

Private Domain Guidelines

Site Coverage

The following site coverage is proposed, which are generally in accordance with SEPP and Lake Macquarie City Council (LMCC) guidelines where applicable for traditional small lot/dual occupancy and multiple dwelling type lots:

Townhouse	70%
Small Courtyard	70% (LMCC 60%, SEPP Not applicable)
Large Courtyard	50%
Traditional	50%
Lifestyle	40%

Note: the SEPP guideline defines site coverage as including building footprint, garage, balcony/deck enclosed by a wall over 1.4m high.

Building Setbacks

Attached is a summary of built form controls currently with local and state governments. The setbacks proposed generally meet the minimum requirements or exceed them except for the secondary frontage setback as follows:

- LMCC standards state that a 2m setback is required for local roads and a 3m setback is required for collector roads.
- NCC standards require a 2.5m setback for single dwellings
- SEPP require a 2m setback for lots above 450m²

The SEPP standard of a 2m setback is preferable on lots above 450m² as lots below this need to maximize the smaller frontage to attain appropriate internal room widths and still maintain usable private open space on the opposite side boundary. Given that there are no design façade and building opening controls for buildings built up to secondary boundary frontages the 2m setback has been adopted with exceptions to be reduced below 2m for buildings that demonstrate:

- Facades that address the street with entrances and balconies
- Facades that maintain privacy and security

An additional control can be added for allotments that contain existing vegetation and are slope constrained. The rear setback will need to be increased to retain vegetation where possible and respect slope, depending on the circumstance. It is considered unreasonable to mandate a wider setback control over and above current legislation for a situation which is site based and can only be determined at detailed subdivision design.

Traditional and Large Courtyard Lots

The differences between lot types are as follows:

	Lot Area	Minimum Frontage	Side Setback
Large Courtyard	470-550m ²	13.5m	1m up to 3m in height + 0.3m for every metre over 3m
Traditional	525-900m ²	15m	1m minimum

The traditional lot type allows for its application across a wide range of character areas as shown in the lot type range by development precinct table below. Given the landscape topography and drainage, there is a wide range of situations that will result in a lot size that varies considerably, but still has a 15m frontage to cater for the expected housing product required. Their placement will be dictated by road location according to topography which will then dictate lot depth and therefore vary the lot sizes within the traditional housing type lot from 525m² to 900m², however the frontage can remain the same.

The large courtyard lot type is a smaller lot with a smaller frontage that is excluded from the Minmi Heritage areas and the Hillside Character areas which have slope constraints and are not suited for a smaller frontage. The side setback increases on the second level for solar access and privacy, as buildings will be located closer to the boundary on these lot types.

Maximum Wall Height

The wall heights are not intended to include fencing, which are subject to normal domestic controls. In practice, built to boundary walls will mostly occur on the smaller range of large courtyard (usually up to 500m²), small courtyard and townhouse lots and occur on side boundaries and for garages on rear lanes. If a lot is not rear loaded most buildings will be setback from the rear boundary a distance of 3m to allow for private open space. It is considered appropriate to have a 3m rear boundary setback unless the lot is serviced by a lane, in which case this can be reduced to 0m.

Private Open Space

The private open space controls are in accordance with NCC and LMCC controls. SEPP standards outline 24m² (min 4m wide, not steeper than 1:50). It is considered that proposed controls are appropriate.

Mixed Use Lots

Mixed Use lots are located in Minmi Extension Precinct (Existing Minmi Township), Minmi East Precinct (High Street) and Link Road North Precinct (Village Centre). These lots generally allow for a residential and retail/commercial mix within the same building. The following principles are appropriate:

Site Disposition

- The smallest lot size is 280m², however this does not preclude larger lots being developed in an integrated manner, according to market requirements and construction feasibilities.
- Site buildings close to and oriented towards the street. Front Setbacks to street for commercial and retail uses at ground level may range from 0-3m to allow for seating and dining areas and entrances to residential components of the building.
- Clearly define spaces for pedestrians, utilities, service, parking and storage areas. Parking and storage are to be screened from the primary street frontage.
- Establish links with the public realm
- Provide covered walkways, outdoor seating and landscaping where possible
- Create a walkable street edge that is stimulating, legible, comfortable and safe for pedestrians
- Locate active uses such as shops and cafes at the front of the building
- Maximise active use of the public realm, such as outdoor dining

Building Appearance

- The façade treatment reflects the activities carried out within the building
- Provide ground floor façades that are rich in detail and interesting for pedestrians
- Integrate each use in a manner that achieves a seamless appearance
- Plant and machinery used by non-residential activities are integrated within the building or are suitably screened from the primary street frontage
- Vehicular entrance openings are integrated within the design of the building and service predominantly from the rear.
- Provide an appearance of several smaller buildings at ground level to generate an area which is welcoming and pedestrian-friendly
- Design windows at street level which are of a size that respects the human scale
- Incorporate shop front windows, display cases and other elements along side streets to provide visual interest to façades

Building Entrances

- Clearly identify the primary entrance of a mixed use development and distinguish it from secondary entrances
- Design entrances to be clearly visible from the street frontage, readily identifiable from public areas, to be well-lit at night