



# Medium Density Housing – Development Standards Policy

## 1 Document Information

<b>Version Date</b> <i>(Draft or Council Meeting date)</i>	[22 May 2018]
<b>Author</b>	Director of Environmental Services
<b>Owner</b> <i>(Relevant director)</i>	Director of Environmental Services
<b>Status –</b> <i>Draft, Approved, Adopted by Council, Superseded or Withdrawn</i>	Adopted by Council
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<b>Minute number</b> <i>(once adopted by Council)</i>	18/05/20

## 2 Summary

The number of dwellings permissible on a particular site will depend on an acceptable population density of 16 people per 2,000 square metres.

## 3 Approvals

Title	Date Approved	Signature
Director of Environmental Services		

## 4 History

Minute No.	Summary of Changes	New Version Date
93/6/110		21/06/93
10/02/17	Readopted by Council	15 February 2010
	Tidied up	April 2012
13/09/30	Readopted as per s165(4)	17 September 2013
18/05/20	Readopted as per s165(4)	22 May 2018

## 5 Reason

To provide suitable guidelines to encourage adequate medium density development within the Cabonne LGA villages.

## 6 Scope

Applies to land zoned 2(v) by CLEP 1919.

## 7 Associated Legislation

CLEP 1991 & EP&A Act

## 8 Definitions

LGA –	Local Government Area
CLEP –	Cabonne Local Environmental Plan 1991
EP&A Act –	Environmental Planning & Assessment Act
Medium Density Development –	residential flat buildings and or cluster housing but does not include group homes for aged or disabled persons or dual occupancies.
Residential Flat Building –	building containing two or more dwellings such as are commonly known as town houses, flats, villa homes and multi-storey unit development but does not include housing for aged or disabled persons.”

## 9 Responsibilities

### 9.1 General Manager

The General Manager is responsible for the overall control and implementation of the policy.

### 9.2 Directors and Managers

Directors and Managers are responsible for the control of the policy and procedures within their area of responsibility.

## 10 Related Documents

Document Name	Document Location

## 11 Policy Statement

THAT Council adopt the Draft Policy on Medium Density Development as:-

### (1) Density

The number of dwellings permissible on a particular site will depend on an acceptable population density of 16 people per 2,000 square metres and will be calculated on the following occupancy rates: One Bedroom Dwelling 1.5 persons; Two Bedroom Dwelling 2.2 persons; Three Bedroom Dwelling 3.3 persons.

Example: A site with an area of 1,000 square metres has a permissible population density of 8. This site may be developed as follows:

Either 5 x 1 Bedroom Dwellings; or

3 x 2 Bedroom Dwellings; or

2 x 3 Bedroom Dwellings.

It should be noted that these densities are maximums only and other site requirements may restrict the number of units possible on any site.

The buildings are not to exceed 50% of the area of the site (buildings include dwellings, garages, carports or sheds).

#### (2) Space Requirements

An area of approximately 50 square metres of private open space should be provided for each dwelling with the minimum dimension of such space being no less than approximately 5 metres.

Community Open Space is also encouraged to be provided at the rate of approximately 30 square metres per person. This requirement may be varied where extra private space for each dwelling is provided.

Drying Areas for each dwelling will be provided and will include sufficient length of clothes line. Such areas should be suitably screened from public view.

#### (4) Vehicle Manoeuvring and Parking Areas

One car parking space is to be provided for each dwelling in the form of garage or carport. A minimum of one visitor car parking space per four dwellings or part thereof shall be provided.

Adequate vehicle manoeuvring areas are to be provided to the satisfaction of Council.

#### (5) Landscaping

A detailed landscaping plan is to be submitted to Council's satisfaction and Council reserves the right to require a performance bond to ensure that the proposed landscaping is effected.