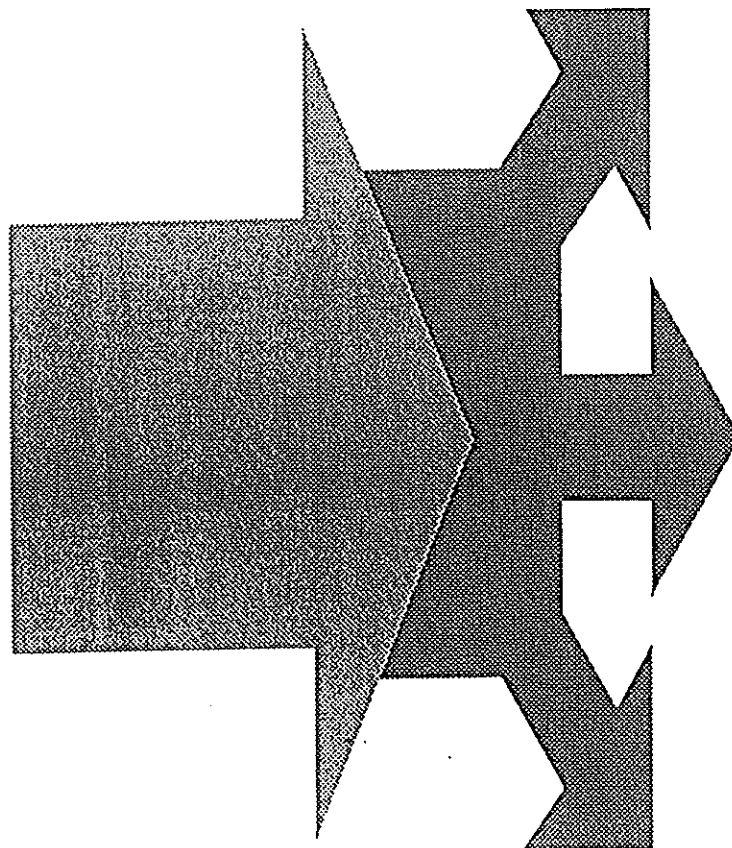


# Urban Subdivision Development Control Plan No.11

---

*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.

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

NOTE:

The minimum size for dual occupancy development is 700m<sup>2</sup>.

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 <sup>2</sup>
	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 1000m<sup>2</sup>.
2. No battleaxe subdivisions shall be permitted.

