

Liveable Neighbourhoods: Proposed changes to Part 3 of the Port Macquarie-Hastings Development Control Plan 2013

- Proposed deletions are shown with strike through.
- Proposed new text is shown in bold italic.
- Rationale explaining changes follows each proposed amendment.

Building Depth and Deep Soil Zone
<p>3.3.2.11 Objective</p> <p>To distribute building bulk and height on the site so as to maximise the useable outdoor area to allow for landscaping, deep planting, maintenance and retention of existing vegetation, and to reduce stormwater runoff.</p>
<p>Development Provisions</p> <p>a) Buildings should be sited across the frontage of the site (not down the length of the site). Refer to Error! Reference source not found.:-</p>

Delete Figure 3.3.3

Rationale:

While a perimeter block building form is desirable as it reinforces the street alignment and shapes the street and provides opportunities for landscaping and stormwater management (where the site slope allows). Building 'down the length of the site' or to the rear of a street edge building form, is necessary to achieve the current and recommended floor space controls. Deep soil controls assist in providing landscaping, retention of existing vegetation, and reducing stormwater runoff.

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Dwellings, Dual-Occupancies, Dwelling Houses, Multi-Dwelling Houses and Ancillary Development

3.2.2.22 Objective

To discourage inappropriate or ill-configured open space

Development Provisions

- a) ~~Where the open space is of irregular shape, any areas with a width of less than 2 metres should not be included in the calculated area.~~
- b) ~~Dwellings located on or above first floor are to have balconies with a minimum area of 8m² with a minimum dimension of 2m, with direct access from the living area. (Living area includes lounge room, dining room or kitchen but does not include a bedroom, bathroom or utility room.~~
- a) ***Dwellings located on or above the first floor are to have balconies with a minimum clear, unobstructed area and width according to apartment type as follows:***
- ***Studio - 4m²***
 - ***1 bedroom - 8m², minimum 2m wide***
 - ***2 bedroom - 10m², minimum 2m wide***
 - ***3 bedroom - 12m², minimum 2.4m wide***

Rationale:

A minimum dimension is unnecessary as it is a duplication of the minimum controls for ground floor and balcony space. Balcony sizes are aligned to the likely population of a dwelling.

Dwellings, Dual-Occupancies, Dwelling Houses, Multi-Dwelling Houses and Ancillary Development

3.2.2.27 Objective

To protect the acoustic privacy of onsite and nearby residents

Development Provisions

- a) Buildings are designed so that:
- busy noisy areas within the apartment face the street; and
 - quiet areas face the rear or side of the lot
 - bedrooms have line of sight separation of minimum 3m from parking areas, streets and shared driveways.
- b) Openings of adjacent dwellings should be separated by a distance of at least ~~3m~~ **6m**.

Rationale:

This control contradicts building separation guidance within the Residential Flat Design Code and updated recommendations in Side and Rear Setbacks.

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Entries and ~~Corridors~~ Lobbies

3.3.2.40 Objective

To encourage identifiable, safe and functional accesses / entrances to development.

Development Provisions

- a) Entrances should be clearly identifiable from street level.
- b) Entries should provide a clear line of transition between the public street, the shared private circulation spaces and the residential apartments.
- c) Entries should provide clear line of sight between one circulation space and the next.
- d) Entries should avoid ambiguous and publically accessible small spaces in entry areas.
- e) Entries should be sheltered and well lit.
- f) Entries and circulation spaces should be sized appropriately to encourage adequate area for the movement of furniture.
- g) ~~Corridor~~ **Lobby** widths should be a minimum of 2.5m wide and 3.0m high.
- h) ~~Corridor~~ **Lobby** lengths should be minimised and avoid tight corners.
- i) Longer ~~corridors~~ **lobbies** should be articulated by:
 - Changing the direction or width of ~~a corridor~~ the lobby
 - ~~Utilising~~ **Using** a series of foyer areas
 - Providing windows along or at the end of ~~corridor~~ the lobby.

Rationale:

This is potentially confusing as it is intended to refer to main building entries and lobbies rather than corridors within the building generally.

The word 'utilising' has been replaced with the easier to understand 'using'.