

Feasibility Planning Review

PROPOSAL

RE-DEVELOPMENT OF EXISTING SITE TO
ACHIEVE MULTI-DWELLING
HOUSING/TOWNHOUSE DEVELOPMENT

ADDRESS

22 SKYE STREET, MORISSET NSW 2264
LOT: 10 SEC:11 DP:758707

APPLICANT

Ivan Szkut

This review has been prepared by Your Home Designs to provide planning advice regarding the subject site, being 22 Skye Street, Morisset NSW 2264 and is tailored to meet the client's site brief. The letter intends to inform future development permitted onsite and to be used to assist in directing future development design intentions for the site.

Specifically, this letter of advice provides a detailed review of the subject sites' planning controls and principles, as aims to identify opportunities and constraints for future development on the site and guide a development application that has the potential for successful development consent.

Our advice is based on the sites current review and with the data or information made available and is valid at the time of the property review being the 17th June 2022.

A Site Suitability and Particulars

The site is located at 22 Skye Street, Morisset NSW 2264 (the site), is legally identified as LOT: 10 SEC:11 DP:758707. The site is zoned R3 – Medium Density Residential under the Lake Macquarie Local Environmental Plan 2014 (the LEP).

The lot has an approximate lot area of 1236m² with a lot dimension of approximately 20m x 63m, with a lot frontage of 60m (eastern lot boundary) to an unformed an Crown Road named Wyee Street and 20m frontage to a recently extended and formed Skye Street (Council Road).

The lot is currently undeveloped and vegetated (Biodiversity Value mapped habitat). It is understood Skye Street has recently been upgraded an extended with the roadway pavement extended to connect a new 17 lot subdivision estate to the north-east of the subject site. Hence the lot has formal street access to Skye Street. See Figures below for more detail.

The lot is relatively level and appears to exist within a local topographical depression falling from the top of Skye Street. The block appears to fall slightly to the north-west sloping towards a northern creek line that feeds to Melaleuca Creek in the distant north-east. The sites topography/elevation is roughly 30m AHD. Council correspondence confirms that the site is flood affected and described as "Catchment Flooding" from the surrounding area. See Figure 3 below for more detail. A managed drainage line is located to the east of the subject site.

The site is not currently known to be connect to mains water or sewer nor does it appear to have any existing or stormwater infrastructure or connection to electrical or telecommunication essential services. A dial before you dig can be conducted to assess where nearby essential services may be for future connection.

The subject site is located within the suburb of Morisset, the town has been identified as an emerging Major Regional Centre (Lower Hunter Regional Strategy) and transport hub. The township is located on the south-western side of Lake Macquarie and has central connections to the Main Northern Railway Line (95m south of site) and the Pacific Highway/Motorway (2.3km west of the site). The suburb has a hilly topography and open northern aspects with many sites/street having an outlook across the distant Watagan's. Dora Street is the town's main/traditional shopping centre, that is parallel to the railway line and is located 850m walk to the centre.

The immediate street is characterised to the east and south by large regular blocks with single dwellings of single and two storey design built prior to 1970 and with regular shaped lots to the north and east that are vegetated and undeveloped. Many lots to the north and east are owned by the Crown.

FIGURE 1 – Locality Site Aerial Plan (Imagery date 2018)



FIGURE 2 - Crown Lands Map



FIGURE 3 - Watercourses Map



FIGURE 4 - Street-view Images – looking west towards historic Skye Street Road Pavement.



A summary of the site particulars are as follows:

- The site is in a R3 medium density residential zone.
- The site has a Minimum Lot size of 900m².
- The site has a maximum building height of 10m.
- The site has no LEP designated a Floor Space Ratio.
- The site is located a Bushfire zone.
- The site is in Mines Subsidence District – West Lake – Guideline 2 applies.
- The site is in a mapped Flood Planning Area. High Risk affected by local flooding.
- The site is not in a known Sensitive Aboriginal Landscape.
- The site is Not in a locally or State listed Heritage Conservation Area.
- The site is not mapped as an area affected by Acid Sulfate Soils.
- The site is mapped as an area of Biodiversity Value. Clearing of native vegetation for a development on an area on the BV Map may require a Biodiversity Development Assessment Report.

B Present and previous uses

The site historically has been vacant and vegetated with no improvements to the land visible.

There are no listed development approvals on Councils Development Tracker, as viewed on the 17 June 2022, that relate to this property.

There are no recent development approvals applying to the property address.

There is no known previous potential contamination of the site.

C Client Brief

The objective of the client is to achieve development of the site for multi-dwelling housing options.

D Planning Review Assessment

The following Acts and planning instruments are considered relevant to the proposal and site.

ACTS

- **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The relevant sections of the *Environmental Planning and Assessment Act 1979* (EPA & A Act) is s4.15 – Evaluation. This is addressed later in this SoEE.

Under S.4.46 the proposal is integrated development.

Table 1: Integrated development

Integrated development	Proposed Development	
Coal Mine Subsidence Compensation Act 2017	o s 22	Yes. Site is within a proclaimed Mine Subsidence District and approval from Subsidence Advisory NSW (SANSW) is required prior to development consent. The site is identified as being within the West Lake District and Surface Development Guideline 2 – Potential subsidence risk non-active workings applies.
Fisheries Management Act 1994	o s 144 o s 201 o s 205 o s 219	N/A
Heritage Act 1977	o s 58	N/A
Mining Act 1992	o s 63, 64	N/A
National Parks & Wildlife Act 1974	o s 90	N/A
Petroleum (Onshore) Act 1991	o s16	N/A
Protection of the Environment Operations Act 1997	o ss 43(a), 47, 55 o ss 43(b), 48, 55 o ss 43(d), 55, 122	N/A
Roads Act 1993	o s 138	N/A
Rural Fires Act 1997	o s100B	Yes. The site is mapped as bushfire prone. A Bushfire Assessment Report is required for any development application. Referral the RFS is required for any development application.
Water Management Act 2000 & Water Management Amendment (Controlled Activities) Regulation 2008	o ss 89, 90, 91	N/A. The site is not affected nor does it impact any Waterfront land onsite. The nearest drainage/watercourse is mapped 19m to the north of the site, and is mapped as a 1 st order stream and does not trigger the requirements of the Water Management Act. Hence this application would not be considered integrated under this Act. (see Schedule 4, Clause 39 of the Regulation for more information).

- **HUNTER WATER ACT 1991**

The Hunter Water Act 1991 does not legislatively require building plans to be stamped by Hunter Water prior to lodgement with Council. However, for confidence and based on Councils preference, any development proposal shall be sent to HWC for stamped approval prior to lodgement of an application.

- **BIODIVERSITY CONSERVATION ACT 2016**

The Act commenced on the 25 August 2018 and works in collaboration with the LLS Act and Biodiversity Conservation Regulation 2017. This Act along with its regulations aim maintain a healthy, productive and resilient environment for the

greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development at State and bioregional scale. The BC Act and regulation sets the legislative framework for:

- assessing and offsetting biodiversity impacts from proposed development, and Offsetting thresholds (as prescribed by the BC Reg, Part 7, Clause 7.6, Table 1);
- protecting threatened species and
- conservation of areas that meet the established criteria as an Area of Outstanding Biodiversity Value (AOBVs).

The subject site IS IDENTIFIED as an Area of Outstanding Biodiversity Value. The site is partly vegetated and is considered likely to require some degree of site clearing for a future development proposal. Hence the Biodiversity Offset Scheme (BOS) is applicable to a clearing or development proposal for the site. Under Part 7, Section 7.2 of the Regulation, the site is less than 1ha, and hence the clearing of native vegetation is declared by this clause to exceed the biodiversity offsets scheme threshold if the area proposed to be cleared is 0.25ha or greater.

For any development application assessment under this act or its regulations/SEPP's is required and a Biodiversity Assessment Report will be required to assess any vegetation removal and its applicability under this Act.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

- **SEPP (BIODIVERSITY AND CONSERVATION) 2021 – Chapter 3 – KOALA HABITAT PROTECTION**

SEPP (Biodiversity and Conservation) 2021 – Chapter 3 - KOALA HABITAT PROTECTION

This State Environmental Planning Policy (SEPP) applies to the Port Stephens LGA when development is proposed on land that is greater than one hectare. A consent authority must not grant consent unless they can be satisfied that the development will not have the potential to impact on koala habitat.

The site is developed, the Lot is less than 1ha and is residentially zoned land intended for housing development. Any future development of the site shall consider the impacts to potential koala habitat and reported on within the Development documentation for consideration by the consent authority. Any future proposal shall be consistent with any Koala Plan of Management, Lake Macquarie currently has no Koala Plan of Management. An ecological assessment report would be required for any future development application on this site that considers the requirements of this SEPP.

- **SEPP (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 2 - CLEARING OF VEGETATION IN NON-RURAL AREAS**

The subject lot is not mapped as an Area of Outstanding Biodiversity Value and does not propose clearing that exceeds the BOST threshold requirements. Two isolated trees shall be removed to allow the development. This SEPP has been considered and does not prevent development consent from being granted for this application.

- **SEPP (RESILIENCE AND HAZARDS) 2021**

This SEPP applies to the whole state. Under Chapter 3, a consent authority must not grant consent to the carrying out of any development unless they have considered whether the land is contaminated. The site is currently for residential living. The existing use will remain as residential dwellings. The history of residential use is not likely to have resulted in the site or immediate area having been contaminated. Therefore, the land is considered suitable for the proposed development.

The site is not within a coastal use or coastal environment area, and no views of the coastline or water is possible from the site.

- **SEPP (BASIX) 2004**

This SEPP seeks facilitate the effective delivery of infrastructure across the State. This SEPP applies because the proposed new dwellings are defined as residential. BASIX Certification will be required or Nthers Certification for any development application.

- **SEPP (TRANSPORT & INFRASTRUCTURE) 2021**

This SEPP seeks to encourage sustainable residential development. The site is for residential development and is located 95m from the nearest railway infrastructure and classified 2km from nearest classified roadway. This SEPP DOES NOT apply to this development site due to sufficient separation, from noise and or vibrational impacts from such infrastructure. The proposal is also not considered to satisfy as a 'Traffic Generating Development'.

LOCAL ENVIRONMENTAL PLAN

- LAND-USE ZONE

The subject site is located within the R3 – Medium density Residential Zone under the provisions of the *Lake Macquarie Local Environmental Plan 2014*.

The aims and Objectives are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain and enhance the residential amenity and character of the surrounding area.*

Any proposed development must be consistent with the aims and objectives of the land use zoning.

It is considered that a new proposal for residential homes shall provide new housing to meet housing demand for families of the community, would contribute to providing a variety of housing types in the immediate locality, in close proximity to town centres, recreational parks, transport corridors and commercial hubs. Any new dwellings should be capable of meeting housing forms suitable for the immediate area, its character and site constraints and these objectives shall be contemplated in any future design.

- PERMISSIBILITY

Dwelling houses (detached), attached dwellings and Multi-Dwelling Housing are permissible in the R3 land use zone.

A dwelling house is defined as

"dwelling house means a building containing only one dwelling"

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

The proposal lot is approximately 1236sqm and could potentially contain a multi-dwelling housing development proposal. The proposal should be consistent with a medium density design to match the desired character of the area. Such guidance is given via the DCP and site constraints individual to the site.

- MINIMUM LOT SIZE & SUBDIVISION

Under Clause 4.1 – Minimum subdivision lot size. Development consent is permitted that is not less than 900sqm as prescribed by the Lot Size Map.

Under Clause 4.1AA – Minimum subdivision lot size for community title schemes, any lot resulting from the subdivision of land under this clause) shall not be less than the minimum lot size. This does not apply to subdivision by a strata plan.

However, under Clause 4.1A – Exceptions to the minimum subdivision lot size for certain residential development, applies. Under this clause, Development consent may be granted to encourage housing diversity without impact on residential amenity.

Development consent may be granted on R3 land for development that is both of the following—

- (2)(a) *the erection of a dual occupancy development, and*
- (b) *the subdivision of land into two lots if the lots resulting are at least 250sqm,*

OR

- (3)(a) the subdivision of land into 3 or more lots that each have a frontage to a road, and*
- (b) the erection of a dwelling house or attached dwelling if the size of each resulting lot is at least 200sqm but not more than 450sqm.*
- (b) the erection of an attached dwelling, a semi-detached dwelling or a dwelling house on each lot resulting from the subdivision that does not have an existing dwelling on it, if the size of each lot is equal to or greater than 200 square metres.*

Clause 4.1C – Exceptions for subdivisions involving battle-axe lots, applies to the site should a battle-axe configuration be considered. As per this clause, if a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size. Furthermore, under Clause 4.1C, (2) if a subdivision of land creates a battle-axe lot, the lot must have an area of at least— (b) if the lot is in Zone R3 Medium Density Residential—1,500 square metres.

It is understood this property is being reviewed for its potential to contain a multi-dwelling housing development (3 or more dwelling).

Such a development proposal can be considered for this site. However, to achieve 3 or more dwellings, the site is not considered to be expansive enough in lot area to achieve a Torrens title subdivision lot arrangement that can satisfy Clause 4.1A- Sub Clause (3) and Clause 4.1C. Which requires each resulting lot to have a road frontage, and any battle-axe lot shall be a minimum of 1500sqm in area.

A proposal for 3 or more dwellings would be best designed as a Strata Subdivision development that is consistent with the development control plan design standards. See below for more detail. 3 or more dwellings could be possible for this site with a shared driveway and visitor parking potentially with good design measures implemented to best adapt the site planning constraints (bushfire, ecological or flooding requirements). AS per the DCP control provided below a site comprising of 4 or more dwellings must be at least 850sqm and be 18m wide. This site satisfies that.

- HERITAGE CONSERVATION

The site is not a heritage listed item or located within a heritage conservation area. The site is separated by distance and views from any local or state heritage listed items.

- ACID SULFATE SOILS

The site is not identified near any potential Acid Sulfate Soils.

- FLOOD PLANNING

The site is in a mapped Flood Planning Area. The site is identified as a Flood control lot – high. A flood Planning certificate should be ordered to advise on required finished floor heights to determine if a suitable dwelling design can be achieved on the site.

According to the LMLEP 2014 the subject site is located in a flood planning area as such Clause 7.3 applies. Any development shall be designed to ensure minimal impact on the flood behaviour on and off the site.

It is recommended that a Pre-DA meeting is conducted with Council with preliminary drawings to gauge Councils perception of infill development on the site.

- BUSHFIRE

The site IS mapped as being located within a bushfire area. A Bushfire Assessment Report will be required for any development application and referral to the Rural Fire Service for concurrence.

Advice in relation to APZ requirements should be considered for this site give the adjoining lands are undeveloped and vegetated.

LAKE MACQUARIE DEVELOPMENT CONTROL PLAN (DCP)

The following parts of the DCP apply to future proposed development on the site relating to multi-dwelling housing or medium density housing proposals:

Section 2 – Context and Setting

DCP	Controls	Comment
Section 2.0		
2.4 Mines Subsidence	Where an application is made for the construction of a structure or building within a Mine Subsidence District, written concurrence must be obtained from the Mine Subsidence Board. Written concurrence should be obtained prior to the application being submitted to Council.	Noted previously.
2.7 Stormwater Management	To ensure that development does not adversely affect water quality or availability, including ground water. b. To ensure that watercourses and associated riparian vegetation are maintained so as to contribute to water quality, and to mitigate sedimentation of the Lake Macquarie waterway.	A stormwater cycle management plan and drainage plan must be submitted with any development application proposal.
2.8 Catchment Flood Management	a. To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed development, or on other properties. b. To ensure that measures are implemented to reduce the impact of flooding and flood liability on owners and occupiers of flood prone property. Such measures must also reduce private and public losses resulting from flooding, and manage risks to property and life from flood events.	Any development application shall require a flood study assessment by a qualified engineer to ensure the development is designed to cater for the flood parameters of the site. A flood planning certificate can be applied for to guide a development design. Any habitable rooms shall have a finished floor height 500mm above the 1 in 100 year probable flood (1% AEP Event).
2.10 Natural Water Systems	Natural water systems should be maintained in a natural state including maintaining riparian vegetation and habitat such as fallen debris. Unless extraordinary circumstances exist, filling, redirecting, piping, capping or otherwise modifying natural water systems will not be permitted	The site is located 21m from the nearest mapped 1 st order watercourse. No vegetation buffers are required that affect the site. The drainage line within Wyee street to the east is not a mapped watercourse and has no DCP vegetation buffer requirements.
2.11 Bushfire	To ensure that risks associated with bushfire are appropriately and effectively managed on the development site	The site is bushfire prone land and a BAR assessment is required to determine any APZ requirements. This could be significant on the eastern undeveloped side of the site boundaries.
2.12 Flora and Fauna	To avoid and minimise impacts on native flora and fauna.	The site could require removal of 5 or more trees and an ecological assessment will be required. The site is also Biodiversity Mapped and hence an Eco Report is required

DCP	Controls	Comment
Section 2.0		
		under this provisions of the Act also. This report will guide the assessment under this section of the DCP.
Section 3.0 – Development Design		
3.2-Setbacks	<p>Street – 4.0m from front boundary. Entry features can encroach up to 1.5m into setback (not more than 50% of frontage).</p> <p>Garage – 5.0m from front boundary</p> <p>Side – Ground level - In the R2 and R3 zones, side setbacks must be a minimum of 900mm for building height up to 4.5 metres.</p> <p>First level - In the R2 and R3 zones, side setbacks must be a minimum of 1.5 metres for building height over 4.5 metres but less than three storeys.</p> <p>Upper levels - In the R2 and R3 zones, the side setback must be a minimum of 3 metres for building height of three storeys or more.</p> <p>Rear - Ground floor - In the R2 and R3 zones, rear setbacks must be a minimum of three metres for buildings up to 4.5 metres in height.</p> <p>First Storey - In the R2 and R3 zones, rear setbacks must be a minimum of six metres for buildings over 4.5 metres in height, but less than three storeys.</p> <p>Upper Stories - In the R2 and R3 zones, the rear setback must be a minimum of nine metres for building height of three storeys or more.</p>	TO be utilised for future development design.
3.5 Site Coverage	The maximum site coverage, including ancillary development, must not exceed 50%.	TO be utilised for future development design.
3.4 Bulk	Unbroken walls in excess of 15 metres in length or four metres in height must be avoided	TO be utilised for future development design.
4.2 Landscaped Area	<ol style="list-style-type: none"> For lots less than 600m², the minimum landscaped area must be 20% of the total lot area. For lots between 600m² and 900m², the landscaped area must be at least 25% of the total lot area. For lots greater than 900m², the landscaped area must be at least 35% of the total lot area. 	<p>TO be utilised for future development design.</p> <p>A minimum width of 2 metres is required for an area to be included in the landscaped area calculations.</p> <p>Landscape plans are required for any development application more than 1 dwelling,</p>
4.4 Principal Private Open Space	<p>Residential developments must include private open space for each dwelling that: i. has a minimum area of 24m²,and</p> <p>ii. has a minimum dimension of four metres, and</p> <p>iii. has a grade less than 1:50.</p> <p>MUST be accessible from a habitable room.</p> <p>POS should be not located within the front setback if possible.</p>	TO be utilised for future development design.
4.7 Traffic and Transport	1.Driveways and internal road circulation must be designed to cater for safe manoeuvring and queuing so that traffic operations on external roads are not disturbed.	TO be utilised for future development design.

DCP	Controls	Comment																
Section 2.0																		
	<p>2.For Dwelling House and Dual Occupancies (attached and detached), only one driveway access is permitted per lot.</p> <p>3.Drivesways must be offset a minimum of one metre from any side boundary for their full length.</p> <p>4. Drivesways must not have a longitudinal grade exceeding 20% (1:5).</p> <p>5. Stacked parking in front of a garage may be permitted where all parking is within the property boundary and located on the driveway.</p> <p>6. Battle-axe carriages must have a minimum width of three metres.</p> <p>7. Drivesways for battle-axe allotments must be designed to ensure that vehicles can enter and leave the lot in a forward direction.</p>																	
4.11 Car Parking Rates	<p>Attached Dwellings – 1 Undercover space and 1 as stacked parking per dwelling.</p> <p>Multi-Dwelling</p> <table border="1"> <thead> <tr> <th>No. of Bedrooms</th> <th>Avg. Vehicle Spaces Per Dwelling</th> </tr> </thead> <tbody> <tr> <td>1 bedroom or studio apartment</td> <td>0.75</td> </tr> <tr> <td>2 bedrooms</td> <td>1.0</td> </tr> <tr> <td>3 bedrooms</td> <td>1.5</td> </tr> <tr> <td>Plus</td> <td></td> </tr> <tr> <td>Visitor parking per dwelling –</td> <td></td> </tr> <tr> <td>Residential flat buildings</td> <td>0.25</td> </tr> <tr> <td>Multi dwelling housing</td> <td>0.5</td> </tr> </tbody> </table>	No. of Bedrooms	Avg. Vehicle Spaces Per Dwelling	1 bedroom or studio apartment	0.75	2 bedrooms	1.0	3 bedrooms	1.5	Plus		Visitor parking per dwelling –		Residential flat buildings	0.25	Multi dwelling housing	0.5	<p>TO be utilised for future development design.</p> <p>3 ore more dwellings require a visitor parking space or more as per the table. This space cannot be in the front setback and must be able to have a vehicle enter and leave in a forward direction.</p>
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Section 11 – Multi-Dwelling Housing.																		
11.1 Site Requirements	<p>1. The development site must have a minimum area of 750m² for development consisting of three dwellings.</p> <p>2. The development site must have a minimum area of 850m² for development consisting of four or more dwellings.</p> <p>3. The development site must have direct frontage to a public road.</p> <p>4. The development site must have a minimum width of 18 metres at that road frontage.</p>	<p>The site could potentially design 4 dwellings on this site with the lot area, however this is assuming the entire site can be cleared and there is no APZ requirements or flooding impacts that impinge the building envelope potential.</p>																
11.2 Site Coverage	The maximum permitted site coverage at the ground floor is 65% of the site area.	Noted.																
11.4 Setbacks	Area as given above for front setbacks.	Noted.																
11.5 Landscape Area	<p>1. Development must provide a landscape area that is at least 10% of the total lot area.</p> <p>2. An area must have a minimum width of 2 metres to be included in the landscape area calculations</p>	TO be noted in design.																
11.8 Private Open Space	1. A Principal Private Open Space with a minimum area of 16m ² and a minimum width of 4 metres must be provided for each dwelling containing one or two bedrooms.	TO be noted in design.																

DCP	Controls	Comment
Section 2.0		
	2. A Principal Private Open Space with a minimum area of 25m ² and a minimum width of 4 metres must be provided for each dwelling containing three or four bedrooms.	
11.12 Operational Waste Management	<p>i. A minimum of weather-protected space for bulk waste storage (such as furniture and whitegoods) must be allocated as a half square metre of floor space per dwelling in a shared bulk waste storage location, or a minimum square metre in individual garages.</p> <p>ii. Kerbside collection of mobile garbage bins (MGBs) by side-lift waste collection vehicles may only occur where the collection location is safe for stopping (up to fifteen minutes for 40 bins) to collect these bins and will not hinder access or traffic flow more than a minute.</p>	TO be noted in design.

- DEVELOPMENT CONTRIBUTIONS PLAN

Development contributions will be calculated and charged in accordance with the Lake Macquarie Development Contributions Framework.

F Conclusion

This advice has reviewed the site with the development intentions in mind. The letter intends to inform future development permitted onsite and to be used to assist in directing future development design intentions for the site.

Specifically, this letter of advice provides a detailed review of the subject sites' planning controls and principles, as aims to identify opportunities and constraints for future development on the site and guide a development application that has the potential for successful development consent.

It is understood this property is being reviewed for its potential to contain a multi-dwelling housing development (3 or more dwelling).

Such a development proposal can be considered for this site. However, to achieve 3 or more dwellings, the site is not considered to be expansive enough in lot area to achieve a Torrens title subdivision lot arrangement that can satisfy Clause 4.1A- Sub Clause (3) and Clause 4.1C. Which requires each resulting lot to have a road frontage, and any battle-axe lot shall be a minimum of 1500sqm in area.

A proposal for 3 or more dwellings would be best designed as a Strata Subdivision development that is consistent with the development control plan design standards. See below for more detail. 3 or more dwellings could be possible for this site with a shared driveway and visitor parking potentially with good design measures implemented to best adapt the site planning constraints (bushfire, ecological or flooding requirements). AS per the DCP control provided below a site comprising of 4 or more dwellings must be at least 850sqm and be 18m wide. This site satisfies that.

Prepared by
Roxy White
Your Home Designs

PLANS AND SUPPORTING DOCUMENTATION

Items that may be required to finalise a development package for lodgement shall be supported by the following plans and documentation:

- Statement of Environmental Effects (SoEE)
- EP&A REGULATION 2000 (Schedule 1)
- Development Plans
- Detailed Site Survey
- Hunter Water Stamped Plan
- BASIX/Nthers Certificate
- Landscape Plan Detailed
- Onsite Parking Plan and Turning Diagrams
- Shadow Diagrams
- Bushfire Assessment Report
- Mines Subsidence Stamped Plans
- Flood Certification Assessment Report and Local Flood Catchment Study
- Ecological Assessment Report – Biodiversity Assessment
- Dial before you dig
- AHIMS Search