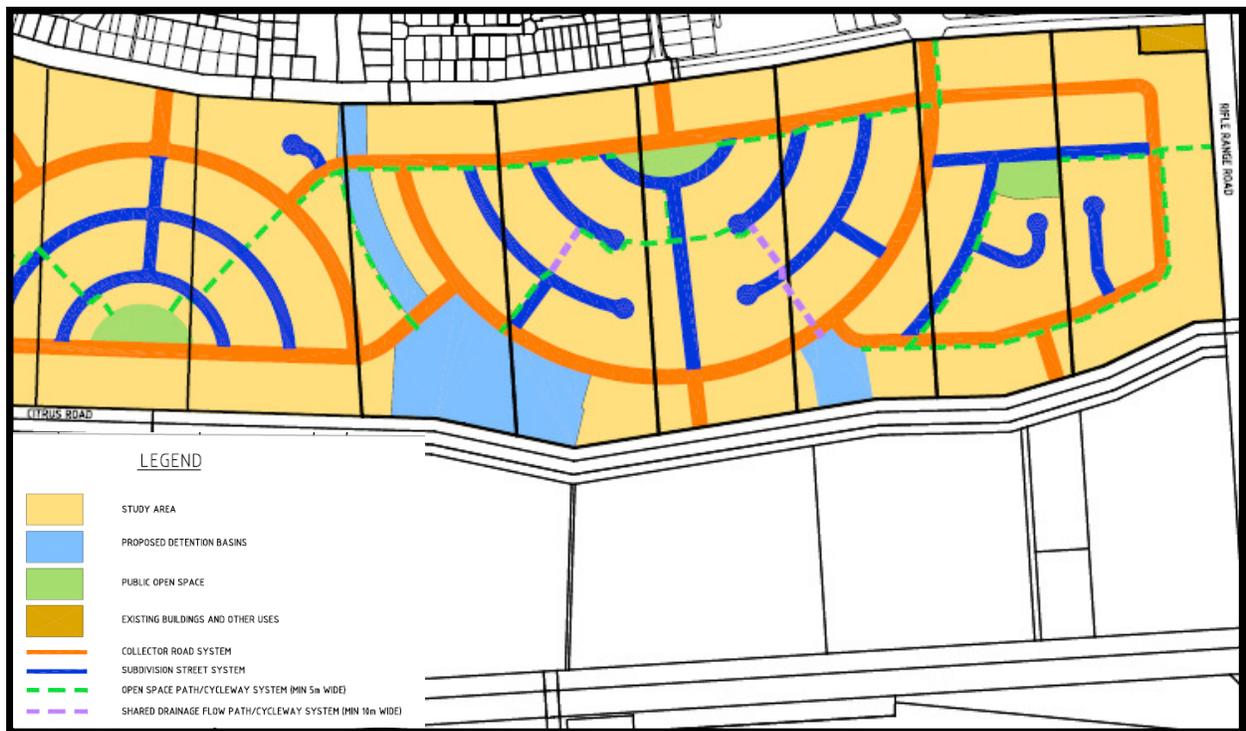




# Collina Growth Area Development Control Plan



Prepared by Griffith City Council

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# 1.0 Introduction

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## 1.1 Name of this Plan

This Development Control Plan shall be cited as “Collina Growth Area Development Control Plan.”

## 1.2 Commencement of Development Control Plan

In pursuance of Council’s resolution of 12 July 2016, this Development Control Plan shall be in force from 23 September 2016.

## 1.3 Aims of the Development Control Plan

The aims of this plan are:

- a. To provide appropriate development control principles for the development of the Collina Growth Area;
- b. To ensure that the Collina Growth Area is developed and subdivided generally in accordance with the Collina Master Plan (GHD, 2003);
- c. To ensure that the Collina Growth Area is adequately provided with water, sewerage and stormwater drainage services;
- d. To ensure that development on land in the Collina Growth Area occurs in a logical and cost-effective manner, in accordance with a Staging Plan;
- e. To guide the development of residential uses within the Collina Growth Area by providing site planning and design controls for housing; and
- f. To meet the requirements of Part 6 – Urban Release Areas of the Griffith Local Environmental Plan 2014.

## 1.4 Land to which this Plan applies

This plan applies to the following land:

- Lot 1 DP 827055
- Lot 593 DP 751743
- Lot 592 DP 751743
- Lot 591 DP 751743
- Lot 590 DP 751743
- Lot 589 DP 751743
- Lot 695 DP 43610
- Lot 694 DP 43610

## **1.5 Local Environmental Plan Applying to the Land**

The Griffith Local Environmental Plan 2014, as amended applies to the land the subject of this plan.

## **1.6 Relationship to Other DCP's and Policies**

This DCP should be read in conjunction with:

- *NSW Environmental Planning and Assessment Act 1979*
- *Griffith Local Environmental Plan 2014*
- *Council's Engineering Guidelines: Subdivision and Development Standards*
- *Griffith City Council Developer Servicing Plan – Stormwater Developer Servicing Plan – Collina (Adopted 27 July 2004)*
- *Griffith City Council Sewerage Development Servicing Plan No.1*
- *Griffith City Council Water Supply Servicing Plan No. 1*
- *Griffith City Council Pedestrian Access and Mobility Plan*
- *Griffith City Council Playground Strategy*
- *Griffith City Council Section 94A Development Contribution Plan*
- *Griffith Floodplain Risk Management Study and Plan (November 2011)*
- *Griffith City Council Tree Policy*

## 2.0 Subdivision Development Controls

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Development consent shall not be issued for any development (including subdivision) on any land within the Collina Growth Area (CGA) until a Development Application has addressed all of the necessary requirements of this section.

### 2.1 Staging Plan

- a. Staging of the CGA shall be in accordance with the CGA Staging Plan (Refer to Appendix 1 – Staging Plan)
- b. The staging of the CGA should provide for the logical development of the area based on cost effective provision and availability of infrastructure and servicing arrangements.
- c. Development Applications for the residential subdivision of the CGA shall:
  - I. Consider infrastructure provision and sequencing;
  - II. Provide evidence of satisfactory arrangements for essential services, including water and sewerage servicing. The provision of sewerage servicing shall be generally in accordance with the CGA Trunk Sewer Main Concept Plan and CGA Water Main Concept Plan. The release of allotments will be dependent on the satisfactory provision of reticulated water and sewerage services; and
  - III. Incorporate road networks, stormwater detention areas, active and passive recreation areas consistent with the overall staging and intended development outcomes for the CGA.
- d. As a general rule, the release of Stage 2 of the CGA should only occur when 80% of the lots in Stage 1 have been developed. However, Council at its discretion may release additional lands in Stage 2 by amending the Staging Plan.

### 2.2 Transport Movement Hierarchy

- a. The overall movement hierarchy for the CGA shall be generally in accordance with the CGA Road and Path Plan (Refer to Appendix 1 – Road and Path Plan). However, the installation of alleys identified on the CGA Road and Path are presently not supported due to Crime Prevention Through Environmental Design (CPTED) principles and shall be excluded from design plan submitted for subdivision in the CGA.
- b. The overall pedestrian and cycleway links should be consistent with the CGA Footpath Plan;
- c. The following road network upgrades will be required within the CGA:
  - I. Clifton Boulevard shall be upgraded to a four lane two way road with a centre median;
  - II. The intersection of Clifton Boulevard and Rifle Range Road is required to be upgraded to cater for the increased traffic that will utilise the intersection;

- III. Citrus Road shall be upgraded to a two lane two way road, as per the requirements of a Local Distributor in Council’s *Engineering Guidelines – Subdivision & Development Standards*;
  - IV. The intersection of Citrus Road and Rifle Range Road is required to be upgraded to cater for the increased traffic that will utilise the intersection;
  - V. Rifle Range Road shall be upgraded to a two lane two way road, as per the requirements of a Local Distributor in Council’s *Engineering Guidelines – Subdivision & Development Standards*. As a minimum Rifle Range Road should be reconstructed between Clifton Boulevard and Rankins Springs Road;
  - VI. The intersection of Rifle Range Road and Rankins Springs Road is required to be upgraded to cater for the increased traffic that will utilise the intersection; and
  - VII. All four-way intersections are to incorporate a roundabout. This is consistent with the existing Collina Farms.
- d. Development Applications for the residential subdivision of the CGA shall:
- I. Include an overall transport movement hierarching showing major circulation routes and connections to achieve simple and safe movement systems for private vehicles, public transport, pedestrians and cyclists; and
  - II. Include cross sections of each type of road proposed in the hierarchy.

## **2.3 Landscape Strategy**

- a. Landscaping shall be required on land adjacent to major intersections and all collector roads so as to soften the visual impact of all built elements and creating attractive streetscapes including along Clifton Boulevard and Citrus Road when viewed by passing traffic and pedestrians.
- b. Street Trees shall be planted within the road reserves of the CGA in accordance with the following principles:
  - I. Street trees should provide shade and enhance the visual quality of the streetscape;
  - II. Existing street trees must be protected during construction;
  - III. Street trees should be space at regular intervals to enhance the streetscape appearance in the locality;
  - IV. Street trees should not interfere with underground and overhead utilities; and
  - V. Street trees planted around hard surfaces should be provided with appropriate grates to protect the roots and best facilitate water infiltration.
  - VI. Street trees are to be planted in accordance with Council’s Tree Policy.
- c. Development Applications for the residential subdivision of the CGA shall include a landscape plan which includes street trees and shrub species selected in conjunction with Council staff from the “Recommended Landscaping Species” in Appendix 2.

## **2.4 Network of Active and Passive Recreation**

- a. Areas of passive and active recreation shall be provided generally in accordance with the CGA Open Space Plan (Refer to Appendix 1 – Open Space Plan).

- b. Useable open space areas, shall be generally not less than 4000m<sup>2</sup> per open space and shall be provided within each subdivision within 400m safe walking distance of each lot.
- c. Development applications for the residential development of the CGA are to include a preliminary design of open spaces in accordance with following principles:
  - I. Pedestrian, cycle linkages shall be provided to other destinations;
  - II. Park furniture, shaded areas and resting place shall be provided to promote pedestrian comfort;
  - III. Safe pedestrian crossing points shall be provided where routes intersect the road network;
  - IV. Easily identifiable access points shall be provided;
  - V. Frontage to abutting roads provided to optimise pedestrian access and visibility; and

## **2.5 Stormwater and Water Quality Management Controls**

- a. Stormwater detention and management for the CGA shall be generally in accordance with the CGA Trunk Stormwater Concept Design Plan (Refer to Appendix 1 – Trunk Stormwater Concept).
- b. Stormwater and water quality management controls in the CGA shall be consistent with the principles of Water Sensitive Urban Design [WSUD]
- c. Development applications for the residential development of the CGA shall include a preliminary Stormwater Management Plan which:
  - I. Is designed in accordance with Councils *Engineering Guidelines: Subdivision and Development Standards* and the CGA Trunk Stormwater Concept Design Plan;
  - II. Addresses the Griffith City Council Developer Servicing Plan – Stormwater Developer Servicing Plan – Collina (adopted 27 July 2004); and
  - III. Identifies long-term maintenance requirements in the design of the proposed WSUD elements.

## **2.6 Density Provisions and Identification of Medium Density Lots**

- a. Medium density lots permitting the development of more than one dwelling shall be strategically located in close proximity to arterial roads and the public transportation network and public open spaces
- b. A maximum of 15% of the lots within the CGA shall be utilised for medium density lots.
- c. The maximum site density of medium density lots shall not exceed 82 persons per hectare based on the following occupancy rates of dwellings:
  - i. Large unit (>110m<sup>2</sup>) or 3 bedrooms 2.87 persons.
  - ii. Medium unit (75m<sup>2</sup> – 110m<sup>2</sup>) or 2 bedrooms 1.94 persons.
  - iii. Small unit (<75m<sup>2</sup>) or 1 bedroom 1.3 persons.
- d. Development applications for the residential development (subdivision) of the CGA shall identify proposed locations of medium density allotments. Medium density lots

shall be designed to be of an appropriate size and shape for multiple dwelling developments.

- e. A Restriction as to User pursuant to Section 88B of the *Conveyancing Act* shall be placed on all lots within the CGA stating that only one dwelling shall be constructed with the exception of lots designated as medium density lots.

## **2.7 Lot Size, layout and Dimensions**

- a. The lot layout of the CGA shall generally be in accordance with the CGA Lot Layout Plan (Refer to Appendix 1 – Lot Layout Plan).
- b. The minimum lot sizes of the CGA are set by the Griffith Local Environmental Plan 2014. The minimum lot is 700m<sup>2</sup>.
- c. Development applications for the residential development of the CGA shall include a lot layout plan which complies with the following controls:
  - i. Allotments should be of sufficient size and shape to enable efficient siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking;
  - ii. Higher densities, where provided, should be located in areas closer to commercial areas, parks, community facilities and public transport routes;
  - iii. Allotments should be orientated and configured to maximise opportunities for solar access;
  - iv. Corner allotments should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages; and
  - v. The subdivision design should avoid the creation of battle-axe or highly irregular shaped allotments.

## **2.8 Neighbourhood Commercial and Retail Uses**

- a. The Griffith Local Environmental Plan 2014 permits a limited amount of commercial and retail uses within the R1 – General Residential zone.
- b. Neighbourhood Commercial and Retail uses within the CGA shall provide for the day to day needs of residents in the locality.
- c. Council will support and encourage the location of neighbourhood shops, restaurants and cafes and business premises within the CGA located in accessible locations in proximity to Clifton Boulevard.

## 3.0 Residential Development Controls

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The following sections details the development controls for residential development in the Collina Growth Area (CGA).

### 3.1 Character Statement

Collina precinct is located on the north eastern extremity of Griffith's residential area, between the Scenic Hill escarpment to the west and orchards to the east, being a recent 90s subdivision extending Collina. The planning layout attempts to emulate the original Burley Griffin design for Griffith. The backdrop view up to Scenic Hill escarpment, with large rocks, remnant Eucalyptus, White Cyprus pine trees and grasses, is particularly dramatic in Collina.

The streets are mostly wide being 13m or 10m with some narrower at 7.5m. Verges are however narrow at 4m, except Clifton Boulevard which is 6m, and setbacks are from 6m to 8m. Only some of the verges have young street trees, that appear disunified, probably planted by residents. The precinct contains mostly low density single story detached dwelling but about 12% of the area contains dual-occupancies and multi-unit developments. The dwellings are mostly single story but many are two stories on the side of Scenic Hill. An eclectic mixture of modern project home styles occurs throughout, including Mediterranean, and dwellings on the side of Scenic Hill are noticeably tailor designed. Dwelling materials have face brick walls however some use brick or hardi-panel, rendered and painted. Roofs are mostly tiles with a few being colorbond. There is no front fencing except for high brick or brick and picket screening fences in front of units. Vehicles are accommodated almost totally in front roller-door or panel-door garages.

### 3.2 Dwellings

This subsection applies to new dwellings or alterations and additions to existing dwellings in the CGA. Single detached dwellings represent the dominant housing variety in Collina. Dwellings should be sited and designed to meet the objectives of this section and the precinct character statement

#### 3.2.1 Siting of Dwellings

An integral component of the planning stage for the construction of a dwelling is the preparation of a Site Analysis Plan which identifies the constraints and opportunities of the site, the immediate locality and the wider environment. The *Environmental Planning and Assessment Act 1979* requires that every development application include a Site Analysis Plan which in general includes:

### The Site

- Site Dimensions
  - Length
  - Width
- Topography
  - Spot levels and or contours if the site contains a slope
  - North point
  - Natural drainage flow
- Services
  - Location of Council's water, sewer and drainage infrastructure and any easements on the site.
  - Location of connections to Council's services (including water, sewer and stormwater drainage) and the connections of other utility providers (telecommunication, gas, electricity and raw water)
- Existing Vegetation
  - Location
  - Height
  - Spread of established trees
  - Species
- Location of:
  - Buildings and other structures
  - Fences
  - Property boundaries
  - Pedestrian and vehicle access
- Views to and from the site

### The Surrounds

- Neighbouring Buildings
  - Location
  - Height
  - Use
- Privacy
  - Adjoining private open spaces
  - Living room windows overlooking site (particularly within 9 metres)
  - Location of any facing doors or windows
- Walls built to the site's boundary
  - Location
  - Height
  - Materials
- Views and solar access enjoyed by neighbouring properties
- Major trees on adjacent properties
- Street frontage features
  - Poles
  - Trees
  - Kerb crossovers
  - Potable water hydrants and / or stope valves
  - Bus stops
  - Kerb inlet stormwater pits
  - Sewer manholes
  - Other services
- Overshadowing by neighbouring structures.

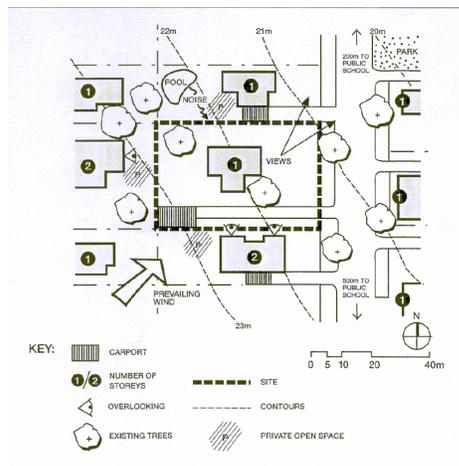


Figure 1: Example of a Site Analysis Plan

## 3.2.2 Setbacks

*Locating dwellings within a certain building envelope on a site via the use of setbacks is a method of enhancing the streetscape, improving visual amenity and protecting the privacy of and sunlight to adjacent dwellings.*

### 3.2.2.1 Front Setbacks

- a. The minimum front setback is generally 4.5 metres.
- b. Corner Lots
  - i. The minimum primary street frontage setback is 3.5 metres
  - ii. The minimum secondary street frontage setback is 2.5 metres

### 3.2.2.2 Building Articulation Zone

*A Building Articulation Zone is an area of a lot in front of the building line setback, within which building elements which add articulation to the development are permitted.*

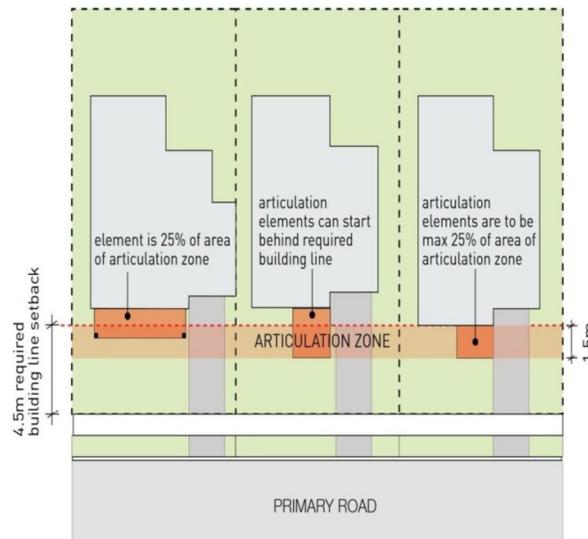


Figure 2: Building Articulation Zone

- a. The building articulation zone for the primary street frontage shall be 1.5 metres and 0.75 metres for secondary street frontage;
- b. The building element shall be external to the primary liveable floor area of the dwelling and not include garages or carports;
- c. Articulation elements shall be a maximum of 25% of the area of the articulation zone; and
- d. Articulation elements are permitted to start behind the required building lines.

### **3.2.2.3 Side Setbacks**

- a. Single storey: the minimum setback is 0.9 metres with the eaves (overhang) setback a minimum of 450mm; and
- b. Two storey dwellings: the minimum setback of the upper storey is 1.5 metres with the eaves (overhang) setback a minimum of 900mm.

### **3.2.2.4 Rear Setbacks**

A minimum rear setback of 900 mm is required; however a greater setback may be required as adequate privacy and solar access of adjoining lots must be achieved as well as the minimum requirements for private open space and landscaping.

## **3.2.3 Streetscape**

*Streetscapes encompass buildings, street and landscape design and includes all adjacent buildings, landscaping and fencing, traffic treatments, paths, driveways and street surfaces.*

*Objective: To create streetscapes which are visually appealing and avoid building elements which lack articulation.*

- a. Dwellings on corner blocks must be designed to address both street frontages.
- b. Garages shall not dominant the street frontage. Garages shall be sited behind the primary building elevation and shall not exceed 50% of the buildings front elevation.
- c. Landscaping should be used to enhance the appearance of the development and the surrounding area including the road reserve.
- d. Driveways shall be located to preserve significant street trees.

## **3.2.4 Building Design**

*Objective: To promote housing design that is consistent with and enhances the character and amenity of the area and has regard for the topography and existing adjoining land uses.*

### **3.2.4.1 External Appearance**

- a. Development should respect the dominant better design themes of the precinct.
- b. The building design, roof form, details and material should be appropriately scaled to enable differentiation and visual interest between the dwellings when viewed from public streets.
- c. Front walls of any dwelling visible from the street shall not exceed 5 metres in length without a physical change. The side walls in any one dwelling visible from the street or public place shall not exceed 10 metres in length without a physical change
- d. Materials shall be selected to provide consistency within the locality.
- e. Windows and doors in facades facing the street shall be provided in a balanced manner and respond to the orientation and internal uses.

### 3.2.4.2 Sustainable Building Design

- a. Development Applications for new housing proposals and specified alterations and additions must be accompanied by a BASIX Certificate, issued by the NSW Government.
- b. The design of new dwellings should adopt the following principles which promote sustainable building practices:
  - Plan the site so that new development is oriented to optimise northern aspect where possible;
  - Optimise the daylight access to habitable rooms and private open space;
  - Supplement daylight access through the use of skylights where possible;
  - Locate living spaces to the north or east where possible;
  - Use shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; and
  - Facilitate natural cross ventilation by minimising interruptions in air flow through dwellings and grouping rooms with similar usage together (e.g. keep living spaces together and sleeping spaces together). Limit the use of mechanical ventilation.

### 3.2.5 Height

*Objective: To control the height of buildings in order to maintain a consistent residential character and maximise privacy, solar access and views.*

- a. The maximum height of new dwellings should not exceed 9.0 metres above the natural ground level measured to the ridge of the roof.
- b. The height of a dwelling should suit the streetscape, maintain view corridors and not unreasonably restrict sunlight to adjacent properties.
- c. Development plans submitted for two storey dwellings shall show Reduced Levels (RL) taken from a fixed datum point (AHD) for the maximum ridge height and natural ground levels.

### 3.2.6 Solar Access and Energy Efficiency

*The solar access of a dwelling refers to its potential to receive adequate sunlight to living and recreation areas.*

*Objective: To provide reasonable access for sunlight to living areas within buildings and to open space around buildings, and to reduce energy consumption.*

- a. Solar access shall be available between the hours of 9am and 5pm for a minimum duration of 3 hours to any living area on the 22nd June for each respective dwelling.
- b. Where possible, buildings should be oriented on a north-south, east-west axis to maximise solar access to living areas.
- c. Windows should be located and shaded so as to reduce summer heat load and to permit entry of winter sunlight.
- d. Outdoor clothes drying areas with access to sunlight and breezes should be provided.

- e. Shadow diagrams shall be provided by the applicant for two storey buildings and where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining property. The shadow diagram shall include the following;
- North point (true solar north);
  - Scale (show ratio and bar scale);
  - Position of existing and proposed buildings and private open space on the site;
  - Position of existing buildings and private open space on adjoining land; and
  - Shadows cast of existing and proposed buildings at the winter solstice (22 June) for 9.00 am, 12 noon and 3.00 pm.

### **3.2.7 Visual and Acoustic Privacy**

*Objective: To ensure the visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces and to provide personal and property security for residents and visitors and enhance perceptions of community safety.*

- a. New dwellings should comply with the following requirements:
- I. Dwellings or additions should be designed so that windows, balconies and decks are not situated directly opposite windows of primary (living, kitchen, dining) rooms of any adjoining dwellings, unless privacy issues can be addressed;
  - II. Habitable room windows of adjacent dwellings within a distance of 9 metres;
    - should be offset by a suitable distance to limit views between windows; or
    - should have sill heights of 1.7 metres above floor level, or should have fixed translucent glazing in any part of the window within 1.7 metres of the floor level, or
    - Should use other means to obscure the view between windows; and
  - III. Noise generating areas of development (e.g. air conditioning plant, swimming pool areas and the like) should be adequately screened or located away from the bedroom areas of neighbouring properties to minimise their impact.

### **3.2.8 Private Open Space**

*Objective: To provide private open space which meets user requirements for outdoor activities and use and to provide private open space areas that relates well to the living areas of dwellings.*

- a. Private open space shall incorporate an envelope of 4 metres x 4 metres which is directly accessible from a communal living area. 50% of this envelope should receive direct sunlight for three hours between 9am and 5pm on 22nd June.
- b. The primary private open space area / envelope should generally be provided in locations where boundary setbacks are 4 metres or greater.
- c. Private open space shall not include driveways, turning areas, car spaces, narrow elongated curtilage areas and service areas. Screening shall be provided to ensure privacy to users of the open space.

### 3.2.9 Landscaped Area Controls

*Landscaped area means all areas on a development site of a permeable nature (e.g. grassed and vegetated areas etc), and permeable surfaces including decorative pathways, decks and patio areas.*

*Objective: To provide an attractive landscape which reinforces the function of a street and enhances the appearance, amenity and energy efficiency of urban housing through integrated landscape design.*

- a. Single dwelling proposals are not required to submit a Landscape Plan, however a minimum of 40% of the total site area should be comprised of landscaped area.
  - I. Development plans submitted to Council for approval must include calculations demonstrating compliance with this control.
- b. Landscaping species shall generally be provided in accordance with Appendix 2.
- c. Landscaping shall include a suitable proportion of trees, other than palms, capable of reaching a mature height of 6 metres or more in order to;
  - I. reduce the visual impact of buildings;
  - II. shade their western elevations from the hot afternoon summer sun;
  - III. promote privacy between sites; and
  - IV. promote shade for car parking areas, outdoor recreation areas and children's play areas.
- d. Planting Requirements for New Dwellings
  - I. Establish plant species that are appropriate for the climate, soil, aspect and drainage of the locality;
  - II. Incorporate drought-resistant and native plant species wherever possible or appropriate;
  - III. Landscaping should include a mixture of trees, shrubs and ground cover, establishing a microclimate;
  - IV. Vegetation should be planted with consideration given to the mature dimensions of plant species;
  - V. Ensure trees do not and will not in the future interfere with underground and overhead utilities; and
  - VI. Landscaped area should establish adequate drainage, including the retention of stormwater on site and prevention of discharge runoff onto adjoining properties

### 3.2.10 Vehicle Access and Parking

*Objective: To ensure that vehicular access to and through the development is safe, and maintains the amenity of adjoining properties and dwellings within the development. To provide sufficient and convenient parking for residents and visitors so as to maintain the amenity of the site and adjoining properties.*

- a. Each dwelling shall have an exclusive entitlement to at least one secure, undercover private parking space.
- b. Parking shall be provided at the following ratios based on the number of bedrooms in the dwelling:
  - i. 1 space per 1 bedroom dwelling
  - ii. 1.5 spaces per 2 bedroom dwelling

- iii. 2 spaces per 3 or more bedroom dwellings
- c. Parking and access facilities shall be designed and constructed in accordance with the requirements of Council's *Engineering Guidelines: Subdivision and Development Standards* and Council's Development Control Plan No. 20: Off Street Parking (2011).
- d. Parking and access facilities shall be constructed of concrete with a decorative finish.
- e. Accessways and driveways shall be designed to enable vehicles to:
  - i. enter the parking space in a single turning movement; and
  - ii. leave the parking space in no more than two turning movements.
- f. Internal driveways should generally be a minimum of 3.5 metres in width.
- g. Driveways should be designed to allow cars to enter and leave the site in a forward direction for frontages on Clifton Boulevard and Citrus Road.

### **3.2.11 Site Facilities**

*Objective: To ensure that site facilities are thoughtfully integrated into the development and are unobtrusive.*

- a. Waste and recycling bins should generally be located in areas and enclosures not visible from the street or a public space.
- b. Open air clothes drying facilities shall be provided in a secure and convenient location, which is adequately screened from streets and other public places, and where possible, should be separate from private open space.
- c. A mail box structure should be centrally located, close to the major street and all boxes be lockable.

### **3.2.12 Fencing**

*The design of fences has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and streetscape character. The visual impact, scale and design of fences all need to be carefully considered.*

*Objective: To ensure the streetscape does not become inundated with blank, bulky or obtrusive front fencing*

- a. Front and side return fences should:
  - i. Generally be no higher than 1.2 metres.
  - ii. Generally be no higher than 0.9 metres if it is a solid design.
  - iii. Not be constructed of colourbond, if it is a front fence.
  - iv. Reflect the design and character of the dwelling and other buildings along the street.
- b. Front fences higher than 1.2 metres will be considered but only where:
  - i. The fence will not be higher than the average front fence height prevailing along the streetscape;
  - ii. The fence will be constructed with a combination of solid and open elements having a minimum aperture of 0.25 metres. Solid fences higher than 1.2 metres are not permitted;

- iii. The fence will reflect the design and character of the dwelling and other buildings along the street; and
  - iv. The fence will not impede sight distances for traffic on public roads.
- c. Side and Rear Fences
- i. Side and rear fences (behind the building line) are to be a maximum height of 1.8 metres above ground level. If the fence is on a sloping site and stepped to accommodate the fall in land, it must not be higher than 2.1 metres above existing ground level at each step;
  - ii. Powder coated metal (colour bond) fences are not permitted on street frontages of corner allotments, forward of the building line; and
  - iii. All fencing is to be constructed of new materials of the same colour, especially those fences that are visible from a public road.

### **3.2.13 Outbuildings, Garages and Carports**

*Outbuildings include gazebos, patios, cubby house, sheds, garden sheds and the like.*

*Objectives: To ensure that a dwellings ancillary structures are sited and designed to positively contribute to the streetscape and do not detract from the character of the Collina Growth Area.*

- a. General Controls
  - i. Outbuildings, garages and carports shall be a maximum of 1 storey (3.2 metres to the ridge);
  - ii. Outbuildings cannot be used as a dwelling, notwithstanding that a toilet, wash basin and / or shower may be installed; and
  - iii. Development that is highly visible from a public place should be designed to integrate with the design and character of the dwelling. Where this is not possible, factory pre-coloured finishes will be required as a minimum and highly reflective surfaces are to be avoided.
- b. Garage Controls
  - i. Garages shall be setback a minimum of 5.5 metres from the front boundary and 3.5 metres from a secondary street frontage.
  - ii. Garages shall be a maximum of 50% of the primary elevation of the dwelling.
- c. Carport Controls
  - i. Materials for carports shall be sympathetic to the character of the street and design of the dwelling.
  - ii. Carports shall be setback behind the building line and shall not dominate the primary elevation of the dwelling. However, carports that are integrated into the original design of the dwelling may be built to the building line.

## **3.3 Medium Density Development**

This section applies to medium density development on lots designated in accordance with section 2.6 of this DCP. The controls contained in section 3.2 shall also apply to medium density development, however, the following controls shall also be applied to the development of a lot for more than one dwelling.

### 3.3.1 Density and Site Area

- a. The maximum site density of medium density lots shall not exceed 82 persons per hectare based on the following occupancy rates of dwellings:
  - I. Large unit (>110m<sup>2</sup>) or 3 bedrooms 2.87 persons.
  - II. Medium unit (75m<sup>2</sup> – 110m<sup>2</sup>) or 2 bedrooms 1.94 persons.
  - III. Small unit (<75m<sup>2</sup>) or 1 bedroom 1.3 persons.
- b. The minimum average site area for medium density development is as follows:
  - I. 300 m<sup>2</sup> for each larger dwelling unit (3 bedroom)
  - II. 200 m<sup>2</sup> for each medium dwelling unit (2 bedroom)
  - III. 125 m<sup>2</sup> for each small dwelling unit (1 bedroom)

### 3.3.2 Siting of Medium Density Development

- a. Development applications for medium density development shall include a site analysis plan identifying the following:
  - i. The broad opportunities and constraints of the layout and design of the site;
  - ii. The positive characteristics of the streetscape and surrounding natural and built environments;
  - iii. Important site characteristics such as lot orientation and prevailing climatic conditions;
  - iv. Existing areas likely to be impacted by overshadowing, for example, neighbouring private open space;
  - v. Inherent site constraints including flood affected land, overland flow paths, slope instability, contaminated land and landfill areas;
  - vi. The location of existing services and facilities including drainage infrastructure and reticulated water and sewerage supply systems;
  - vii. Easement, fence, boundary and access locations;
  - viii. Views to and from the site and the existence of any significant nearby view corridors from public spaces;
  - ix. Movement corridors including local streets and pedestrian pathways; and
  - x. Existing mature trees and vegetation that should be retained.

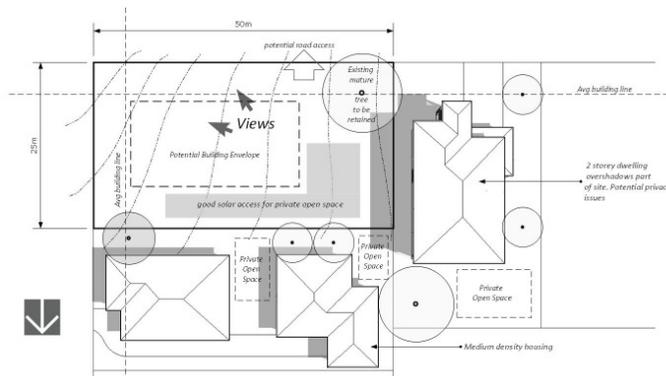


Figure 3: Example of a Site Analysis Plan for Medium Density Development

### **3.3.3 Streetscape Controls**

- a. In addition to the streetscape requirements in section 3.2.3 the following controls shall apply to medium density development:
  - i. The design of developments on sites with two or more street frontages must address all street frontages;
  - ii. Each dwelling should provide a minimum of one major window to a habitable room (living area) directly overlooking the street or public open space area. The design should avoid kitchen, bathroom or laundry windows dominating the street elevation; and
  - iii. New development should provide landscaping that enhances the appearance of the development and surrounding area.

### **3.3.4 Private Open Space Areas**

- a. In addition to the private open space requirements in section 3.2.8 the following controls shall apply to medium density development:
  - i. Private open space is to be clearly defined by walls, fencing and landscaping so as to provide a self-contained space, and excludes areas used for car parking and manoeuvring, waste bin storage and the like;
  - ii. The private open space to ground floor units shall be 50m<sup>2</sup> for each unit; and shall incorporate an envelope of 4 metres x 4 metres which is directly accessible from a communal living area. 50% of this envelope should receive direct sunlight for three hours between 9am and 5pm on 22nd June;
  - iii. The private open space for upper levels shall be 10m<sup>2</sup> for each unit; and shall incorporate an envelope of 2 metres x 2.5 metres which is directly accessible from a living room, and should receive direct sunlight for three hours between 9am and 5pm on 22nd June. Landscaping elements should be incorporated into the balcony design to protect resident privacy and to enhance the visual amenity.
  - iv. Communal open space, if provided, should:
    - contribute positively to the character of the development;
    - provide for a range of uses and activities; and
    - contribute to stormwater management.

### **3.3.4 Landscape Area Controls**

- a. In addition to the landscape area controls requirements in section 3.2.9 the following controls shall apply to medium density development:
  - i. Development applications for medium density development shall be accompanied by a Landscape Plan prepared by a suitably qualified person.

### **3.3.5 Vehicle Access and Parking**

- a. In addition to the Vehicle Access and Parking requirements in section 3.2.10 the following controls shall apply to medium density development:

- i. Developments should be designed to ensure that where possible a single communal accessway is utilised and garage facilities face internally.
- ii. The width of the driveways between the property boundary and the kerblines shall be limited to 6 metres in width;
- iii. Where driveways service 5 or more dwellings a 6 metre wide passing bay shall be included within the site; and
- iv. 1 visitor parking space shall be provided per 5 dwelling units.

# 4.0 Notification of Development Applications

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## 4.1 Preliminary

### 4.1.1 Application of this Section

This part applies to all development applications that are lodged with Griffith City Council.

### 4.1.2 Aims & Objectives

- To ensure that public participation is facilitated in a consistent and transparent manner.
- To facilitate an open and informative Development Application assessment process.
- To specify circumstances when public notification of Development Applications is not required.
- To set parameters which allow for effective public participation without hindering the rapid Development Application assessment process.
- To ensure community views are considered where there is a potential impact on adjoining properties.
- To ensure consistency and fairness in the manner in which Council implements public notification.

### 4.1.3 Statutory Notification Requirements

Council shall not determine a Development Application until the applicable submission period is closed, except for development which is exempt from public notification under this policy or by any other Environmental Planning legislation. All submissions received during the submission period are to be taken into consideration in Council's determination of the matter.

Designated and State Significant development have their own requirements for public notification in *the Environmental Planning and Assessment Act 1979* and *the Environmental Planning and Assessment Regulation 2000*.

Development type	Specifies	Consultation period
<b>Exempt Development</b>	No public notification is required, as no Development Application is required for this category of development.	n/a
<b>Complying Development</b>	Refer to the <i>EP&amp;A Act 1979</i> , the <i>EP&amp;A Regulation 2000</i> and <i>State Environmental Planning Policy (SEPP) (Exempt &amp; Complying Development Codes) 2008</i> .	Up to 14 days
<b>Local Development</b>	Is development that is nominated as Local Development under Part 4 of the <i>EP&amp;A Act 1979</i> . Local Development applications are required to be notified in accordance with this policy.	14 days

## **4.2 Notified Development**

### **4.2.1 Are all development applications to be publicly notified?**

No. In order to expedite the assessment process and to provide an effective notification procedure, Council has classified developments which don't require public notification (refer to Non-Specified Development refer to section 4.4).

### **4.2.2 Types of Notification**

***There are four main types of notification:***

- Written notification
- Weekly notification
- Published notification
- Self-obtaining notification

***In what form will the public notice be given?***

Dependant on the type and scale of development, Development Applications will be publicly notified by one or more of the following:

- Written notification.
- Being published notice in the local newspaper.
- Weekly notification in the local newspaper.
- A notification published electronically on Griffith City Council's webpage.
- A sign at the development site.

Council reserves the right to increase public awareness by:

- Sending media releases to local media agencies.
- Placing a notice at a common neighbourhood place (i.e. library, post office etc.).
- Arranging public meetings, presentations and discussions.
- Consulting with relevant advisory groups.
- Other measures deemed appropriate.

***Who is to be notified?***

Please refer to Part 4.3 *Types of Notification*.

In addition to the notification of affected persons, the Responsible Officer may notify landowners if they are of the opinion that the use or enjoyment of land may be detrimentally affected by a proposal.

### ***When is the notification period commenced?***

Provided that all information associated with the application is adequate, the public notification period is to commenced as soon as practicable.

### **4.2.3 Advertising fees**

Council charges a fee for the advertising of Development Applications, modifications of Development Consent, reviews of determination and other similar applications. Please contact Council for a fee estimate.

### **4.2.4 Viewing & lodging submissions**

All documents that are publicly notified will be available for inspection during the exhibition period at the Council's Customer Service Centre, Ground Floor, 1 Benerembah Street Griffith, and at such other locations as are specified in the notices. The period of exhibition may be increased if the Coordinator of Planning and Compliance (or similar) considers that a longer period is required.

Submissions relating to a Development Application must be made in writing and delivered to Council by any of the following means:

- Personal delivery: Griffith City Council, 1 Benerembah Street, Griffith
- Post: Griffith City Council, PO Box 485, Griffith NSW 2680
- Facsimile: (02)6962 7161
- Email: admin@griffith.nsw.gov.au

Submissions relating to Development Applications must be lodged with Council by 4.00 pm on the final day of the submission period. If the final day of the submission period is not a working day, the submission period is automatically extended to 4.00 pm on the next working day.

### ***What form should a submission take?***

The submission in response to a Notified Development Application must:

- Clearly identify the matter to which the submission relates;
- State the grounds of any objection expressed in the submission. If objecting, the objection must be based on specific planning grounds;
- Be signed by the person making the submission (except if transmitted by email);
- The submission must include the sender's postal address and phone number (especially daytime contact) to enable Council to establish contact, and if necessary, enable Council staff to clarify issues raised in the submission; and
- The submissions must be addressed to the General Manager.

Failing to provide the above information may impact adversely on your submission.

***Will Council accept late submissions?***

No. However, Council will consider the merits only of late submissions received prior to determination.

***Are submissions kept confidential?***

No. The public may access submissions through the *Government Information (Public Access) Act 2009*. The substance of submissions may be included in reports for consideration by Council, which are public. The name and address of the person making the submission may be included in Council's business paper.

***Will Council acknowledge the submissions?***

Yes. An acknowledgement letter will be sent to the submitter to the address provided on the submission. Should the application be referred to an Ordinary Meeting of Council for determination, submitters will be advised in writing of the date of the meeting which the application is to be heard at.

Should the application be referred to the Joint Regional Planning Panel for determination, the applicant will be advised in writing of the date of the hearing in which the application is to be determined at.

***Will the applicant be advised of objections?***

Yes. The applicant is entitled to read and obtain all submissions received. However, the names and addresses of the objectors will be withheld until provided in the Business Paper should the application be referred to an Ordinary Meeting of Council.

***Will Council notify objectors of the outcome of the application?***

Yes, following the determination of an application, all persons who made a submission will be notified of the decision regarding the application as soon as possible after that determination has been made.

***Is there a mediation process?***

Yes. When objections are received Council staff may apply mediation to resolve issues prior to determination of a development application where deemed appropriate. Should the Authorised Officer choose to use mediation, the applicant and those persons who lodged submissions may be invited to attend a mediation meeting, where it will be attempted to resolve issues through discussion.

### ***When will an application be determined by council?***

Where resolution cannot be reached with respect to objections, staff will refer the application to an Ordinary Meeting of Council for determination. The applicant and objectors will be notified of the Ordinary Meeting of Council no later than the publishing of the Business Paper on the Friday before the Meeting. The applicant and objectors may have the opportunity to address the Council at the Meeting.

*Note: Council Meetings occur on every second Tuesday throughout the year. Some exceptions apply so please contact Council's Customer Service Officers for a list of Council Meeting Dates or visit [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au).*

### **4.2.5 Petitions**

Where petitions are received in respect to Development Applications, the head petitioner or where not nominated the first petitioner will be acknowledged for the purpose of future contact as to the progress of the application. Only the head petitioner will be advised of committee meeting times or receive written confirmation of the determination of an application.

### **4.2.6 Extensions to public notification period**

Council may extend the exhibition and submission periods by up to an additional 7 days when such periods coincide with public holidays or other exceptional circumstances.

### **4.2.7 Notification to adjoining Local Government Areas**

Where adjoining properties not within the Griffith Local Government Area are considered to be affected by development in the Griffith Local Government Area, the owner(s) of such properties will be notified in accordance with the provisions of this plan.

## **4.3 Types of Notification**

### **4.3.1 Written Notification**

Written notification is a letter served on a landowner by post or personal delivery, regarding a proposed development.

#### ***Persons to be notified***

Written notification is to be sent to all adjoining landowners. 'Adjoining landowners' is defined as persons who appear on Council's record, to own land:

- a) abutting a development proposal;
- b) separated from it by a pathway, road, channel, driveway or similar thoroughfare; and
- c) directly opposite to the development proposal.

Where adjoining or neighbouring land comprises strata titled or community titled land Council may notify, in addition to the relevant 'Owners Corporation' or 'Association', those individual owners/occupiers of land within the complex, which may be detrimentally affected (in the opinion of the Authorised Officer) by the proposed development or use.

At Council's discretion, the area to be notified may be broadened based on the nature of the proposed development or where in Council's opinion may be detrimentally affected by the proposed development or use. Examples include land which may be affected by proposed development in the following ways:

- The view to and the views from nearby land;
- Potential overshadowing;
- Potential for loss of privacy on nearby land;
- Potential noise impacts on nearby land;
- Likely visual impact of the proposed development in relation to the streetscape;
- Potential to impact natural drainage on nearby land; and
- Any relevant matter for consideration under Section 79C of the EP&A Act 1979.

#### ***Information to be included in the notice***

Notifications shall include at least the following information:

- a brief description of the proposed development or use;
- the DA number or other reference number;
- a description of the land to which the matter relates;
- a due date for any submissions;
- where and during which hours the application may be inspected; and
- contact details and office hours of Council.

#### ***Notification period***

Unless otherwise specified, the exhibition period is 14 days, with the submission period expiring at 4:00PM on the last day of exhibition. Council may extend the exhibition and submission periods when such periods coincide with public holidays, however the total exhibition and submission period may not exceed 21 days unless otherwise required by the *Environmental Planning and Assessment Act 1979*.

### **4.3.2 Weekly Notification**

With weekly notification a notice will appear in a local newspaper. The development identified as requiring weekly notification are required to be published in the local newspaper on one (1) occasion only.

### ***Information to be included in the notice***

Notifications shall include at least the following information:

- a brief description of the proposed development or use;
- the DA number or other reference number;
- a description of the land to which the matter relates;
- where relevant – the name of the applicant;
- a due date for any submissions;
- where and during which hours the application may be inspected; and
- contact details and office hours of Council.

### ***Notification period***

Unless otherwise specified, the exhibition period is 14 days from the date the letter was written. The submission period is the time within which a person may make a written submission relating to a notified development application. Unless otherwise specified, the submission period expires at 4:00PM on the last day of exhibition. Council may extend the exhibition and submission periods when such periods coincide with public holidays, however the total exhibition and submission period may not exceed 21 days.

### **4.3.3 Self-obtaining Notification**

Council has a process known as “self-obtaining notification”. The applicant can submit a written declaration of no objection to the proposal from all nominated adjoining land owners and lodge it along with the Development Application. The process will not only reduce the determination time but will also not attract public notification fees. A standard template is available from Council for use. Applicants should speak with Council’s planning staff to confirm which properties are required to be notified. All notified property owners are to sign a copy of the proposed plans (site, floor and elevation plans).

*Note: all listed property owners must sign the plans and declaration.*

#### ***What happens if the applicant fails to obtain letter of no objection from all nominated landowners?***

Failing to obtain the adjoining owner consent means Council will notify to the adjoining owners prior to determination of the application. All fees associated with this are payable by the applicant at the time of the application.

*Note: should the developer not wish to undertake self-obtaining notification, they may elect for Council to undertake written notification to all nominated adjoining landowners.*

#### ***What if the adjoining land owners object?***

Refer to the mediation process detailed in section 4.2.7

#### **4.3.4 Published notification**

All development identified as 'Advertised Development' and 'Other Advertised Development' is to be publicly notified by a Published Notice, which appears across 1 or 2 columns of a local newspaper and is published on two (2) separate occasions. All development which is required to be notified by a Published Notification is also required to undertake Written Notification.

##### ***Information to be included in the notice***

The provisions of the *Environmental Planning and Assessment Regulation 2000* specify what information is to be included in the notice.

##### ***Notification period***

Nominated integrated development or threatened species development shall be exhibited for 30 days. In any other case the exhibition period is 14 days, with the submission period for both expiring at 4:00PM on the last day of exhibition.

*Note: As per the Act, the notification period commences on the day after the day on which the published notice is first published in a newspaper.*

#### **4.4 What Developments will not be Notified**

The following development in Residential Zoned Areas does not warrant public notification:

- Single storey dwelling houses which meets the relevant controls of Part 3 of this DCP;
- Garages, carports, sheds, outbuildings or other ancillary residential development that meets Council's setback requirements and are at least 900 mm clear of property boundaries;
- Swimming pools associated with a dwelling which are at least 2m clear of property boundaries and behind the building line;
- Internal and external alterations or additions of single storey dwelling house;
- Ground-floor alterations or additions to an existing double storey dwelling house;
- Subdivision of 5 or less allotments; and
- Strata subdivision

#### **4.5 What Developments will be Notified**

##### **4.5.1 Potential Negative Impact**

Development will be publicly notified where Council is of the opinion that the enjoyment of land may be detrimentally affected by or in relation to:

- the views to and the views from the land;
- overshadowing;
- privacy;
- noise, odour or any other potential polluting emission;
- the visual quality of the development in relation to the streetscape;
- the scale or bulk of the proposed development;
- the siting of the proposed development in relation to the site boundaries;
- the proposed hours of operation/use for the development;
- light spillage or reflection;
- means of access to, or provision of, parking on the proposed development site;
- the amount of traffic likely to be generated by the proposed development;
- drainage; and
- the likely or perceived social and economic impacts of the proposal.

#### 4.5.2 Specified Development

The following table identifies 'Specified Development', which will be notified and the manner which notification will take

Type of development	Self-obtaining Notification	Written notification	Weekly notification	Published notice	Comments
Backpackers accommodation		X	X		
Bed and breakfast accommodation	X				<b>Unless Complying Development</b>
Boarding houses		X	X		
Business premises		X	X		
Camping grounds		X		X	
Caravan parks		X		X	
Child care centres		X	X		
Community facilities		X	X		
Dual occupancies		X			

Educational establishments & Schools		X		X	
Emergency services facilities		X		X	
Exhibition homes	X				
Farm stay accommodation	X				
Group homes		X	X		
<b>health services facilities:</b>					
<i>a medical centre</i>		X	X		
<i>community health service facilities</i>		X	X		
<i>health consulting rooms</i>		X	X		
<i>patient transport facilities, including helipads and ambulance facilities</i>		X	X		
<i>Hospital</i>		X	X		
Home businesses, industries, occupations	X				<b>Unless Complying Development</b>
Hostels		X	X		
Information and education facilities		X	X		
Multi dwelling housing		X			
Neighbourhood shops		X	X		
Office premises		X	X		

Places of public worship		X	X		
Recreation areas		X	X		
Recreation facilities (outdoor) & (indoor)		X	X		
Residential flat buildings		X	X		
Respite day care centres		X	X		
Restaurants or cafes		X	X		
Secondary dwellings	X				
Seniors housing		X		X	
Serviced apartments		X	X		
Shop top housing		X			
<b>Other development:</b> All other development proposals are required to be notified under weekly notification except where the Coordinator of Planning and Compliance (or similar) is of the opinion that the use or enjoyment of land may be detrimentally affected by the proposal and the adjoining owners needs to be notified.					

#### 4.6 Notification of Amended Plans

When an application is amended prior to its determination, the application shall be readvertised or notified when the amended application is considered likely to result in additional environmental impacts. Amended applications that result in a reduction in the environmental impacts of a development proposal are not required to be readvertised or renotified.

#### 4.7 Notification of Section 96 Modification Applications

In general the notification process will be as per the original development application except where:

- the modification is of minor nature pursuant section 96(1) of EP&A Act, or
- the modification is of minimal environmental impact pursuant Sec 96 (1A) of the EP&A Act then no notification is required.

Council must notify the objectors and re-notify the proposal as per this Policy all modifications applications lodged under Section 96(1A) & 96(2) of EP&A Act 1979, where an objection was received to the original application.

In circumstances which a modification application is considered to impact on neighbouring residents as compared to the original proposal, the neighbouring residents will be notified.

## **4.8 Notification of Section 82A Review Applications**

Council must notify the objectors and re-notify the proposal as per this Policy all modifications applications lodged under Section 82(A) of EP&A Regulation, where an objection was received to the original application.

The exhibition and submission periods applicable to applications for modification of an application or review of a determination may be extended in accordance with the provisions of this DCP.

### **Definitions**

***Exhibition period:*** A specified period in which any person may inspect exhibited documents relating to a specified development and make a submission.

***Specified Development:*** A development that requires public notification prior to making a final determination. Specified development is development other than designated or advertised developments that are listed under the Environmental Planning and Assessment Act 1979.

***Local newspaper:*** A newspaper circulating at least once weekly in the Griffith City Council area.

***Weekly Notice:*** An advertisement placed in a local newspaper, generally appearing in Friday editions. The following information is included in the notification:

- a brief description of the notifiable application
- the development application number or other reference number
- a description of the land to which the matter relates
- where relevant, the name of the applicant
- the dates for the submission and exhibition periods.

### ***Notice to the owner:***

Written notification to the owner. The owner is considered to be:

- o such persons as appear to the consent authority to own or occupy the land adjoining the land to which the application relates, and

- to such public authorities (other than relevant concurrence authorities or approval bodies) as, in the opinion of the consent authority, may have an interest in the determination of the application.
- if land is a lot within the meaning of the Strata Schemes (Freehold Development) Act 1973, a written notice to the owners corporation is taken to be a written notice to the owner or occupier of each lot within the strata scheme, and
- if land is a lot within the meaning of the Strata Schemes (Leasehold Development) Act 1986, a written notice to the lessor under the leasehold strata scheme concerned and to the owners corporation is taken to be a written notice to the owner or occupier of each lot within the strata scheme, and
- if land is owned or occupied by more than one person, a written notice to one owner or one occupier is taken to be a written notice to all the owners and occupiers of that land.

**Published Advertisement:** A notice appearing across 1 or 2 columns in display section of a local newspaper

**Self-obtaining Notification:** A written consent of no objection to the proposed development from all nominated adjoining landowners.

**Written notice:** A letter served on a person by post or personal delivery.

**Adjoining landowners:** Persons who appear on Council's record, to own land:

- abutting a development proposal
- separated from it only by a pathway, driveway or similar thoroughfare, and
- directly opposite to the development proposal.

**Statutory requirement:** A requirement under the provisions of an Act, Regulation, State Environmental Planning Policy, Local Environmental Plan or other statutory instrument.

### **GLOSSARY OF TERMS USED**

DCP: Development Control Plan

EP&A ACT: Environmental Planning & Assessment Act 1979

LEP: Local Environmental Plan

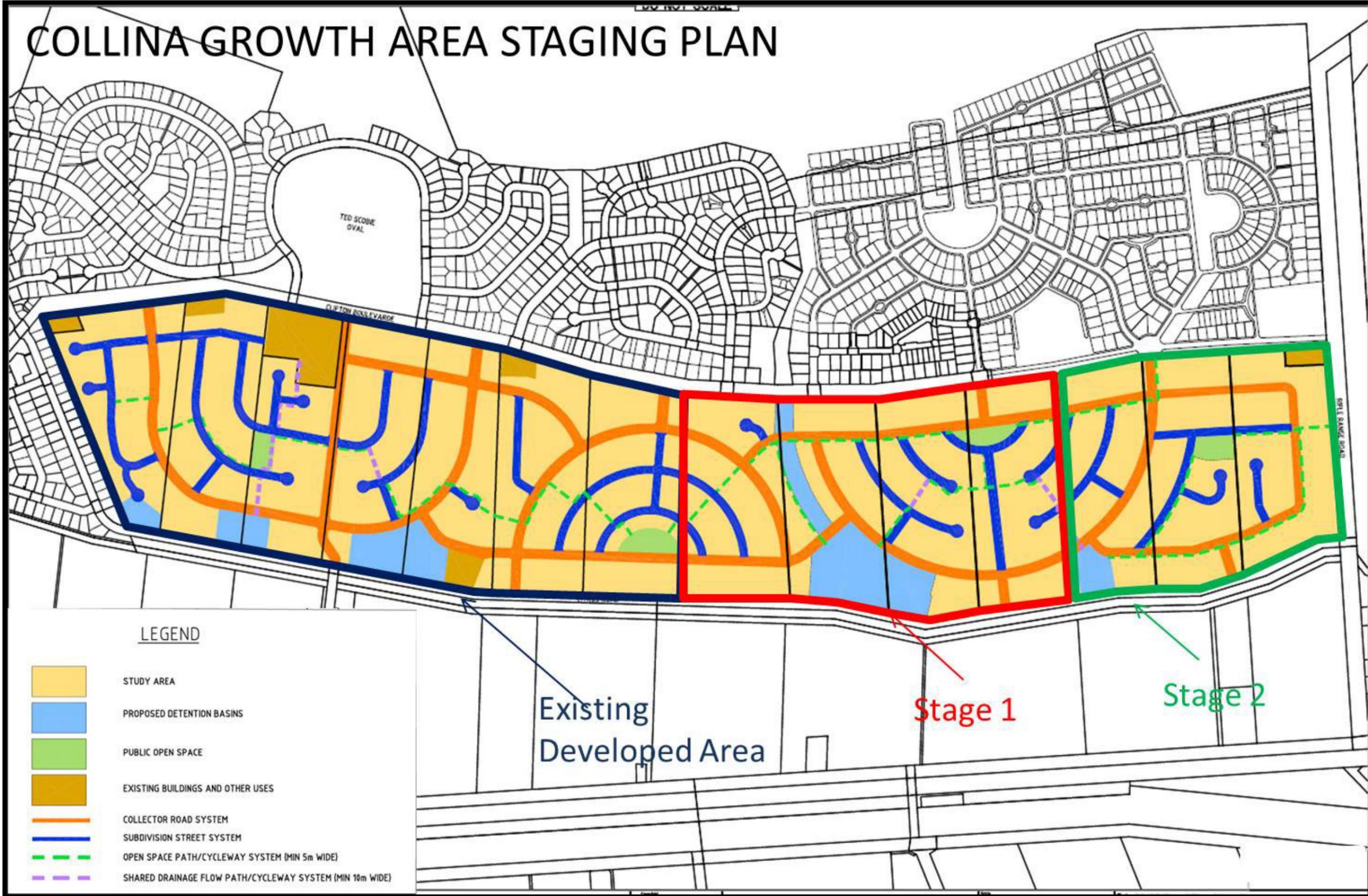
SEPP: State Environmental Planning Policy

EP&A REGULATION: Environmental Planning & Assessment Regulation 2000

# APPENDIX 1 - PLANS

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# COLLINA GROWTH AREA STAGING PLAN



DO NOT SCALE

# COLLINA GROWTH AREA ROAD AND PATH PLAN



## LEGEND

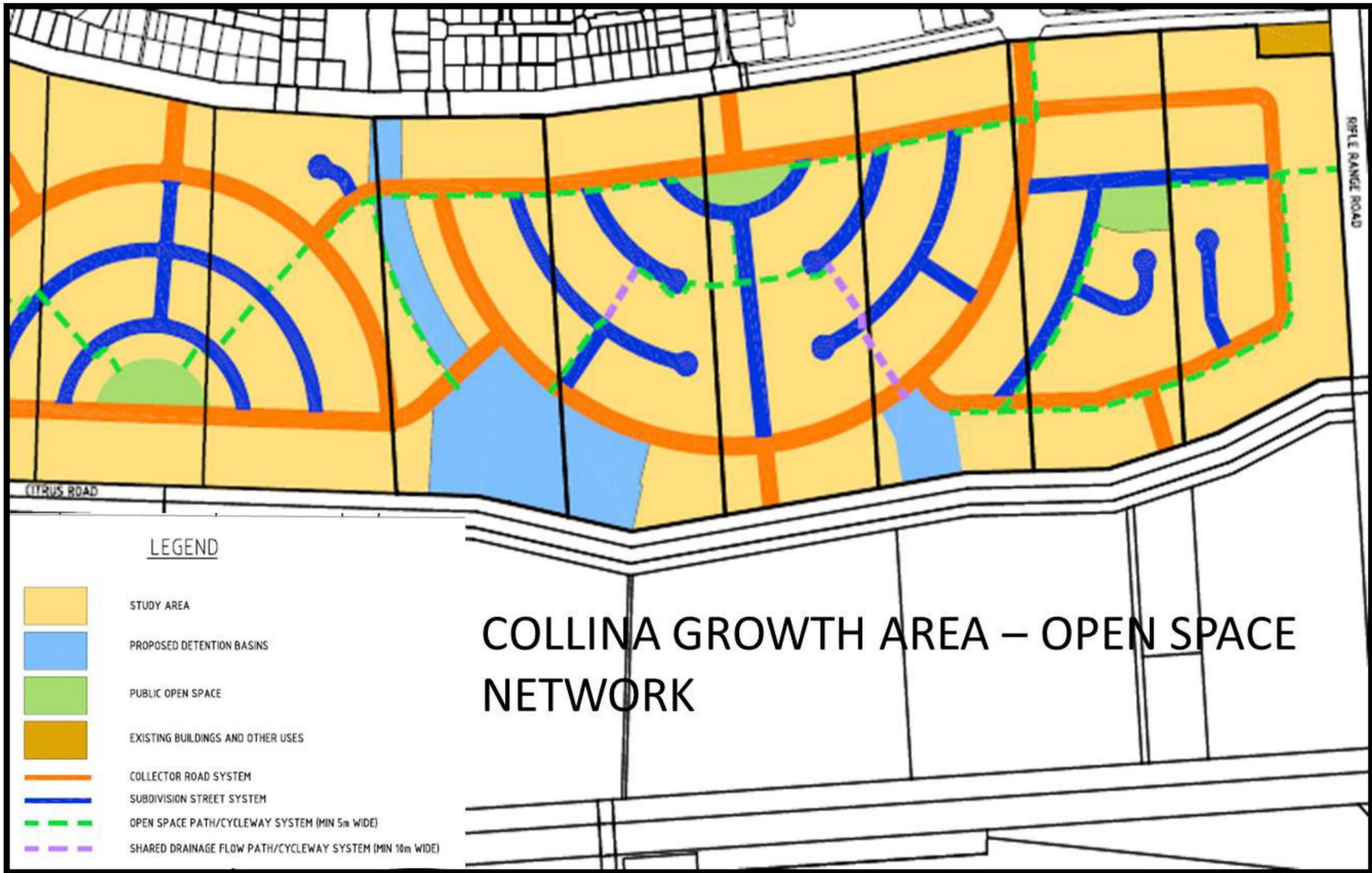
- COLLINA DEVELOPMENT AREA
- PROPOSED DETENTION BASIN RESERVE
- PUBLIC OPEN SPACE
- EXISTING DEVELOPED AREA AND OTHER USES
- COLLECTOR ROAD (20m)
- LOCAL ACCESS ROAD (17m)
- OPEN SPACE PATH/CYCLEWAY SYSTEM (MIN 5m WIDE)
- SHARED DRAINAGE FLOW PATH/CYCLEWAY SYSTEM (MIN 10m WIDE)
- SUPERLOT BOUNDARY

## INTERSECTION TREATMENT

- MAJOR ROUNDABOUT
- MINOR ROUNDABOUT
- BREAK IN CENTRE MEDIAN
- T (STOP)
- T- INCORP TRAFFIC CALMING
- T (GIVEWAY)
- T- INCORP TRAFFIC CALMING
- T (BANK)
- LEFT IN/LEFT OUT ONLY

RANKIN SPRINGS ROAD

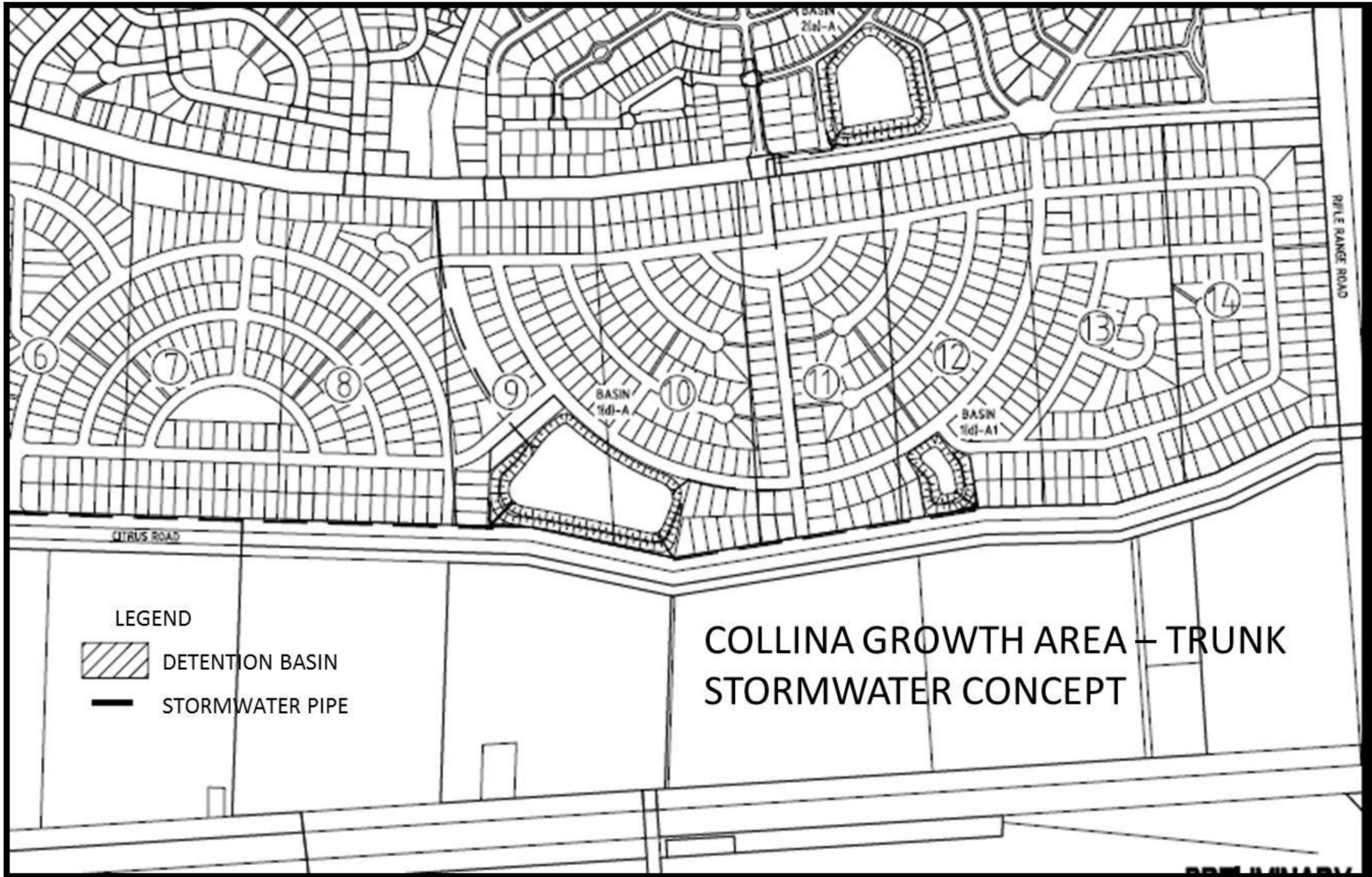
SPILL RANGE ROAD

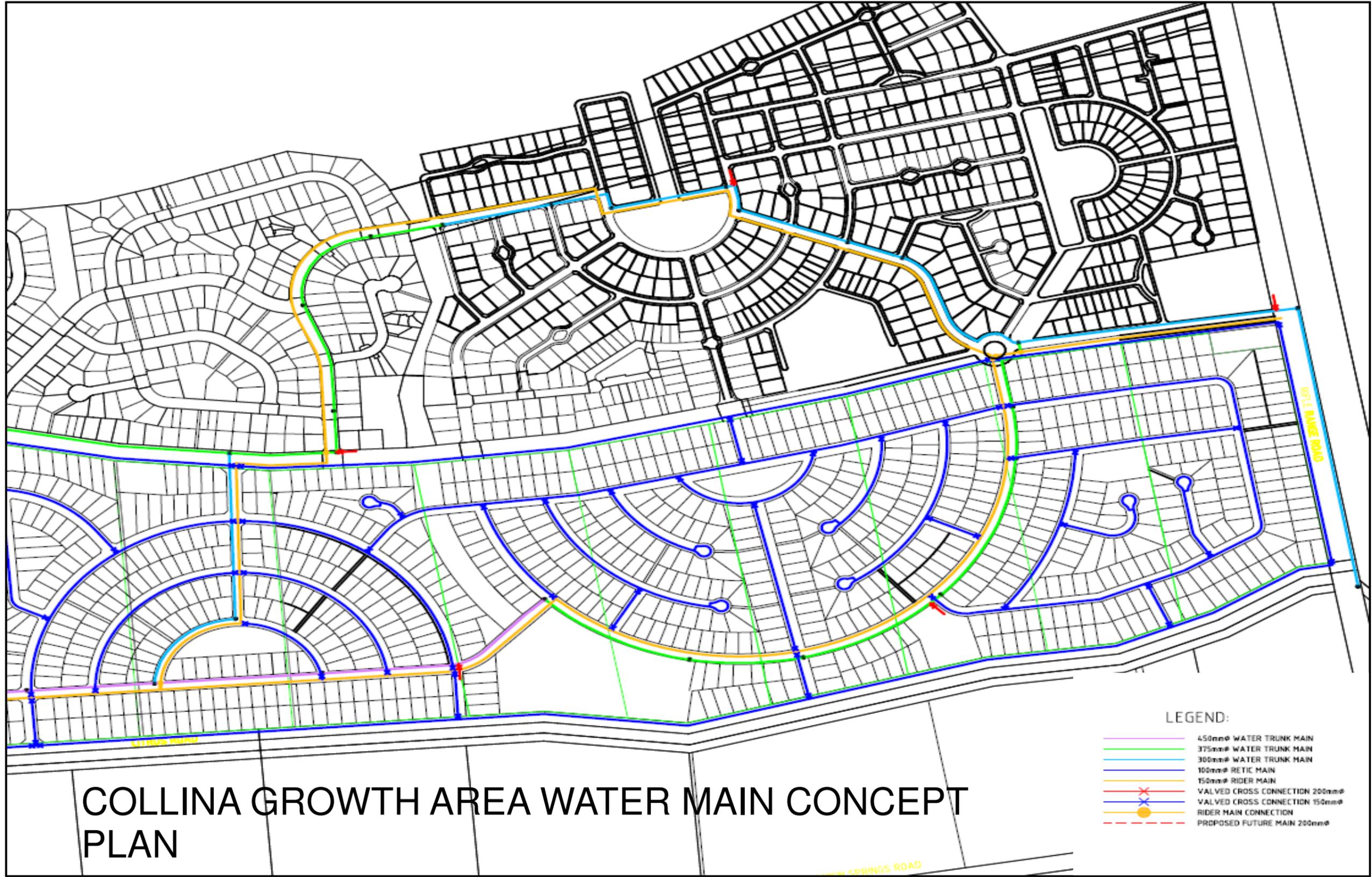


**LEGEND**

- STUDY AREA
- PROPOSED DETENTION BASINS
- PUBLIC OPEN SPACE
- EXISTING BUILDINGS AND OTHER USES
- COLLECTOR ROAD SYSTEM
- SUBDIVISION STREET SYSTEM
- OPEN SPACE PATH/CYCLEWAY SYSTEM (MIN 5m WIDE)
- SHARED DRAINAGE FLOW PATH/CYCLEWAY SYSTEM (MIN 10m WIDE)

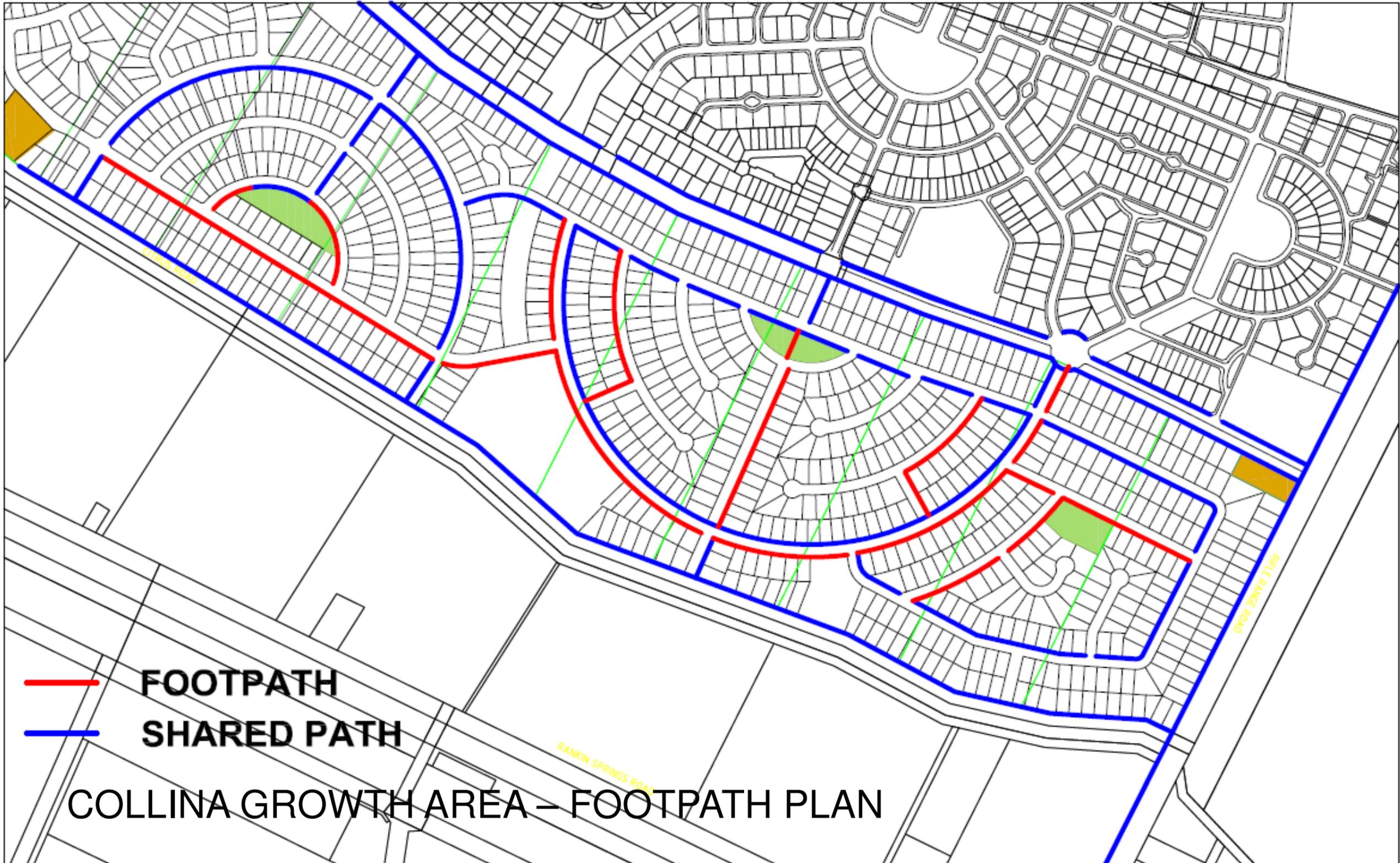
**COLLINA GROWTH AREA – OPEN SPACE NETWORK**







# COLLINA GROWTH AREA TRUNK SEWER MAIN CONCEPT PLAN



## Appendix 2 – Recommended Landscaping Species for the Collina Growth Area

\*Please note that this is not an exhaustive list of recommended plants and there are a number of other native and exotic plant species that might be drought, salt and frost tolerant. For more information, please contact Council or any number of local nurseries that serve the Griffith area.

Botanical Name	Common Name	Height
<b>Large Tree</b>		
<i>Allocasuarina verticillata</i>	Drooping Sheoak	10m
<i>Acacia omalophylla</i>	Yarran	5-10m
<i>Brachychiton populneus</i>	Kurrajong	12-15m
<i>Callitris glaucophylla</i>	Black Cypress Pine	8-12m
<i>Casuarina cunninghamiana</i>	River Sheoak	10-30m
<i>Eucalyptus kondininensis</i>	Kondinin Blackbutt	8-15m
<i>Eucalyptus leucoxylon</i>	Yellow Gum	10-30m
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	15m
<i>Geijera parviflora</i>	Wilga	9m
<i>Eucalyptus interexta</i>	Gum Coolabah	15-30m
<b>Small Tree</b>		
<i>Acacia salicina</i>	Cooba	5-6m
<i>Capparis mitchellii</i>	Wild Orange	5-7m
<i>Eremophila glabra</i>	Emu Bush	0.5-3m
<i>Eriostemon myoporoides</i>	Long-leaf Waxflower	2m
<i>Hakea leucoptera</i>	Needlewood	2-6m
<i>Leptospermum divericatum</i>	Tea Tree	1-4m
<i>Melaleuca lanceolata</i>	Moonah	3m
<i>Melaleuca stypheloides</i>	Prickly Paperbark	8-10m
<i>Myoprum montanum</i>	Western Boobialla	4m
<i>Santalum acuminatum</i>	Quandong	6m

<b>Botanical Name</b>	<b>Common Name</b>	<b>Height</b>
<b>Shrub</b>		
<i>Acacia cardiophylla</i>	Wyalong Wattle	2-4m
<i>Acacia pycnantha</i>	Golden Wattle	3-10m
<i>Baeckea virgate</i>	Twiggy Baekea	0.5-3m
<i>Callistemon phoeniceus</i>	Bottlebrush	1-2.5m
<i>Cassinia laevis</i>	Cassinia	1-3m
<i>Correa alba</i>	White Correa	1.5m
<i>Dodonaea lobulata</i>	Hop Bush	1-3m
<i>Enchyleana tomentose</i>	Ruby Saltbush	0.1-0.3m
<i>Grevillea sp.</i>	Grevillea	3m
<i>Melaleuca armillaris</i>	Honey Myrtle	6m
<i>Myoporum insulare</i>	Boobialla	3-4m
<i>Prostanthera ovalifolia</i>	Purple Mint Bush	2-2.5m
<i>Senna artemisioides</i>	Punty Bush	2m
<i>Westringia brevifolia</i>	Native Rosemary	2m
<b>Perennial</b>		
<i>Agave americana</i>	Century Plant	2m
<i>Anigozanthus manglesii</i>	Kangaroo Paw	1m
<i>Atriplex semibaccata</i>	Creeping Saltbush	0.5m
<i>Brachycome multifida</i>	Swan River Daisy	0.5m
<i>Bulbine bulbosa</i>	Bulbine Lily	0.75m
<i>Coleonema pulchrum</i>	Diosma	1.2m
<i>Dianella longifolia</i>	Smooth Flax-lily	1-1.5m
<i>Eutaxia microphylla</i>	Mallee Bush Pea	0.3m
<i>Lomandra longifolia</i>	Mat Rush	0.7m