



Stage 10 development guidelines

the outlook

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The Outlook Estate - Stage 10 - Development Guidelines

Relationship with Concept Plan Approval MP06_0031 MOD2

The Outlook Estate - Stage 10 - Development Guidelines (Guidelines) are standalone guidelines prepared under the terms of Concept Approval MP06_0031 Mod 2.

Land to which the Guidelines applies

The Guidelines have been prepared specifically for Stage 10 of the community titled subdivision known as the Outlook Estate, located along Minmi Road, Fletcher, NSW. Stage 10 is identified as Lot 10 in DP 270583. A plan showing the location of Stage 10 (purple hatched area) within the Outlook Estate (solid red outline) can be seen below in Figure 1.

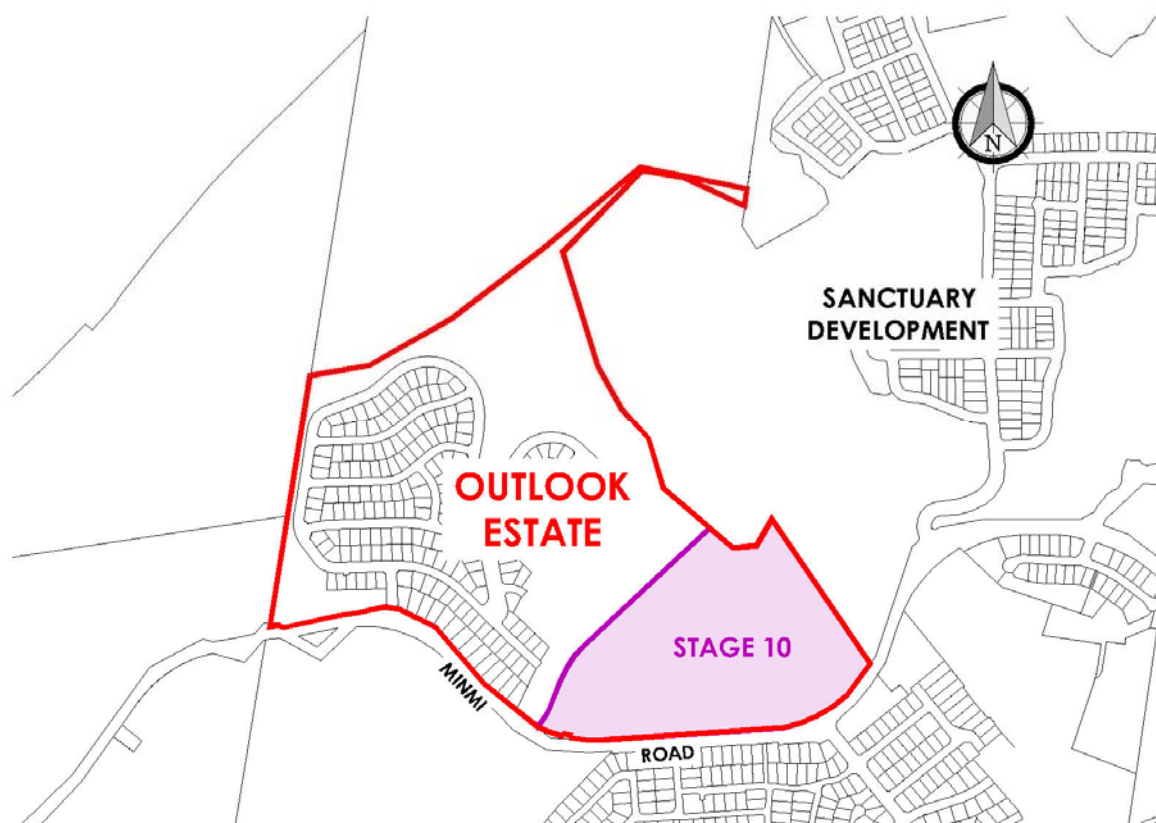


Figure 1: Land to which the guidelines apply

Development to which the Guidelines applies

The Guidelines apply to all development within Stage 10 of the Outlook Estate requiring development consent that involves the subdivision of, or development of, residential lots other than the two medium density development lots.

The medium density development lots will be developed in accordance with Newcastle City Council LEP 2012 and DCP 2012 subject to request for departures under Clause 4.6 of the LEP.

Applicable environmental planning instruments

The provisions of Newcastle Local Environmental Plan 2012 (LEP) also apply to development applications to which the Guidelines apply. In the event of any inconsistency between the Guidelines and the LEP, these guidelines will prevail to the extent of the inconsistency.

Relationship to Newcastle DCP 2012

The Guidelines identify provisions that may depart from provisions contained within the Newcastle DCP 2012. In the event that any inconsistency arises between the Guidelines and Newcastle DCP 2012, the development controls and objectives in the Guidelines will prevail to the extent of the inconsistency.

Depending on the proposed development type, additional provisions within Newcastle DCP 2012 may be applicable. It is up to the proponent to identify which additional provisions are applicable to their development and ensure that these provisions are addressed in development applications.

Associated technical manual/s

Nil

Additional information

Further information regarding the project is contained within the Concept Approval (MP06_0031 MOD 2) for Dan Land at 290 & 302 Minmi Road, Fletcher.

Definitions

A word or expression used in the Guidelines has the same meaning as in the Newcastle LEP 2012, unless it is otherwise defined in the Guidelines.

Aims of the Guidelines

1. To ensure that the Outlook Estate is developed in accordance with the Concept Approval (MP06_0031 MOD 2) for the site.
2. To provide design criteria to facilitate the delivery of lots within Stage 10 of the Outlook Estate and ensure that quality dwellings can be built upon them.

3. To contribute to the projected growth of the Fletcher Precinct (as identified in Council's Local Planning Strategy).
4. To provide a range of different lot sizes and built form to appeal to a wide demographic of the population to assist in achieving a more diverse community.
5. To provide more affordable lots to encourage first home buyers and down-sizers into the area.
6. To enhance pedestrian connectivity to open space and services

1.0 Urban Structure

1.1 Small lot subdivision within the Outlook Estate

1.1.1 Objectives

1. To add to, and reinforce, the character of the Outlook Estate and also the wider Fletcher precinct;
2. To provide alternate housing options to appeal to a wider market and add to the diversification of the community; and
3. To connect the subdivision to the nearby commercial centre to the east of the site at 1 Britannia Boulevard.

1.1.2 Controls

1. Lot typology, lot frontage, minimum lot size and depth shall be provided in accordance with Table 1.
2. Local access road connection points, cycleways and pedestrian pathways, shall generally be in accordance with that shown in Figure 3.
3. Road widths shall be in accordance with Statement of Commitment A.3.1.

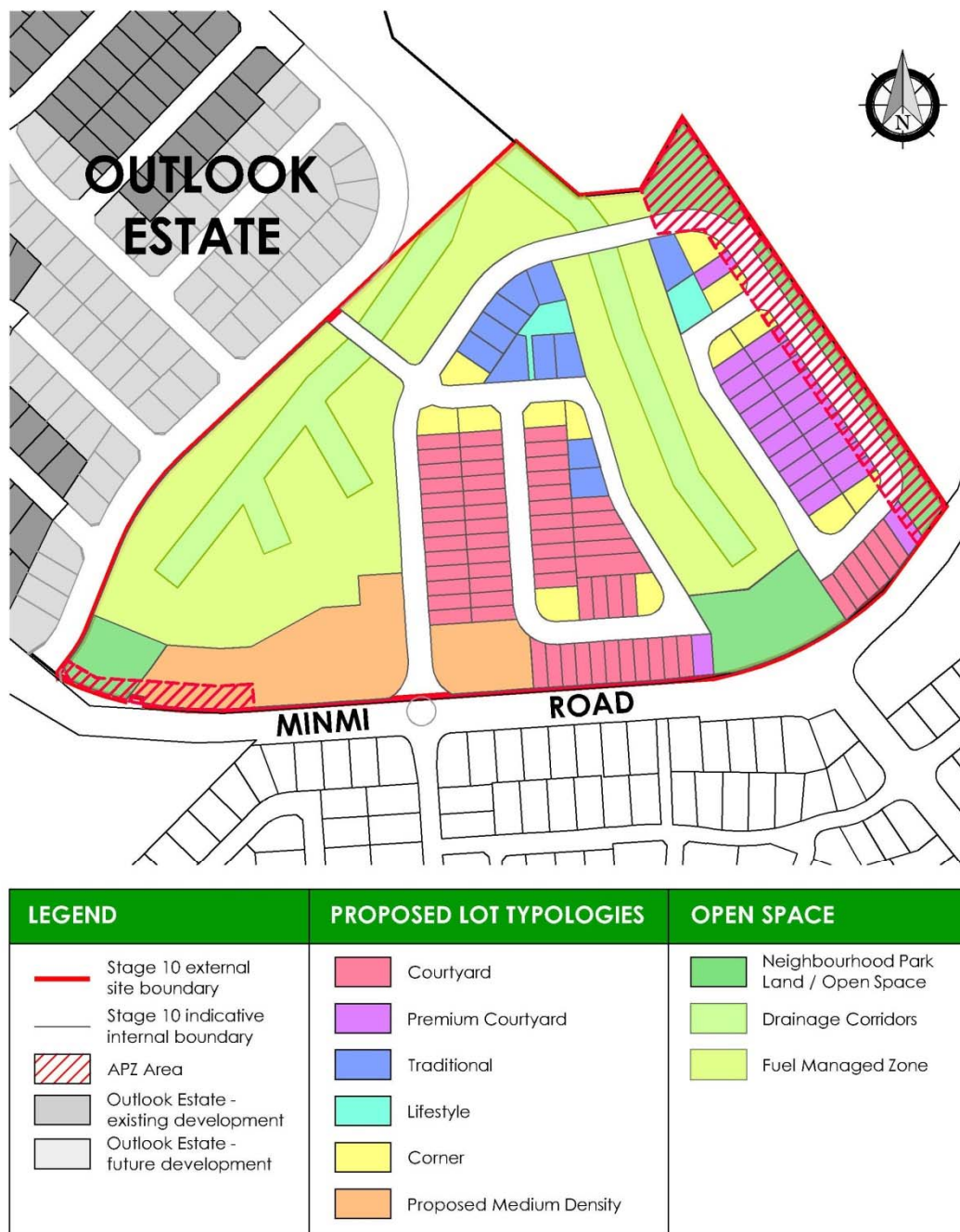


Figure 2: Indicative Lot Typologies Plan

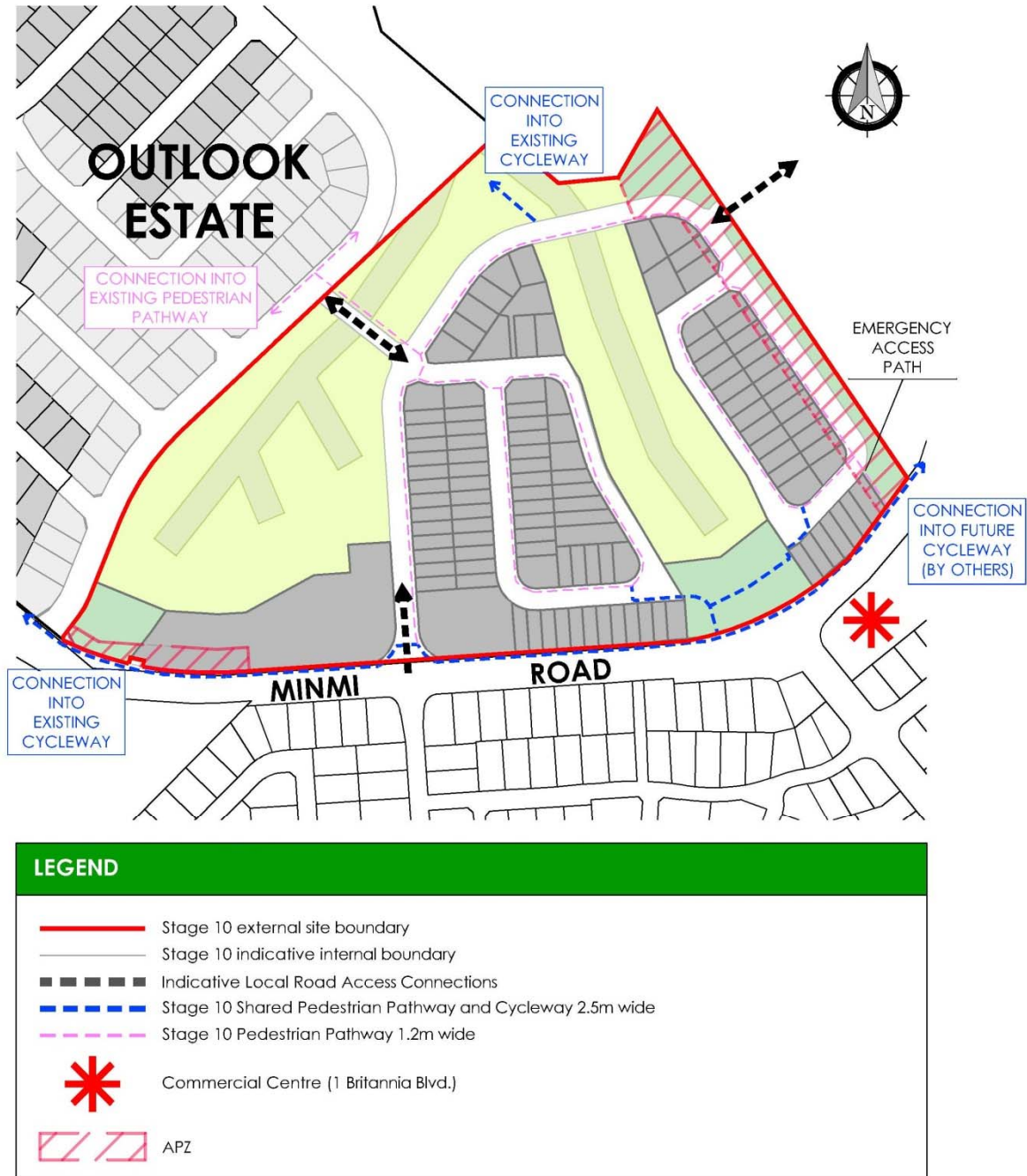


Figure 3: Indicative Access and Movement Plan

Table 1: Controls for Lot Typology, Lot Frontage, Minimum Lot Size and Minimum Lot Depth

Lot Typology	Frontage Range	Minimum Lot Depth	Minimum Lot Size	Housing	Storeys	Vehicular Access	Site Cover
Courtyard	9m – 10.99m	25m	225m ²	Detached single dwelling	Single or two	Front ^[5]	60%
Premium Courtyard	11m – 14.99m	25m	275m ²	Detached single dwelling	Single or two	Front ^[5]	60%
Traditional	15m – 19.99m	27m	405m ²	Detached single dwelling	Single or two	Front	60%
Corner	min 15m	27m	405m ²	Attached, Semi detached, Detached single dwelling	Single or two	Front or side	60%
Lifestyle	20m +	30m	600m ²	Detached single dwelling	Single or two	Front	50%

NOTE:

1. Lot frontage is the primary variable to determine an allotment's classification for setbacks and building type.
2. Where an allotment's depth results in a larger than typical total lot area, the frontage will still be the determining factor to classify setbacks and building type.
3. To be assessed as a Lifestyle lot, the allotment must meet both the Minimum Lot Size and Minimum Frontage requirements.
4. Battleaxe allotment classification is determined by width. The measurement of the front boundary is to be made at the useable part of the lot.

2.0 General Residential Development

2.1 Lot typology, lot frontage, minimum lot depth, minimum lot size and site coverage

2.1.1 Objectives

1. To reinforce the desired future character of the Fletcher Precinct (as defined in Council's LPS);
2. To provide choice in housing to cater for a demographically diverse community; and
3. To provide housing that responds to the site's physical characteristics.

2.1.2 Controls

1. Lot typology, lot frontage, minimum lot depth, minimum lot size and site coverage shall be provided in accordance with **Table 1** (as provided in Section 1 of these Guidelines).
2. Lot typology shall generally be in accordance with **Figure 2** (as provided in Section 1 of these Guidelines).

2.2 Lot type intent and setbacks

2.2.1 Objectives

1. To promote housing types appropriate to the lot size, shape and orientation;
2. To promote a layout that complements existing development in the area;
3. To promote a layout that provides an adequate pedestrian and cycleway network which provides an easily navigable route to the commercial centre to the east (1 Britannia Boulevard);
4. To provide appropriate residential amenity within the development;
5. To ensure that dwellings address the street and promote active street frontages;
6. To ensure that development enhances the visual character of the street;
7. To limit the visual impact of garages on the streetscape;
8. To ensure corner buildings address both street frontages; and

9. To ensure privacy for residents and to minimise overshadowing.

2.2.2 Controls

1. Building setbacks, maximum length and height of built to boundary walls, along with maximum garage types and widths, shall be in accordance with **Table 2**.

Table 2: Controls for Setbacks, Maximum Length/Height of Built to Boundary Walls, Garage Types & Lot Access

Lot Typology	Front Setback		Side Setback					Rear Setback		Garages	
	Habitable Rooms	Garage	Built to Boundary		Non Built to Boundary		Max Length and Height of Built to Boundary Wall	Habitable Rooms	Garage	Maximum Type	Maximum Width
			Ground Floor	First Floor	Ground Floor	First Floor					
Courtyard frontage range: 9 – 10.99m	4.5m	5.5m	One side only	1.2m	0.9m	1.2m	Max. 15m long; Max. 3.5m high	3m if dwelling up to 4.5m high, 8m if above 4.5m high	Not applicable	Single/tandem permitted for single storey dwelling, double garage permitted for 2 storey dwelling	3.2m for single storey dwelling and 6.0m for double storey
Premium Courtyard frontage range: 11 – 14.99m	4.5m	5.5m	One side only	1.2m	0.9m	1.2m	Max. 15m long; Max. 3.5m high	3m if dwelling up to 4.5m high, 8m if above 4.5m high	Not applicable	Double	6.5m
Traditional frontage range: 15 – 19.99m	4.5m	5.5m	Not applicable		0.9m	1.5m	Not applicable	3m if dwelling up to 4.5m high, 8m if above 4.5m high	Not applicable	Double	6.5m
Corner frontage range: min. 15m	4.5m	5.5m	Not applicable		0.9m	1.5m	Not applicable	3m if dwelling up to 4.5m high, 8m if above 4.5m high	Not applicable	Double	6.5m
					2.5m (secondary street)	2.5m (secondary street)					
Lifestyle frontage range: 20m +	4.5m	5.5m	Not applicable		1.5m for lots up to 20m wide, 2.0m for lots > 20m wide	2.0m for lots up to 20m wide, 2.5m for lots > 20m wide	Not applicable	3m if dwelling up to 4.5m high, 8m if above 4.5m high	Not applicable	Double or triple permitted if Garage Width design controls are met	6.5m or 9.0m where the garage opening is setback a further 900mm or orientate with door openings perpendicular to the street

Notes:

1. Setbacks are as stated in the above table unless otherwise dimensioned on an approved plan by Newcastle City Council.
2. Allotments are to be nominated into the above categories at the time of approval by Newcastle City Council on approved subdivision plans.

2.3 Building Height

2.3.1 Objectives

1. To ensure a final housing product that appropriately responds to the physical characteristics of its site;
2. To minimise overshadowing of adjacent lots and private open space; and
3. To ensure solar access to principal living areas and to promote energy efficient design.

2.3.2 Controls

1. Building heights shall be in accordance with the Newcastle LEP 2012.

2.4 Private Open Space and Landscaping

2.4.1 Objectives

1. To promote landscaping on individual lots;
2. To promote an attractive streetscape; and
3. To ensure private open space is useable.

2.4.2 Controls – Private Open Space

1. Private Open Space shall be in accordance with Element 7.02 Landscape Open Space and Visual Amenity of the Newcastle DCP 2012 except for Courtyard and Premium Courtyard lots which shall have a minimum private open space area of 24m² and a minimum dimension of 4m.
2. Private Open Space shall be directly accessible from a principal living area;
3. Covered Private Open Space, such as a patio, shall be contained within the nominated side and rear setbacks.

2.4.3 Controls – Fencing

1. Fencing shall be in accordance with the guidelines set out in the community management statement.

2.4.4 Controls – Landscaping

1. The use of native plant species within all forms of landscaping to which the Guidelines apply is encouraged;
2. Where the development adjoins an established area, landscaping is to relate to the scale of other elements of the existing streetscape;
3. To the fullest extent possible, appropriate vegetation should be used to provide shade to the northerly and westerly elevations of buildings in summer, while allowing sunlight in winter;
4. The provision of landscaping to the street frontage of new development is to be substantial, enhance the appearance of the development and assist in streetscape integration;
5. Where a 4.5m front setback is nominated, the area between the street front boundary and the building line is to be used as a prime deep soil zone for taller tree planting and will not be included as the nominated private open space. If a private open space area is orientated to the street, it is to be integrated with the primary building line setback and roof form.

2.5 Sloping Sites, Earthworks and Retaining Walls

2.5.1 Objectives

1. To design housing types that respond to their lot configuration, including size, shape, slope and orientation;
2. To encourage the design of dwellings to conform to the natural land form;
3. To minimise cut and fill associated with development of the land; and
4. To minimise the use of retaining walls.

2.5.2 Controls

1. Retaining walls are to be constructed as part of the subdivision works to enable orderly construction to best suit the topography of the site.
2. Earthworks on individual lots following benching and retaining as part of the subdivision works, are to comply with the controls in **Table 3**;
3. On sloping sites, if the controls in **Table 3** are unable to be achieved, then construction methods other than slab on ground are to be used, such as: pole homes, suspended slabs and reduced building pads to minimise cut and fill. If elevated construction is used, then underfloor services must be screened. All construction must be in accordance with the relevant Australian Standards;
4. Slope is taken at the location of the building;
5. Retaining walls on individual lots are to be fully located within the boundaries of the subject property and be designed to consider retaining walls constructed as part of the subdivision works;
6. Retaining walls forward of the building line to any street, park, open space or are visible from any public realm, are not to exceed 1.0m in height. All other retaining walls are not to exceed 1.8m in height without stepping elements incorporated; and
7. Retaining walls must be constructed in natural materials and colours.

Table 3: Controls for Earthworks and Maximum Heights

Lot Typology	Front Boundary		Side Boundary		Rear Boundary	
	Max. CUT height	Max. FILL height	Max. CUT height	Max. FILL height	Max. CUT height	Max. FILL height
Courtyard	1.0m	1.0m	0.7m	0.7m	1.0m	1.0m
Premium Courtyard	1.0m	1.0m	0.7m	0.7m	1.0m	1.0m
Traditional	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Corner	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Lifestyle	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m

2.6 Asset Protection Zone

2.6.1 Objectives

1. To minimise bushfire threat to life and property.

2.6.2 Controls

1. Lots must comply with the Asset Protection Zones (APZs) as per the approved Bushfire Management Plan;
2. The management of existing vegetation within APZs involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation. Valuable native trees and shrubs should be retained as clumps or islands
3. Perimeter roads are to have mountable kerbs to provide extra trafficable width in the event of an emergency;
4. Fuel Managed Zones (FMZs) are to be maintained on a regular basis to ensure the management of existing vegetation (mainly grass) to minimise bushfire threat;
5. An emergency access path is to be created within the open space area on the eastern part of the site to provide a linkage between the internal perimeter road and Minmi Road. The emergency access path is to be designed to enable safe and ready access for fire fighting vehicles; and
6. The emergency access path is to be trafficable under all weather conditions. Access to the emergency path shall be controlled to prevent use by non-authorised persons. The emergency access path is to comply with any other requirements for a fire trail, as set out in *Planning for Bushfire Protection 2006*.