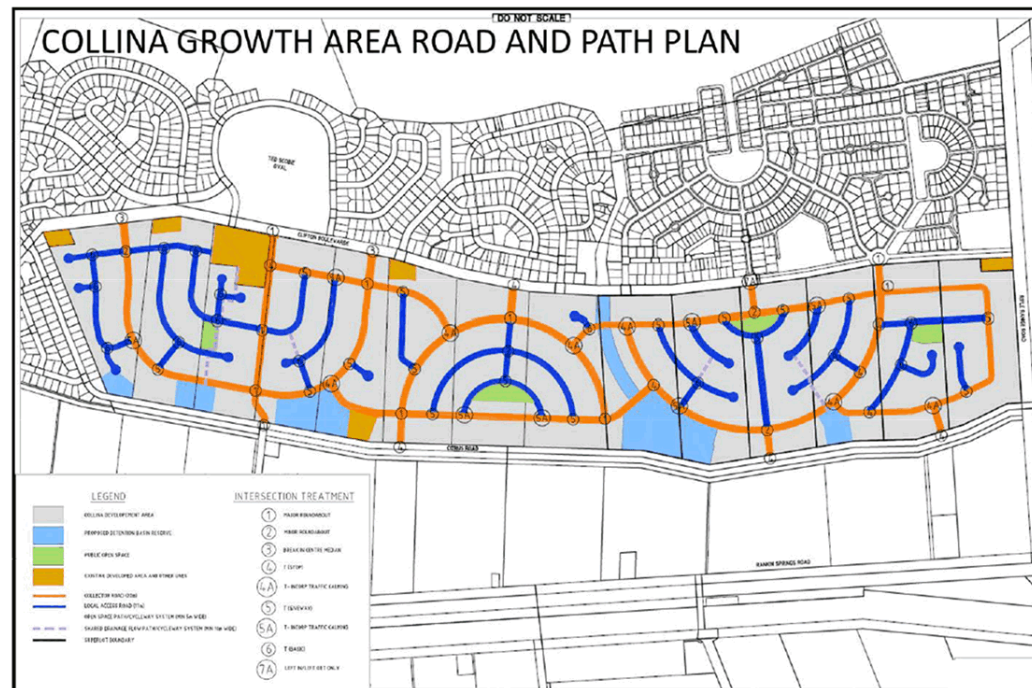


FIGURE 43: ROAD AND PATH PLAN

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

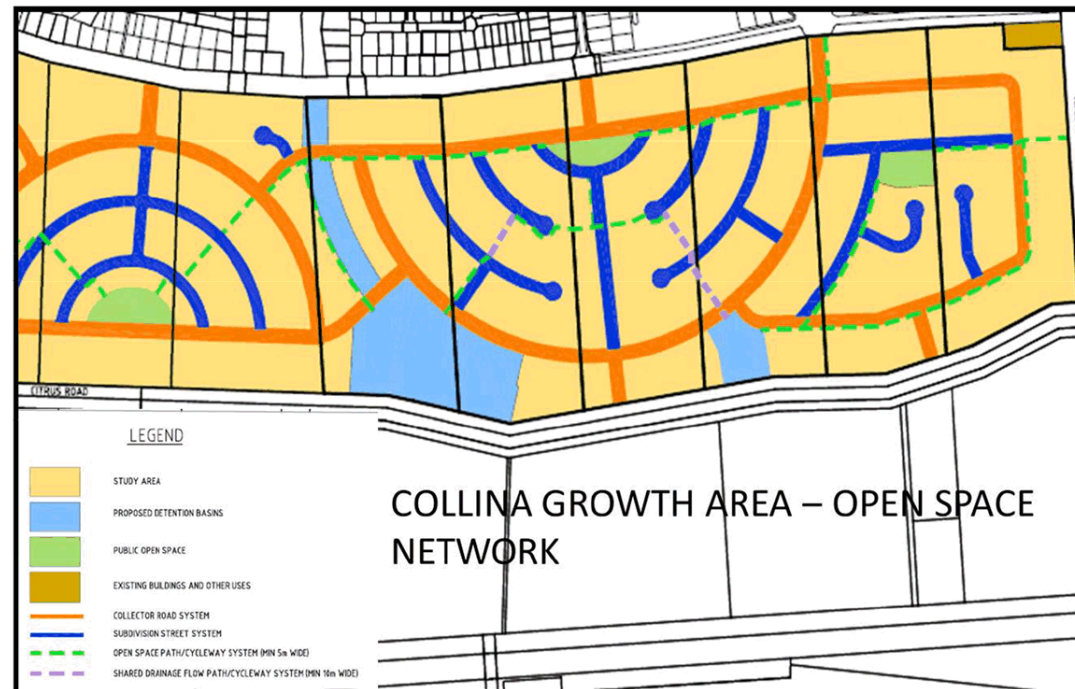
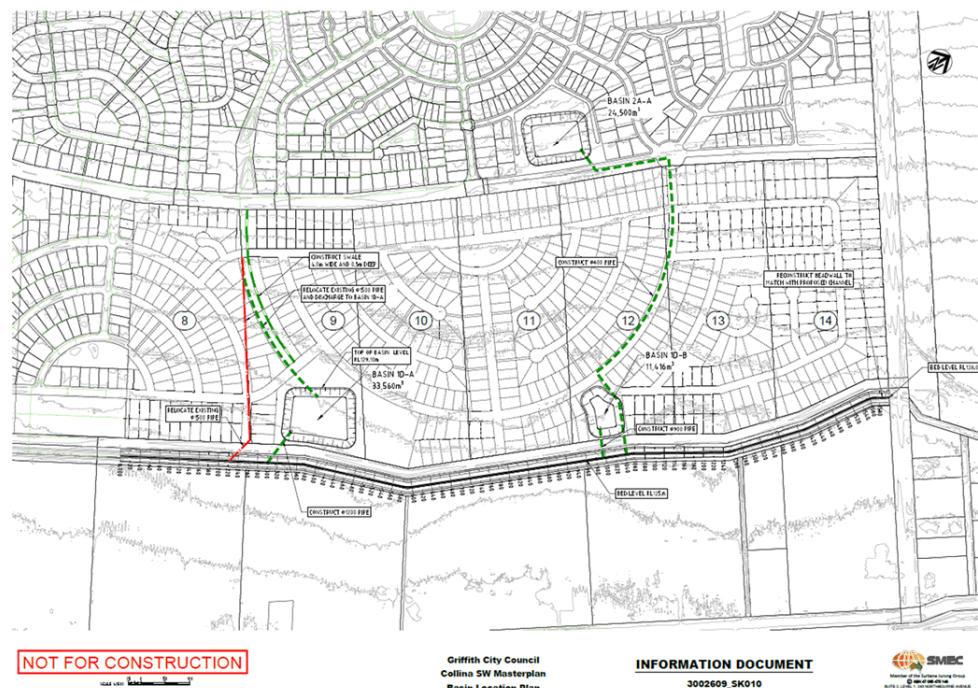


FIGURE 44: OPEN SPACE NETWORK



**FIGURE 45: STORMWATER CONCEPT PLAN**

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

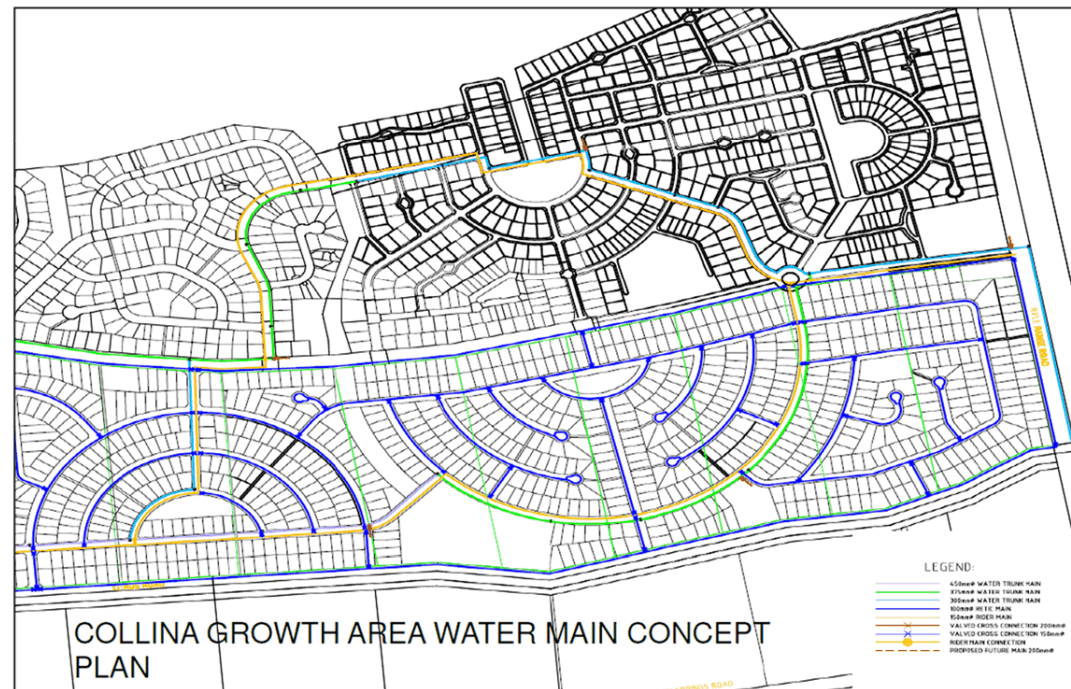


FIGURE 46: WATER MAIN CONCEPT PLAN



GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

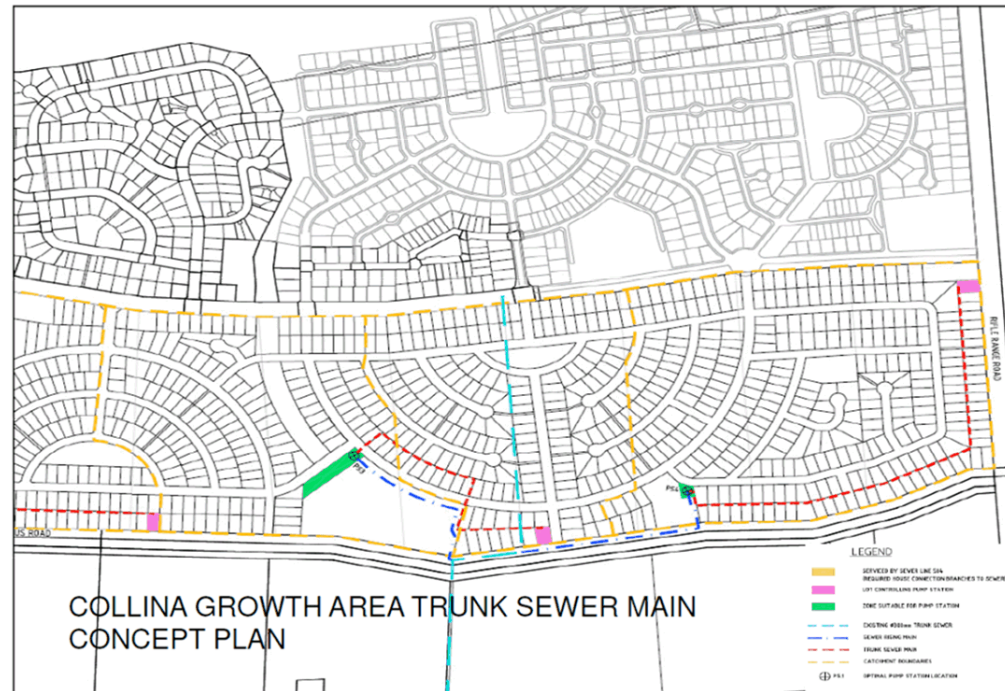


FIGURE 47: SEWER MAIN CONCEPT PLAN

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

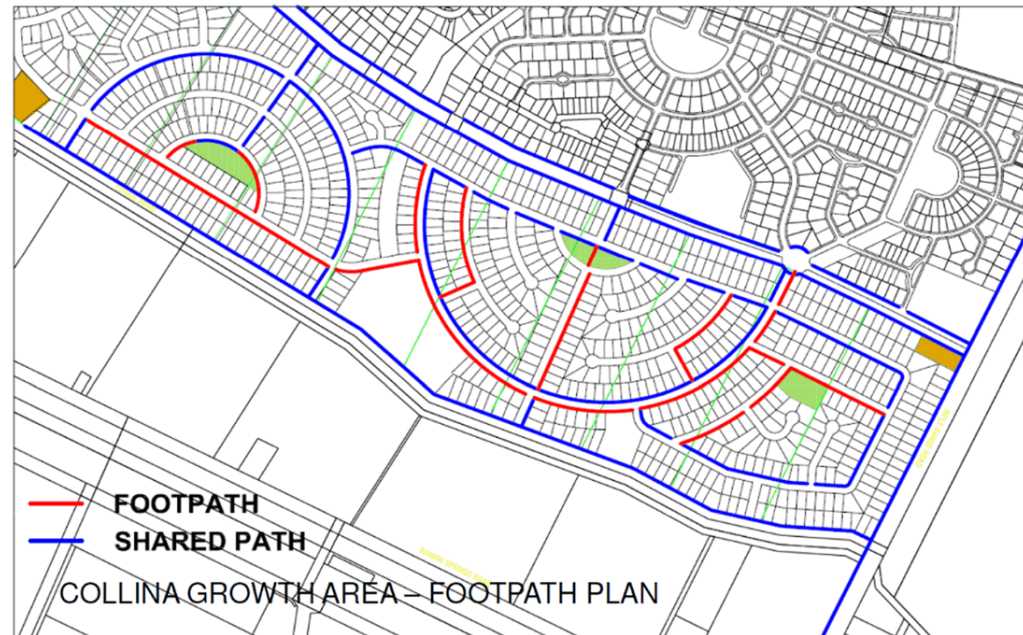


FIGURE 48: FOOTPATH PLAN



GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

12.2 LAKE WYANGAN GROWTH AREA  
 SUBDIVISION CONTROLS

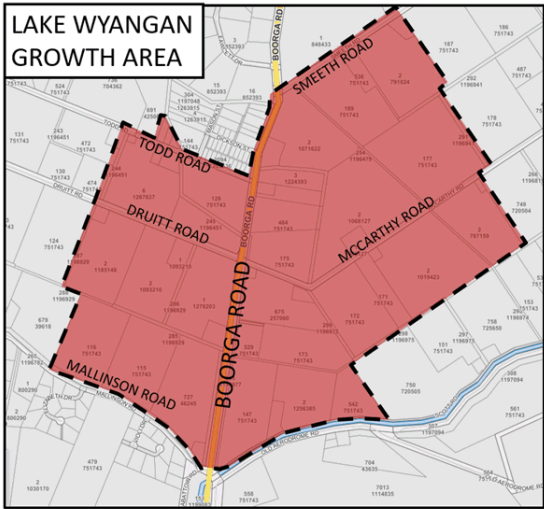


FIGURE 49: LAKE WYANGAN GROWTH AREA  
 The Lake Wyangan Growth Area (LWGA) was master planned in 2020 by Council to expand the Lake Wyangan Village and

provide land for an additional 1660 dwellings to support the needs of Griffith's growing population. The controls in this section relate to the initial subdivision of each of the land holdings in the LWGA. Any other development within the LWGA is controlled under Section's **4-10** of this DCP and **Appendix 1** and **2**. Development on lands with frontage to Mallinson Road must adhere to the Large Lot Residential Subdivision controls in **Section 4 of Appendix 2 – Griffith Subdivision Code**.  
 The development of the LWGA should be generally in accordance with the following plans, unless otherwise agreed to by Council:
 

- Lake Wyangan Master Plan (LWMP) – endorsed by Council on 9 December 2020; and
- Lake Wyangan Road & Drainage Infrastructure (LWR&DI) Plans prepared by CBR Consultants and dated [July 2023]

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## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

## 12.2.1 STAGING

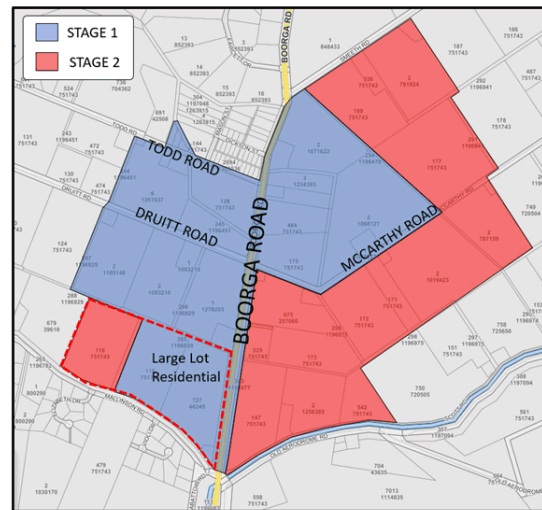


FIGURE 50: LAKE WYANGAN GROWTH AREA STAGING PLAN

- a) Staging of the LWGA must be in accordance with the LWGA Staging Plan (refer to **Figure 50**).
- b) The staging of the LWGA should provide for the logical development of the area based on cost effective

provision and availability of infrastructure and servicing arrangements.

- c) Development should be carried out in a sequential manner to avoid the extension of infrastructure past undeveloped land. Should the out of sequence extension of infrastructure be proposed, the Lake Wyangan 7.11 Contribution Plan 2023 and Council's Developer Servicing Plans (as amended) provide for Works in Kind and forward funding arrangements subject to an agreement with Council.
- d) Development Applications for the residential subdivision of the LWGA must:
  - I. Consider infrastructure provision and sequencing;
  - II. Provide proposed arrangements for essential services, including water and sewerage servicing:
    - i. The provision of sewerage servicing must be generally in accordance with the LWGA Sewer Plan and LWGA Potable Water Plan or otherwise as agreed to by Council.
    - ii. The release of allotments will be dependent on the satisfactory provision of reticulated water and sewerage services; and
  - III. Incorporate road networks, stormwater conveyance systems, active and passive recreation areas consistent with the overall staging and intended development outcomes for the LWGA in the LWMP and LWR&DI Plans.
- e) The release of Stage 2 of the LWGA should only occur when 80% of the lots in Stage 1 have been granted a Subdivision Certificate from Council. However, Council at its discretion may release additional lands in Stage 2 by

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amending the Staging Plan and this Development Control Plan.

## 12.2.2 TRANSPORT MOVEMENT HIERARCHY

*Boorga Road is the key arterial road which supports the development of the LWGA. The Griffith City Council Lake Wyangan 7.11 Contribution Plan 2023 has identified that the costs associated with the upgrade of Boorga Road including key intersections, footpaths and cycleways, landscaping and street lighting would be recouped by Council through contributions. The upgrade of other roads for the full frontage of a development lot would be the responsibility of the developers.*

The development of land in the LWGA must adhere to the following requirements:

- a) The overall movement hierarchy for the LWGA must be generally in accordance with the LWMP and LWR&DI Plans.
- b) The overall pedestrian and cycleway network must be consistent with the LWMP and LWR&DI Plans.
- c) Road network upgrades must be provided in accordance with the LWR&DI Plans for the full frontage of the development site including intersection treatments (other than any intersection with Boorga Road and an existing Council road).
- d) All four-way intersections are to incorporate a roundabout.
- e) Consider alternative modes of transport in the planning for local road networks, including measures to

encourage walking and cycling and access for public transport, community transport and taxis.

- f) Development Applications for the residential subdivision of the LWGA must:
  - I. Include subdivision plans which are generally in accordance with the LWMP, the LWR&DI Plans and the requirements of this clause;
  - II. Include an overall transport movement hierarchy showing major circulation routes and connections to achieve simple and safe movement systems for private vehicles, public transport, pedestrians and cyclists; and
  - III. Include cross sections of each type of road proposed in the hierarchy.

## 12.2.3 LOT SIZE AND LAYOUT

Lot sizes and layout should generally be in accordance with the LWMP. However, developers or landowners are permitted to propose alternative designs should the following key aspects of the LWMP be achieved:

- Road connections to adjacent development and intersections with existing roads and retention of the road hierarchy.
- Restricting road connections to Boorga Road.
- Connection to main drainage infrastructure.
- Location of the Community Park.
- Location of building envelopes outside of floodway's.
- Provision of the footpath / cycleway network.

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- Provision of roads adjacent to drainage channels for maintenance purposes.

The subdivision of land in the LWGA must adhere to the following requirements:

- a) The size of any lot subdivided must be in accordance with the relevant clauses in the *GLEP*.
- b) Proposed lots must be of a size and have a shape and dimensions to enable the siting of a dwelling and ancillary structures that:
  - i. minimise impacts on adjoining properties including access to sunlight, privacy and views;
  - ii. provide usable principal private open space;
  - iii. provide vehicle access; and
  - iv. protect or replace significant trees.
- c) Larger lots should be provided in response to hazards such as flooding, bushfire or adjacent agricultural operations.
- d) Medium density lots, where provided, should be located in areas closer to commercial uses, open space, parks, community facilities and public transport routes.
- e) Lot layout should enable dwelling fronts to face other dwelling fronts across a public street and backyards to face backyards.
- f) Lots should be oriented and configured to maximise opportunities for solar access.
- g) Corner lots should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages (dual occupancy lot).
- h) Building envelopes on lots adjacent to active agricultural operations outside the LWGA must be located at least 30 m from plantings or crops and include a 20 m wide vegetated buffer within the lot. Alternatively, periphery roads with a landscaped verge designed to reduce the impacts of dust and spray drift may be used.
- i) The development layout of the residential subdivision on Lot 2 DP1185148 (47 Druitt Road), Lot 2 DP1093210 and Lot 1 DP1278203 should locate the shared east-west collector and local road on the southern boundaries of the lots adjacent to the channel for Council maintenance purposes.
- j) For subdivision development on R5 - Large Lot Residential land, the subdivision design should ensure that all the requirements in Section 7.0 of this DCP can be catered for on each lot.
- k) Solid Fences are not permitted on the rear lot boundary of lots which back onto Boorga Road.
  - i. A Restriction on the use of land on all lots which back onto Boorga Road must be established under Section 88B of the *Conveyancing Act 1919* which restricts the construction of solid fencing including pre-coloured metal materials facing Boorga Road.

## 12.2.4 STREET TREES AND VEGETATION

- a) Street Trees must be planted within the road reserves of the LWGA in accordance with the following principles:
  - i. Street trees should provide shade and enhance the visual quality of the streetscape;

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- II. Existing street trees must be protected during construction;
  - III. Street trees should be spaced at 10 m intervals;
  - IV. Street trees should not interfere with underground and overhead utilities; and
  - V. Street trees planted around hard surfaces should be provided with appropriate grates to protect the roots and best facilitate water infiltration.
- b) Development Applications for the residential subdivision of the LWGA must include a landscape plan prepared in accordance with the principles set out in this clause and which includes street trees and shrub species selected in accordance with [Council's Tree Policy \(PG-CP-402\)](#).

## 12.2.5 OPEN SPACE

**Community Park**

The LWGA includes a Community Park located over Lot 2 DP1071622 and Lot 2 DP1068127 which is to be constructed as part of the Griffith City Council Lake Wyangan 7.11 Contribution Plan 2023. This Community Park would provide a large area for recreation and the enjoyment of residents in the LWGA. The Community Park would have an area of 2.7 ha and include:

- A multi-purpose oval sized for cricket and Australian Rules Football.
- A basketball / multi-purpose court.
- An amenities block.
- Landscaping and footpaths.
- A carpark.
- A playground.

- Irrigation systems throughout.

The Community Park will be designed and developed by or in close consultation with Council utilising the funds recouped from contributions.

**Other Development Land**

The subdivision of other land in the LWGA must adhere to the following requirements to ensure open space is available throughout the LWGA:

- a) Open space must be provided at a ratio of 500 m<sup>2</sup> / 20 lots or 25 m<sup>2</sup> / lot. Subdivision of land for under twenty lots do not need to provide open space. The staging of the subdivision of a development lot cannot be used to avoid the provision of open space.
- b) Useable open space areas, must generally not be less than 2000 m<sup>2</sup> and must be provided within 400 m safe walking distance of 90% of the lots in the subdivision. A reduced open space area can be considered subject to the acceptance of a detailed design by council in accordance with this clause.
- c) An electrical connection must be provided to each open space area.
- d) Developers of adjacent sites can co-locate open space areas at boundaries through private cost sharing agreements subject to Council approval.
- e) Development applications for the residential subdivision of the LWGA are to include a preliminary design of open spaces in accordance with following principles and requirements:

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- I. Park furniture, shaded areas and resting places must be provided to promote pedestrian comfort;
  - II. Safe pedestrian crossing points must be provided where routes intersect with the road network;
  - III. A connection to Essential Energy's electrical infrastructure must be provided;
  - IV. A council water meter must be provided;
  - V. Landscaping must be provided which is low maintenance with species selected in consultation with Council;
  - VI. All landscaped areas must include an irrigation system designed and installed in consultation with Council;
  - VII. Easily identifiable access points must be provided;
  - VIII. Frontage to abutting roads should be provided to optimise pedestrian access and visibility; and
  - IX. Each open space area should include a playground system designed and selected in consultation with Council.
- f) A final design for the open space area would be required as a condition of consent on approved development consents in the LWGA. The final design, among other requirements, must include:
- I. An irrigation plan including an electrical cabinet and location of a Council water meter located in consultation with Council;
  - II. Electrical connection plans to Essential Energy infrastructure; and
  - III. Detailed design for the open space in accordance with this clause.

## 12.2.6 STORMWATER / DRAINAGE

*The Griffith City Council Lake Wyangan 7.11 Contribution Plan 2023 (Contribution Plan) has been prepared in accordance with the LWMP and the LWR&DI Plans. The Contribution Plan has identified that the costs associated with the upgrade of the main drainage network in the LWGA would be recouped by Council through contributions.*

The subdivision of land in the LWGA must adhere to the following requirements:

- a) Stormwater management for the LWGA must be generally in accordance with the LWMP and LWR&DI Plans.
- b) Development applications for the subdivision of land in the LWGA must include a preliminary Stormwater Management Plan which:
  - I. Is designed in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended), the LWMP and LWR&DI;
  - II. Ensure only one drainage connection point to the main drainage network is provided where possible;
  - III. Provide the location and conceptual design of the sediment basins to control run-off during the construction stage:
    - i. Sediment basins should also be sited and designed to cater for any proposed staging of the subdivision.

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- IV. Detail that the maximum impervious surfaces for the subdivision once developed is at or below 40% unless additional onsite detention is provided; and  
 V. Provides a minimum of a five-metre all-weather access track adjacent to channels. This can be achieved through the strategic location of roads and laneways adjacent to channels or alternatively a right of carriageway or other means to the satisfaction of Council. The channel access must ensure that a minimum turning radius of 12.5 m is provided.
- Grassed swales, which are stormwater conveyance and treatment measures that primarily treat runoff through filtering and deposition of sediments. These can be incorporated at the downstream end of edge roads and landscaped areas.  
 • Bioretention swales, which are swales with the addition of a bioretention trench with filter media and an underlying pervious (slotted) collector pipe that drains to the broader stormwater drainage network.  
 • Infiltration systems, which capture and detain flows to encourage infiltration in the form of streetscape tree pits as mentioned above.  
 • Buffer strips, which are zones of vegetation designed to intercept and treat surface stormwater flows before discharging to major drainage channels.

12.2.7 WATER QUALITY

As Lake Wyangan is a terminal lake (meaning it does not flow to the ocean through a network of rivers or wetlands), nutrient and pollutant removal is an important objective in the catchment. Stormwater treatment systems for new development should be selected to remove nutrients. Natural stormwater treatment systems also need to be able to function effectively in the local environment.

The following water quality reduction targets must be achieved by development in the LWGA:

- Total Suspended Solids: 65%
- Total Phosphorous: 50%
- Total Nitrogen: 46%

Water quality reduction targets can be achieved through the following Water Sensitive Urban Design (WSUD) methods:

- Development applications for development in the LWGA must include a WSUD Strategy including:
- Description of the proposed development/works and the existing site conditions, including the surrounding environment.
  - Summary of the relevant site objectives pertaining to water quality, quantity, and other relevant factors.
  - Explanation of the opportunities and limitations for applying WSUD solutions on the site.
  - Description of the chosen WSUD assets for the site and the design approach employed.



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- e) Site plans illustrating key features such as drainage pathways, as well as the location of the proposed WSUD assets (also known as a WSUD Concept Plan).
- f) Application of the MUSIC modelling approach and presentation of the results, demonstrating compliance with the reduction targets.

## 12.2.8 INFRASTRUCTURE

- a) The design and installation of sewerage, water and stormwater must be provided in accordance with [Council's Engineering Standards: Subdivision and Development](#) (as amended), the LWMP and the LWR&DI Plans unless other arrangements satisfactory to Council are proposed.
- b) The design of the subdivision must meet the requirements of [Fire and Rescue NSW's 'Fire Safety Guideline – Fire Hydrants for Minor Residential Development'](#).
- c) The design and installation of electricity, street lighting, telecommunications (including NBN) and gas services must be in accordance with the requirements of the relevant servicing authorities.
- d) Electricity and telecommunications infrastructure should be provided as underground services.
- e) Compatible public utility services should be coordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reserves.
- f) Development Applications for subdivision in the LWMP area must include draft servicing plans showing the

location of all required utilities and demonstrating compliance with this section.

## 12.2.9 CONTAMINATION

- a) The Statement of Environmental Effects for subdivision to which this section relates should provide a history of the use of the site indicating whether there may have been any previous or current land uses that could have resulted in contamination of the site in accordance with [Council's Contaminated Land Management Policy \(EH\\_CP\\_203\)](#).
- b) If there is a possibility the site could be contaminated from past uses, the development application must address the requirements of [State Environmental Planning Policy \(Resilience and Hazards \(2021\)\)](#), [Managing Land Contamination Planning Guidelines 1998 - Department of Urban Planning / Environment Protection Authority \(as amended or replaced\)](#) and [Council's Contaminated Land Management Policy \(EH\\_CP\\_203\)](#).

## 12.2.10 SAFETY

- a) Development applications should demonstrate how the lot, access, street and street lighting arrangements will promote the principles of [Crime Prevention Through Environmental Design \(CPTED\)](#), including but not limited to:
  - i. Orienting building envelopes and car parking areas to minimise inactive streets;

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- II. Casual surveillance of public spaces, including the street; and
- III. Appropriate lighting of public spaces and walkways.

## 12.2.11 MEDIUM DENSITY LOTS

- a) Medium density lots permitting the development of more than one dwelling must be strategically located in close proximity to arterial roads, public transportation network and public open spaces.
- b) Should an Applicant elect to provide **25% or less** lots to be utilised for medium density development within the LWGA, the following controls apply to the proposal:
  - I. Development applications for the residential subdivision of the LWGA must identify proposed locations of medium density allotments. Medium density lots must be designed to be of an appropriate size and shape to cater for the siting of multiple dwelling development.
  - II. A Restriction as to User pursuant to Section 88B of the [Conveyancing Act 1919](#) must be placed on all lots within the LWGA stating that only one primary dwelling must be constructed with the exception of lots designated as medium density lots. This does not limit the construction of a secondary dwelling in accordance with the GLEP.
  - III. Any development of medium density allotments with impervious surfaces in excess of 40% of the lot area must provide onsite detention in

accordance with [Council's Onsite Detention Policy \(CS-CP-404\)](#).

- c) Should an Applicant elect to provide between **26% and 50%** of lots or total area of land for residential development (not including road reserves and open spaces areas) to be utilised for medium density development within the LWGA, the following controls or requirements apply to the proposal:

- I. A [Concept Development Application](#) must be submitted for the proposed subdivision including a concept proposal providing for the development of the site with the Stage 1 development application being for the subdivision of land.
- II. The Concept Development Application must provide an overall Master Plan for how the site would be developed including meeting the requirements of section 12.1 of this DCP and the following additional matters:
  - i. A servicing strategy which considers the impact of the increased demands for water, sewer and stormwater services and proposed upgrades if required;
  - ii. Location of medium density precincts in close proximity to open space, commercial areas, public transport connections and community facilities (maximum 25% of total lot yield);

*: Medium density precincts are strategically located nodes of medium density development within the subdivision and include a group of a minimum of four adjoining or adjacent (separated by a road) lots (or a single lot with an area four times the size of the minimum lot size for*

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- the land to be developed for medium density development).*
- iii. Location of strategically located medium density lots throughout the subdivision (maximum 25% of total lot yield);
  - iv. Include a staging plan;
  - v. Include a Traffic Impact Assessment;
  - vi. Provide concept-built form designs for medium density precincts including:
    - Concept layout plans for lots including driveways, private and communal open space areas and landscaping;
    - Concept locations of stormwater detention areas;
    - Basic floor plans for dual occupancies, townhouses, multi-dwelling housing and manor houses to achieve compliance with Section 5 of this DCP; and
    - Building envelopes for single detached dwellings.
  - vii. Should the Master Plan propose to subdivide a lot utilising clause 4.1A *Exceptions to minimum subdivision lot sizes for certain residential development of the Griffith Local Environmental Plan 2014* (with 300-400m<sup>2</sup> lot area), the Applicant must provide an assessment of how the medium density development would achieve compliance with Sections 1-6 and

Appendix 2 of this DCP within the boundaries of the reduced lot size.

- III. The Concept Proposal provides a vision and overall guide for how the site would be developed. All future development applications submitted for medium density development would need to be in accordance with the Concept Approval.

12.2.12 NEIGHBOURHOOD COMMERCIAL AND RETAIL USES

*The Griffith Local Environmental Plan 2014 permits commercial and retail uses within the RU5 – Village zone. Council will support and encourage the location of neighbourhood shops, restaurants and cafes and business premises within the LWGA located in accessible locations in proximity to Boorga Road.*

- a) Neighbourhood Commercial and Retail uses within the LWGA must provide for the day to day needs of residents in the locality.

12.2.13 FLOODING

- a) Development in the LWGA must be designed and sited in accordance with Clause 5.21 of the GLEP 2014, the [Lake Wyangan Flood Study \(2012\)](#) and the [Lake Wyangan Floodplain Risk Management Study and Plan \(2013\)](#) as amended.
- b) No building or structure can be erected and no land filled by way of the deposition of any material within any area identified as a floodway except for minor alterations to

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ground levels which do not significantly alter the fundamental flow patterns for:

- I. Roads;
  - II. Parking; and
  - III. Landscaping and open space.
- c) Development Applications for subdivision in the LWMP area must include a design which takes into consideration the flood affectation of the land and the requirements of this clause.
- d) Development applications for land which is impacted by a floodway or flood storage area must be in accordance with [Council's Flood Liable Land Policy \(CS-CP-403\)](#).

##### 12.2.14 BUSHFIRE PRONE LAND

*This section contains development controls applying to Development Applications for subdivisions involving land that is classified as bushfire prone on Council's Bushfire Prone Land Map.*

- a) A Bushfire Risk Assessment Report must be lodged together with the Statement of Environmental Effects in support of the Development Application on bushfire prone lands. The Bushfire Risk Assessment Report must be prepared by a suitably qualified and experienced bushfire consultant and address the developments consistency with RFS's [Planning for Bushfire Protection Guidelines 2019](#) as amended or replaced.
- b) Bushfire protection measures are to be placed wholly within the development site. All proposed Asset Protection Zones are to be within the property to be subdivided and incorporated into affected lots. Asset

Protection Zones will not be accepted on existing Council reserves, other public lands or in reserves proposed to be dedicated through the subdivision.

- c) Fire trails, if required, are not accepted on existing Council reserves proposed to be dedicated through the subdivision.

##### 12.2.15 FROST CONTROL FANS

*There are a number of operating frost control fans in the Lake Wyangan area including within the LWGA. To lessen the impact of frost control fans on sensitive receivers and to ensure new development is designed to mitigate potential noise impacts, Griffith City Council has developed a [Frost Control Fan Policy \(CS-CP-309\)](#).*

- a) Council will impose a condition of consent on the subdivision of land in the LWGA which requires a restriction on the use of each lot that habitable dwellings are constructed to achieve the required indoor noise criteria as set out in the policy.

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**12.3 BOORGA ROAD LARGE LOT RESIDENTIAL**

This section applies to the subject lands on Boorga Road in Nericon identified in **Figure 51** and including:

- Lot 102 DP 1018460.
- Lot 104 DP 1018460 (south of West Road).
- Lots 309 and 610 DP 751743, West Road.

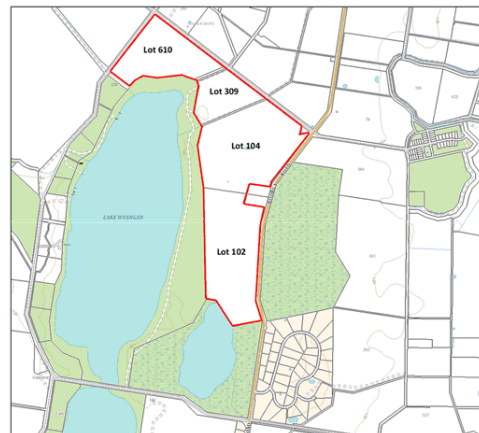


FIGURE 51: BOORGA ROAD DEVELOPMENT CONTROLS SUBJECT LANDS

This section applies to the subdivision and use (through the construction of a dwelling) of the subject lands for residential development with lot sizes less than 5 ha and not connected to Council's reticulated sewer. This section has been prepared to appease the requirements of Clause 7.12 of the Griffith Local Environmental Plan 2014 (GLEP 2014). Residential development must be carried out in accordance with the controls in [Sections 4-10](#) Appendix 1 and Appendix 2, except where the controls in this section differ, in which case the controls in this section take precedence.

**12.3.1 OBJECTIVES**

The objectives of this section are as follows:

- a) To provide site specific controls for large lot residential development on the subject lands.
- b) To dispose of effluent in an environmentally safe and sustainable manner.
- c) Encourage appropriate management of on-site sewage management.
- d) To protect surface water, stormwater, waterways, land, vegetation, public health and community amenity from the impacts associated with on-site sewerage management systems (OSMS's).
- e) To manage and mitigate the impacts of development on groundwater and mitigate the potential impacts of a high-water table.
- f) To manage and mitigate the impacts of, and on, salinity and sodicity.

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- g) Minimise the damage caused to property and vegetation where saline soils are encountered, or where processes may create saline soils.
- h) Ensure any development will not significantly increase the salt load in existing soils and watercourses.
- i) Prevent degradation of the existing soil and groundwater environment from saline and sodic soils where required.
- j) To protect Lake Wyangan and nearby waterbodies (Campbells Swamp) from development that has the potential to pollute and diminish the environmental values of the Lake and its surrounds.
- k) To ensure changes in land use within the Lake Wyangan catchment will not adversely affect the quantity and quality of water flowing into the Lake and nearby wetlands.
- l) To provide controls and management measures to reduce the impacts of mosquitos on residents.

### 12.3.2 ONSITE WASTEWATER MANAGEMENT SYSTEMS (OSMS) – DEVELOPMENT CONTROLS

- a) All OSMS are to comply with Griffith City Council's Onsite Sewage Management Strategy (as amended) and NSW Government's Environment & Health Protection Guidelines – On-site Sewage Management for Single Households (as amended). Only AWTs units can be used on the subject lands.
- b) OSMS must **not** be located:
  - i. Within 100 metres of a waterbody, waterway or wetland, specifically Lake Wyangan (Lot 308 DP

- 751743) and Campbells Swamp (Lot 407 DP 751743).
- ii. Within 250 metres of a water supply well or bore.
- iii. Within 40 metres of a dam or intermittent watercourse.
- iv. On slopes steeper than 1 in 8 (12%).
- v. Where the treatment facility is below the 1 in 100 year flood level.
- vi. Where the disposal area is below the 1 in 20 year flood level.
- vii. On soils with permeability greater than 3.5 metres per day.
- viii. Within 1 metre of the seasonally high-water table or bedrock.
- c) All OSMS land application systems are to be consistent with AS 1547 (2017) On-site Domestic Wastewater Management and the former Department of Environmental and Conservation (2004) Environmental Guidelines – Use of Effluent By Irrigation. It is recommended:
  - i. The onsite wastewater disposal system is designed to meet the relevant requirements for approval under Section 68 of the Local Government Act 1993.
  - ii. Effluent is to be contained within the boundaries of the site.
  - iii. Areas used for spray irrigation are not to be used for recreation purposes or for the growing of fruit or vegetables.
  - iv. For surface irrigation systems wet weather storage is provided.

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- V. A secondary effluent irrigation area must be identified and reserved on each lot in case the primary irrigation area fails or is deemed unusable.
- VI. Surface application/reuse areas are provided with adequate signage.

### 12.3.3 ONSITE WASTEWATER MANAGEMENT SYSTEMS (OSMS) – DEVELOPMENT APPLICATION REQUIREMENTS

#### Subdivision of Land

- a) A detailed Land Capability Assessment must be prepared in support of a development application for the subdivision of land. The Land Capability Assessment must
  - I. Be prepared by a suitability qualified geotechnical engineer or soil scientist.
  - II. Be prepared in accordance with AS 1547 (2017) On-site Domestic Wastewater Management and the former Department of Environmental and Conversation (2004) Environmental Guidelines – Use of Effluent By Irrigation.
  - III. Investigate the soils across the site including within each building envelope of each proposed lot.
  - IV. Provide recommendations to be followed in siting OSMS units and irrigation areas.

#### Construction of a Dwelling

- b) An additional site-specific Land Capability Assessment must be prepared as part of the development

application for the construction of a dwelling. The Land Capability Assessment must:

- I. Be prepared by a suitability qualified geotechnical engineer or soil scientist.
- II. Be prepared in accordance with AS 1547 (2017) On-site Domestic Wastewater Management and the former Department of Environmental and Conversation (2004) Environmental Guidelines – Use of Effluent By Irrigation.
- III. Detail how the recommendations of the Land Capability Assessment for the subdivision of land have been addressed and implemented.
- IV. Identify the location of the AWTS unit and irrigation area as well as a secondary irrigation area to be reserved should the primary irrigation area fail ensuring all setback requirements of AS 1547 (2017) are achieved.
- V. Provide recommendations for the ongoing operation of the AWTS to mitigate impacts on the environment.

### 12.3.4 WATER QUALITY - DEVELOPMENT APPLICATION REQUIREMENTS

*As Lake Wyangan is a terminal lake (meaning it does not flow to the ocean through a network of rivers or wetlands), nutrient and pollutant removal is an important objective in the catchment. Stormwater treatment systems for new development should be selected to remove nutrients. Natural stormwater treatment systems also need to be able to function effectively in the local environment.*



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The following water quality reduction targets must be achieved by development of the subject lands (post development reductions based on pre-development as baseline):

- Total Suspended Solids: 65%
- Total Phosphorous: 50%
- Total Nitrogen: 46%

Water quality reduction targets can be achieved through the following Water Sensitive Urban Design (WSUD) methods:

- Grassed swales, which are stormwater conveyance and treatment measures that primarily treat runoff through filtering and deposition of sediments. These can be incorporated at the downstream end of edge roads and landscaped areas.
- Bioretention swales, which are swales with the addition of a bioretention trench with filter media and an underlying pervious (slotted) collector pipe that drains to the broader stormwater drainage network.
- Infiltration systems, which capture and detain flows to encourage infiltration in the form of streetscape tree pits as mentioned above.
- Buffer strips, which are zones of vegetation designed to intercept and treat surface stormwater flows before discharging to major drainage channels.

Development applications for the subdivision of land on the subject lands must include a WSUD Strategy including:

- a) Description of the proposed development/works and the existing site conditions, including the surrounding environment.
- b) Summary of the relevant site objectives pertaining to water quality, quantity, and other relevant factors.
- c) Explanation of the opportunities and limitations for applying WSUD solutions on the site.
- d) Description of the chosen WSUD assets for the site and the design approach employed.
- e) Site plans illustrating key features such as drainage pathways, as well as the location of the proposed WSUD assets (also known as a WSUD Concept Plan).
- f) Application of the MUSIC modelling approach and presentation of the results, demonstrating compliance with the reduction targets.

### 12.3.5 SALINITY - DEVELOPMENT APPLICATION REQUIREMENTS

*Salinity can affect urban structures in a number of ways, including corrosion of concrete, break-down of bricks and mortar, corrosion of steel (including reinforcement), break-up of roads, attack on buried infrastructure, reduced ability to grow vegetation and increased erosion potential. Areas around Lake Wyangan have historic issues with salinity which need to be understood and managed as part of the development of the subject lands.*

#### Subdivision of Land

- a) A detailed Salinity Investigation must be prepared in support of a development application for the subdivision of land. The Salinity Investigation must:
  - i. Be prepared by a suitability qualified geotechnical engineer or soil scientist.

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- II. Be prepared in accordance with the former Department of Land and Water Conservation (2002) Site Investigations for Urban Salinity.
  - III. Include the excavation of test pits across the entire site including within or in proximity of each building envelope including laboratory testing, engineering analysis and reporting.
  - IV. Provide classification of selected soil samples for soil texture, electrical conductivity (EC 1:5), pH, chloride, and sulphate, sodicity and Emerson crumb dispersibility tests at a NATA accredited analytical laboratory.
  - V. Provide a determination as to the suitability of each building envelope for the purposes of a dwelling given the findings of the investigation.
- b) Based on the findings and recommendations of the Salinity Investigation, a Salinity Management Plan must be prepared and submitted with the development application. The Salinity Management Plan must:
- I. Incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Evidence of soil and water management in accordance with Managing Urban Stormwater – Soils and Construction (as amended).
  - II. Provide management measures to be implemented during bulk earthworks for the civil works associated with the subdivision of land.
  - III. Provide recommendations and management strategies for the construction and installation of roads, drainage works and services including the installation of subsoil drainage.
- IV. Provide general recommendations and management strategies for the future construction of dwellings and outbuildings on each lot.
- V. Include soil and water management measures in accordance with Managing Urban Stormwater – Soils and Construction (as amended).
- Construction of a Dwelling**
- a) An additional Salinity Investigation and Salinity Management Plan must be prepared as part of the development application for the construction of a dwelling and ancillary development on the subject lands. The Salinity Investigation and Salinity Management Plan must:
- I. Be prepared by a suitability qualified geotechnical engineer or soil scientist.
  - II. Provide details as to how the recommendations in the Salinity Investigation and Salinity Management Plan for the subdivision of the land can be implemented on each lot.
  - III. Provide recommendations and management measures for the siting, design and construction of a dwelling and outbuildings on the lot. Management measures would include, but not be limited to:
    - Avoiding over-watering gardens and lawns.
    - Planting large native trees and shrubs in landscape areas.

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- Ensuring that water drains away from buildings and hard stand areas to avoid ponding
- Monitoring changes to water table levels and groundwater quality by installing piezometer ('monitoring bore') networks.
- Establishing gardens with low water requirements.
- Provide locations for the dwelling within the building envelope to avoid salinity hotspots.
- Provide construction methodologies to ensure dwellings can withstand the effects of salinity.

### 12.3.6 OTHER DEVELOPMENT APPLICATION REQUIREMENTS

#### Subdivision of Land

The following additional technical studies or plans must be submitted to the satisfaction of Council with a development application for the subdivision of the subject lands (this is not an exhaustive list and other studies or plans will be required):

- a) A Groundwater Impact Assessment in accordance with the NSW Groundwater Strategy, the relevant Water Sharing Plan and NSW Aquifer Interference Policy
- b) An assessment of the potential direct and indirect impacts of the development on Campbells Wetland and potential strategies to mitigate such impacts.
- c) A Bushfire Assessment report prepared in accordance with Planning for Bushfire Protection (as amended).

- d) An Aboriginal Cultural Heritage Due Diligence Assessment.

### 12.3.7 PRESCRIBED CONDITIONS OF CONSENT

#### Subdivision of Land

The following are prescribed location specific conditions of consent to be placed on development applications for the subdivision of the subject lands (this is not an exhaustive list and other conditions will be imposed):

- a) A Mosquito Management Plan (MMP) must be prepared prior to the issue of a Subdivision Works certificate to the satisfaction of Council. The MMP must include, but not limited to:
  - I. Be prepared by a suitably qualified professional.
  - II. Provide the location of a minimum of a 100 m buffer zones between mosquito hazard/breeding sites and dwellings. This buffer zone must be kept clear of trees and any temporary or permanent water body / structure including swimming pools (refer to **Figure 52**).
  - III. Outlining known nuisance and health risks associated with local mosquitoes.
  - IV. Include measures to reduce the health risks associated with mosquitos including but not limited to:
    - Use of insect screening on all windows and doors.
    - Screening the inlets and outlets of rainwater tanks.

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- Ensure stormwater systems can fully drain out.
  - Ensure detention basins drain within 48 hours after inflows have ceased.
  - Discourage the construction of any water features on the land.
  - Provide mosquito avoidance strategies and measures to reduce or eliminate onsite/backyard mosquito breeding.
- The implementation of the MMP must be a requirement placed on each lot via a restriction on the use of land referred to on the 88B Instrument associated with the subdivision under the *Conveyancing Act 1919*.



FIGURE 52: EXAMPLE OF MOSQUITO BUFFER (SOURCE: BALLINA SHIRE COUNCIL, DCP 2012)

Construction of a Dwelling and Ancillary Development

The following are prescribed location specific conditions of consent to be placed on development consents for the

construction of a dwelling on the subject lands (this is not an exhaustive list and other conditions will be imposed):

- The proposed effluent irrigation area and secondary irrigation area identified in the Land Capability Assessment submitted with the development application for the construction of a dwelling must be protected through a section 88B (restriction as to user) instrument under the *Conveyancing Act 1919*. The instrument must reserve the identified area for effluent irrigation purposes and restrict any buildings or structures.
- Swimming Pools
  - No wastewater is to be generated by the swimming pool filtration system. As such, a cartridge filter or similar system which does not require backwashing is to be used. If any on-site disposal of wastewater from the pool filtration system is proposed this would require a separate approval from Council.



CL01 Attachment (b) DA 16-2025 - Subdivision Plan

