

Multi-Unit Housing

1. Objectives

The objectives of these controls are to:

- encourage a wider range of residential types for greater choice in living within the Shire.
- encourage good design in residential development by providing and ensuring a comprehensive design orientated approach to new residential development.
- set appropriate environmental criteria for energy efficiency, privacy, noise, vehicular access, parking and open space.
- improve urban design and residential amenity in new housing developments

2. Design and siting principles

The following are the design and siting principles that apply to multi unit housing.

Consider the character of the neighbourhood

- Preserve the character of your neighbourhood and take into account the existing features of adjoining properties
- When designing your development, take into account the style and character of adjoining houses and gardens including the materials, roof forms and types of trees
- Talk to all your neighbours about the features of their property which they most value before preparing application.

Maintain the quality of the streetscape

- Attractive streetscapes, comprising trees, gardens, building facades (i.e. the exterior of the building), fences and walls should be maintained and enhanced
- Maintain streetscape character so that buildings visible from the street have similarities with those that exist
- Building setbacks from the street alignment should not vary dramatically from those in the rest of the street
- Preserve established trees and gardens
- Match existing roof forms and materials and keep to the scale of surrounding buildings
- Limit the number of garages on the street boundary, and keep driveway crossings to a minimum.



Use your site's attributes to advantage

- Take advantage of the attributes of the site; use its slope, its orientation to the sun, its established landscape quality to create usable outdoor spaces and views
- Try to combine neighbourhood gardens to maintain the landscape character of the area
- Plan car parking close the street boundary, or concentrated centrally on the lot to minimise paved areas
- Open up living areas directly onto courtyards and gardens, and set them out to benefit from good sunlight
- Keep the floor area of the new building to a minimum through efficient planning. Retain as much of the existing backyards and gardens as possible.

Minimise site coverage and setbacks from the boundaries

- Site the buildings to make efficient use of your land.
- Where permitted by Council, building closer to side or back boundaries will enable more efficient use of the site
- Pergolas, verandahs, fences and open carports may be permitted within the setback zone
- Preserve as much of an existing mature garden area as possible
- Where possible, coordinate development with neighbours to ensure parking and driveways are shared.

Establish appropriate building height, bulk and form

- The scale and form a new buildings should be in keeping with the predominant surrounding buildings
- Roof forms and building heights should match those of neighbouring buildings. For example use sloping tiled roofs where these are predominate
- Minimise building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours
- Keeping the scale of the second dwelling smaller than the existing dwelling will assist to integrate the new building into the neighbourhood.

Protect the Heritage

- Protect existing heritage buildings, streetscapes or gardens
- Seek the advice of Councils Heritage Advisor (free service)
- Use related building forms, matching materials and window and door proportions to complement existing heritage buildings
- Keep any new building as far as possible from heritage gardens
- New work should not dominate the streetscape. Generally, keep new work behind the existing main building and no higher than the existing ridge line.

Preserve landscape qualities

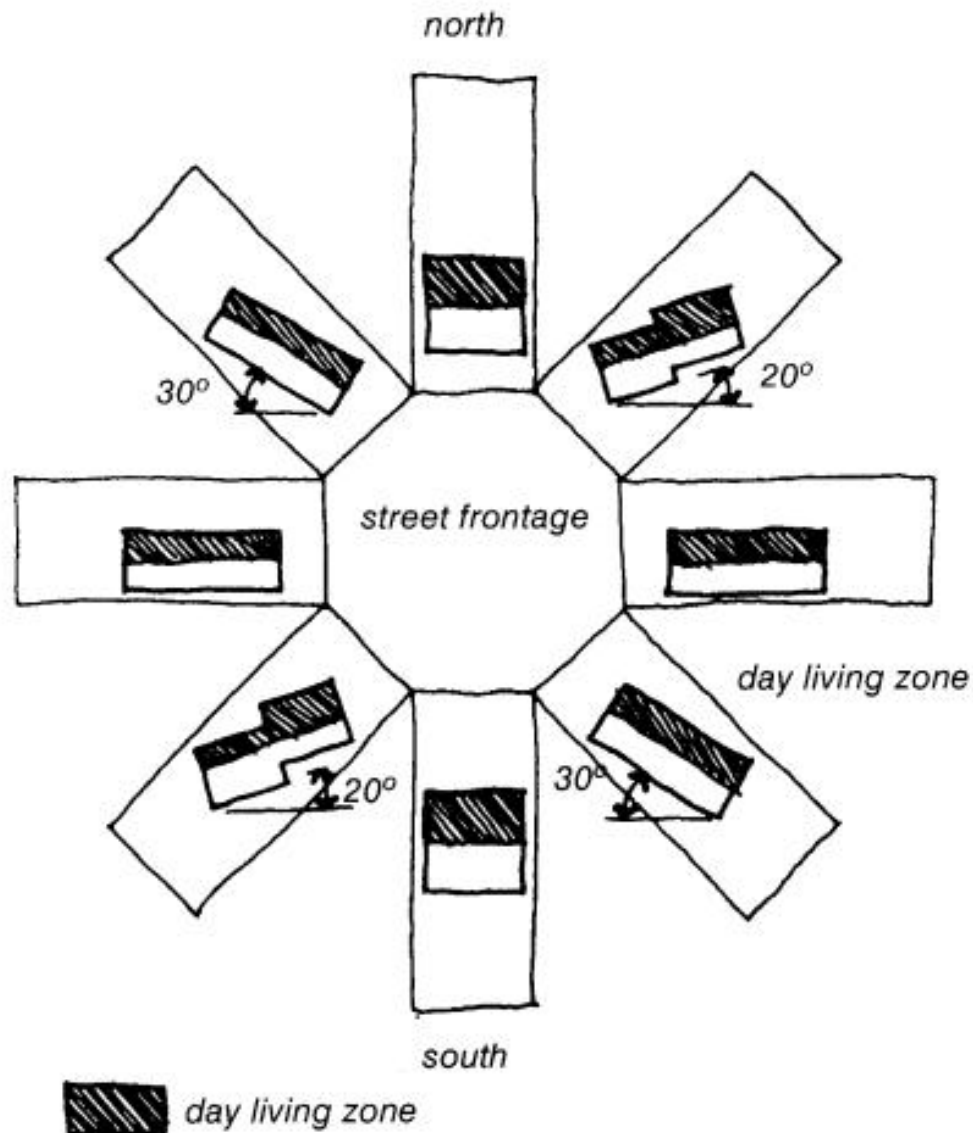
- Preserve established trees and gardens to maintain the character of your neighbourhood
- Amalgamate neighbouring open spaces to create large, consolidated landscaped areas, even where still divided by a fence
- Keep substantial existing trees, and try not to let the building or its drainage lines interfere with their canopy or root system
- Where it is unavoidable to remove big trees, replace them with new trees. Consult Council or a landscape architect for advice on appropriate species
- Use hedges, vines, pergolas or other landscape elements to give privacy between dwellings
- Limit the extent of hard paving, car parking and driveways to prevent increased stormwater run off. Perforated paving helps achieve this
- Make sure that building work does not significantly alter ground levels around trees or height of the water table around gardens.

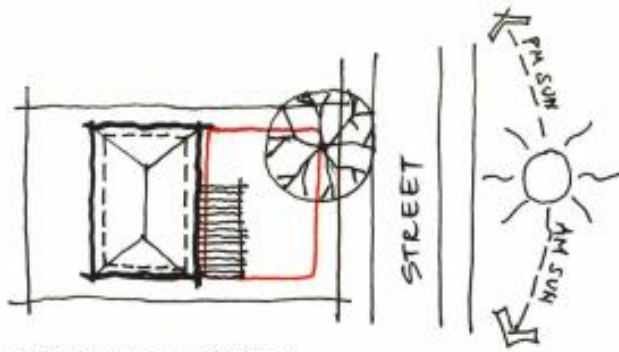


Use of porous pavements and retention of existing trees is to be encouraged

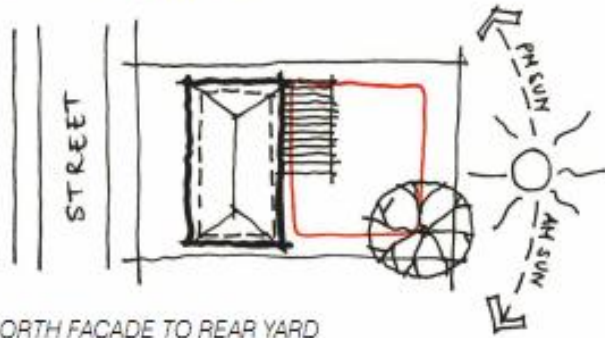
Provide for good solar access

- Provide good sunlight to living areas and avoid overshadowing of neighbours and established garden areas
- Plan internal layout of house to provide good daylight to living areas
- Locate parking in the shadow of the buildings
- Site your buildings so as not to significantly overshadow adjoining properties
- Council may require shadow diagrams to illustrate the extent of overshadowing of neighbours.

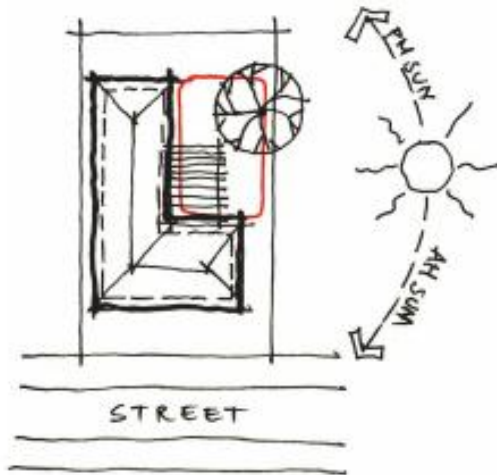




NORTH FACADE TO STREET



NORTH FACADE TO REAR YARD



DECIDUOUS TREE TO SHADE WINDOWS/DWELLING IN SUMMER



PRIVATE OPEN SPACE



PERGOLA TO PROTECT LIVING SPACES FROM NORTHERN SUN.



600MM EAVES

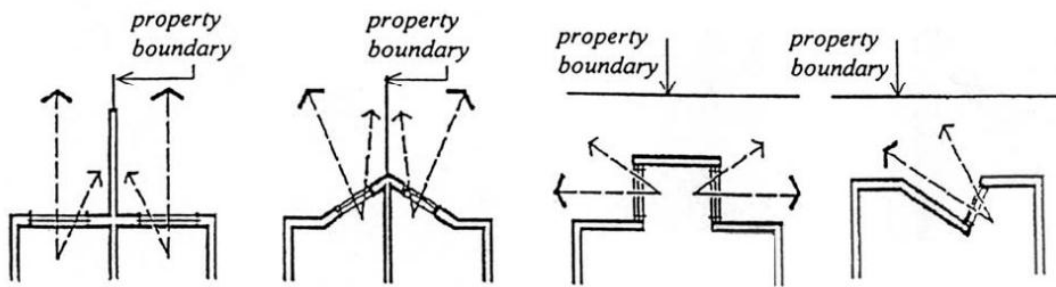


FIXED/OPERABLE SCREENING TO EAST/WEST WINDOWS.

Maximise views, respect privacy

- Maintain views and privacy to both dwellings of the dual occupancy as well as to those of your neighbours
- Use screens, planting and walls, to maintain visual privacy of dwellings and neighbours and to reduce noise
- To maintain privacy avoid placing new windows opposite the windows of existing buildings
- Balconies and first floor windows of living rooms should not overlook neighbouring living areas, courtyard areas and swimming pools
- Limit noise transmission between living areas or from car parking – think masonry or concrete walls are best
- Refer to building regulations for necessary noise separation between adjoining residences.

VISUAL PRIVACY



Overlooking of adjacent secluded private open space can often be avoided with the use of fin walls or careful arrangement of windows

Create clear address and access

- The 'Address' and access to both dwellings should be clear from the street
- Minimise area of site devoted to driveways. Make sure parking is workable
- Keep vehicle access points to the site to a minimum. One kerb cross-over should be sufficient, thereby maintaining street parking and amenity
- Provide identifiable elements such as gates, letterboxes and house numbers for each dwelling, so that they are clearly visible to visitors
- Design the entries to the houses to provide a transition zone between common areas and private dwelling, for example, porch, covered passage to side of carport, verandah etc.



Multi dwelling development to address the street.

3. Specific Development controls

These development controls apply to development defined as Multi Unit Housing under the *Temora Local Environmental Plan 2010*.

Setbacks to boundaries

- front setback for single storey development is six (6) metres and two storey development is eight (8) metres
- rear of dwelling setback is three (3) metres
- side setbacks are 900mm

Dwelling size

Council has identified the minimum area excluding patios and outdoor living areas for dwellings in multi unit housing as:

- one (1) bedroom dwelling = 55m²
- two (2) bedroom dwelling = 74m²
- three (3) bedroom dwelling = 85m²

Site area

The following are minimum site area requirements for multi-unit housing

- 175m² for each small dwelling in the building
- 225m² for each medium dwelling in the building
- 250m² for each large dwelling in the building

Site Coverage

- maximum site coverage of 75% (includes all hardstand areas).

Character, Design and External Appearance of the building

- Council will not grant development consent to any medium to high density residential development in which the character design and external appearance is, in Council's opinion, inconsistent with or detracts from that of the existing dwelling-house, or dwelling-house on adjoining land (i.e.: should be of a similar architectural style).

Height

- Each dwelling in the proposed development shall not exceed two (2) storeys.

Privacy and natural light

- Council shall not grant consent to a development, unless it is satisfied that adequate provision is made in respect of the privacy of the proposed dwellings and any adjacent dwellings including curtilage thereof; and adequate provision is made in respect of access to natural light for the proposed dwellings and any adjacent dwellings including curtilage thereof.

Car parking

- The recommended minimum number of off-street, resident parking spaces is 1 space for each unit, plus an additional 1 space per each 2 bedroom unit or part thereof. Also, an additional 1 space per each 3 or more bedroom unit or part thereof is recommended
- car parking for any multi unit dwelling development is to be in accordance with *Section C Development Controls - Car Parking*
- all vehicular parking spaces shall be sealed (bitumen, concrete or paving).
- visitor car parking shall be clearly designated and readily accessible.

Private open space

- a minimum of 45m² or private, useable, open space shall be provided for each dwelling
- the minimum dimensions for the private open space referred to in subclause 91) shall be three (3) metres by fifteen (15) metres.

Landscaping

- landscaping will be in accordance with *Section C Development Controls - Landscaping*.

Garbage

A garbage bin receptacle area will be provided.

Clothes drying facilities

- Each dwelling shall be provided with clothes drying yard and line, or a mechanical dryer
- The clothes drying area shall be suitably screened to ensure that the clothes line is not visible from any public street or area.

Fencing

- Screen fencing will be provided where necessary to ensure adequate privacy, to open space areas.

Letterboxes

- Separate letterboxes are to be provided for each dwelling in an accessible position, connected by a paved path.

Street numbering

- Each dwelling will be numbered to enable identification.

Pedestrian access/footpath

- Pedestrian access shall be provided within the site, to facilitate safe pedestrian movement.

Vehicular access

Vehicular access to the site is to be located and constructed in accordance with the requirements of *Section C – Development Standards - Engineering Standards*.

Internal site access

- all trafficable areas within the site are to be sealed (bitumen, concrete or paving)
- all internal roadways are to suitably drained
- all vehicles must be able to enter and leave the site in a forward direction.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Multi Unit Housing include:

- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Heritage and Conservation*
- *Landscaping*
- *Notification of Development Applications*
- *Signage*
- *Subdivision*
- *Village development*