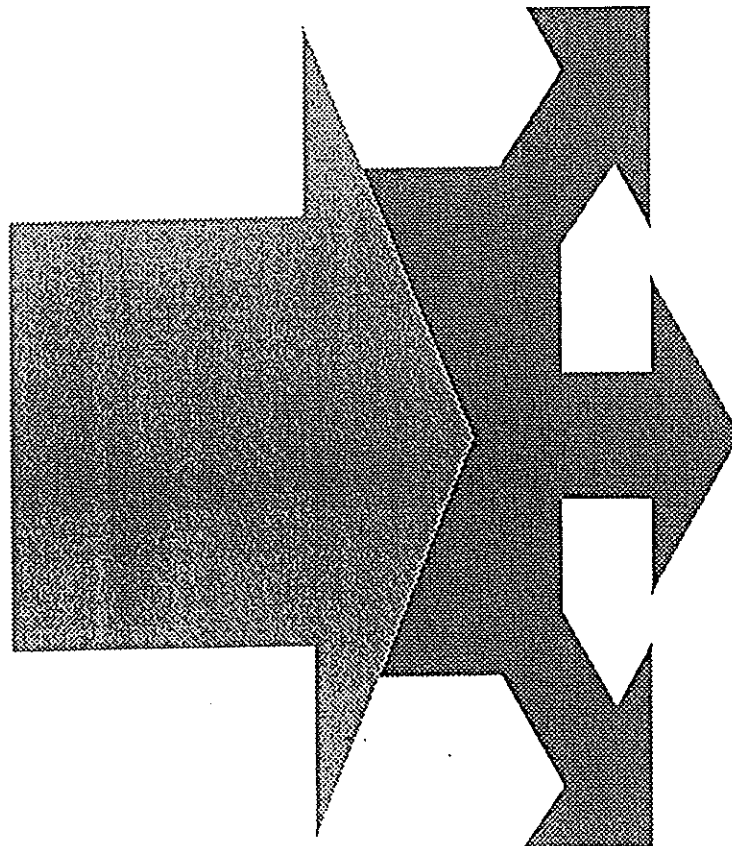


Urban Subdivision Development Control Plan No.11

Griffith City Council



Adopted by Council 2/5/95
Effectuated from 5/5/95

What is the name of this plan?

Development Control Plan No. 11.

Where does this plan apply?

To land within the City of Griffith which are zoned;

- 2(a) Residential
- 2(v) Residential (village)
- 3(a) Business
- 4(a) Industrial

What planning instrument is this plan made under?

Griffith Local Environmental Plan 1994.

When does this plan come into force?

Council adopted this plan at its meeting of 2 May 1995.

The plan took effect on 5 May 1995.

1. What are the aims of this plan?

- (a) to provide standards, which promote orderly subdivision and growth for both infill development and new release areas.
- (b) to protect the character of established areas of Griffith which are distinguished by larger lot sizes;

2. What standards are required to be met for Subdivision Approval?

Those identified in Attachment A.

3. Are there any special areas which have other subdivision standards?

Yes, those areas shown in Attachment B.

4. What other Development Control Plans apply to my development?

DCP 1 - Dual Occupancy

DCP 3 - Industrial Development

DCP 2 - Multiple Dwellings

DCP 17 - Integrated Housing Development

5. What approval is required to subdivide land?

Both Development Approval and Subdivision Approval is required.

6. How should I subdivide land?

You should ensure that your proposed subdivided lot will have a reasonable shape, size and depth to frontage ratio in view of the orientation and future use of the land. All future building envelopes should be shown.

7. If I want to depart from the relevant standards will I get approval?

Council will consider departures on their merits provided the applicant has submitted reasons supporting the variations.

8. Where can I find more technical information on road widths, erosion control standards etc?

Council's development manual contains a range of supporting technical information. Copies of relevant extracts can be obtained from Council.

ATTACHMENT A

STANDARDS FOR SUBDIVISION

The following standards shall apply for subdivision in Griffith, except for land shown in Attachment B.

RESIDENTIAL AREAS

NOTE: For integrated Housing Development you should refer to DCP 17.

<p>Corner lots</p>	<p>Minimum area</p> <p>The shape of the block should be designed so a reasonable width for the entire length of the block is provided.</p> <p>Minimum frontage width is</p> <p>Building Line</p>	<p>700m²</p> <p>20m</p> <p>6m</p>
<p>Other lots</p>	<p>Minimum area</p> <p>Average area for proposals involving over 2 lots. This is to achieve a range of lot sizes to satisfy market demand.</p> <p>Building Line</p> <p>Minimum width at the building line</p>	<p>450m²</p> <p>> 600m²</p> <p>6m</p> <p>18m</p>
<p>Battleaxe lots</p>	<p>Minimum area (excl. access corridor)</p> <p>Minimum battleaxe width - single entry</p> <p>Reciprocal right of way</p> <p>Maximum number of lots served by right of way</p>	<p>800m²</p> <p>700m² where there is frontage to open space reserve</p> <p>Minimum width 3.5m</p> <p>Minimum width 5m</p> <p>3</p>

NOTE:

The minimum size for dual occupancy development is 700m².

Due to impact on traffic and the desirability of reducing the number of separate accesses along the street, battleaxe lots shall not be permitted along:-

- Binya Street
- Clifton Boulevard
- Coolah Street
- Griffin Avenue
- Palla Street
- Macarthur Street
- Wakaden Street
- Willandra Avenue
- Wyangan Avenue

INDUSTRIAL AREAS

Proximity to adjoining zones should be considered when designing a subdivision.

Site Shape	Depth to frontage ratio range (regular & rectilinear where possible)	2:1-3:1
	Minimum area	800m ²
	Minimum frontage	20m
Building Line	Access Road	10m
	Local arterial Road	15m

Where Banna Avenue, McKay Avenue, Wakaden Street and MR 321 are designated as local arterial roads.

ROAD WIDTHS

Refer to Council's Development Manual.

ATTACHMENT B

This reference applies to the hatched areas below.

1. Lots created by subdivision shall have a minimum area of not less than 1000m².
2. No battleaxe subdivisions shall be permitted.

