

Bogan Shire Council Development Control Plan 2012



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STEP 1: INTRODUCTION

STEP 1: INTRODUCTION

YOU ARE HERE

- Purpose
- How the DCP works
- 'Fast Track' Determinations
- Consultation



STEP 2: TYPE OF DEVELOPMENT

- Residential
- Residential (Dual Occupancy)
- Residential (Multi Dwelling)
 - Industrial
 - Subdivision
- Commercial & Retail



STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

- Other Types of Development
 - Environment



STEP 4: SITE SPECIFIC

- Bushfire Prone Land
- Flood Affected Area



STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

Discretionary Development Standards for Proposals not Subject to "Type of Development" Controls and Where 'Deemed to Satisfy' Controls are not Achieved



1.1 Purpose of the Plan

This Plan contains more detailed guidelines for development to complement the provisions contained in the Bogan Shire Council Local Environmental Plan 2011 which applies to all land within Bogan Shire Local Government Area (LGA).

1.2 Aim of the Plan

The aims of this Plan are to:

- Define development standards that deliver the outcomes desired by the community and Council;
- Provide clear and concise development guidelines for various forms of development;
- Encourage innovation in design and development by not over-specifying development controls;
- Expedite development approvals by providing clear direction on Council's intent and criteria; and
- Provide certainty of development outcomes for developers and the community.

1.3 How the plan works

This development control plan (DCP) provides the key criteria for specific types of development that commonly occur in the Bogan Shire Local Government Area. Development controls are also provided for specific locations within the region. Development controls are broken into four separate components – **STEP 2: Type of Development, STEP 3: General Development Specifications, STEP 4: Site Specific Requirements and STEP 5: Discretionary Development Standards.**

Under section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is required to consider a range of issues in the evaluation of a development application including the DCP. Therefore compliance with this DCP does not guarantee development approval will be issued.

However, in relation to the nominated types of development, Council has adopted 'non-discretionary' development controls that establish a 'deemed to satisfy' standard of development. Where this standard is achieved, Council **MAY NOT**:

- (a) give further consideration to those standards in determining the development application, or
- (b) give weight to objections received relating to those standards, or
- (c) refuse the application on the ground that the development does not comply with those standards,
or
- (d) impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards.

Where the standard is not achieved, the application cannot be ‘fast tracked’, and the application must provide justification in line with the [Discretionary Development Standards](#).

In the absence of specific controls in the DCP for a development type, **Step 3: General Development Specifications** identifies matters that are relevant to all forms of development and will be considered as part of Council’s merit-based assessment, applying best practice planning standards.

1.4 Fast Track Determinations

This plan identifies ‘non-discretionary’ development standards that reflect achievement of the underlying objectives of the DCP for specific types of development. Where a proponent certifies that the minimum standards are met, determination should be issued within 21 days of lodgement where advertising and/or notification is required, or 14 days where no consultation is undertaken.

This new ‘*deemed to satisfy*’ process is a simpler, faster approval pathway. Still merit-based, the process streamlines the assessment of common forms of development that can be clearly quantified as achieving the outcomes sought by the community, the development industry and Council.

The following types of development may be ‘fast tracked’ where the proponent certifies that the development complies with the minimum DCP controls:

- ✓ **Residential (General Housing) including ancillary structures such as pools and car ports**
- ✓ **Residential (Dual Occupancy)**
- ✓ **Residential (Multi-dwelling)**
- ✓ **Industrial**

Fast track determination does not apply to:

- × subdivision
- × commercial and retail
- × unspecified forms of development
- × flood affected land
- × heritage items identified in the local environmental plan
- × bushfire prone land
- × proposals that are integrated or designated.

Development applications lodged under the fast track process will need to be accompanied by signed certification. Council has prepared a checklist for each type of “fast-track” development.

Council will accept applications certified by suitably qualified persons (such as planners, architects, engineer, draftsman and surveyors). Where plans are subsequently found to not meet a standard, the application will be removed from the fast track stream and the person who provided the certification will not be eligible to claim fast track determinations for a period of at least six months.

1.5 Don't meet the 'deemed to satisfy' standards?

If your proposal does not meet the 'deemed to satisfy' standards, your application must provide justification in response to **STEP 5: Discretionary Development Standards**.

Applications that do not meet the 'deemed to satisfy' criteria will not be processed under the 'fast track' stream.

1.6 Relationship to other plans

This DCP is only one of the matters that must be considered by Council in determining a development application.

The proposal must also be considered with regard to the other matters contained in Section 79C of the Environmental Planning & Assessment Act 1979, including relevant environmental planning instruments, the likely environmental effects, and suitability of the site, any submissions received and the public interest.

Further, other State or Commonwealth legislative requirements may apply, depending on the location and characteristics of the site.

1.7 Developer Contributions

As a consequence of development it is likely that an increase in the demand for public amenities and services (such as cycle ways, community facilities, local open space etc.) will occur. In this regard, a contribution under Section 94 of the *Environmental Planning and Assessment Act 1979* may be required as a condition of the development consent.

Council requires developers to contribute towards the augmentation of water, sewerage and stormwater works to meet the additional demands of the new development. In this regard, approval must be sought from Council under the *Water Management Act 2000* (water, sewer) and *Local Government Act 1993* (stormwater) to determine the required contributions.

Rates are reviewed annually in the management plan and can be viewed on Council's website.

1.7A Currency of Guidelines

The Guidelines will be reviewed as required.

To ensure you are using the most current version, you may either contact Council by phone or check the web-site. This will also alert you to any amendments on exhibition.

1.8 Community Consultation

Advertised Local Development

The following kinds of development will be **advertised**:

- Demolition of a building identified as a heritage item in Schedule 5 to the Bogan Shire Council Environmental Plan 2011;
- Use of a heritage item for a purpose prohibited within the zone, as provided for by clause 5.10 of the Bogan Shire Council Environmental Plan 2011;
- Major Council projects (not including utility service infrastructure) with a value exceeding \$1,000,000, or likely to be of significant community interest;
- Non-residential uses in or adjacent to the R1 General Residential, R5 Large Lot Residential, or, RU5 Village Land use Zones;
- Subdivisions creating 5 or more allotments;
- Within the R1 General Residential, R5 Large Lot Residential or, RU5 Village Land use Zones, development applications for the purposes of: semi-detached dwellings; dual occupancies; attached dwellings; multi dwelling housing; residential flat buildings; seniors housing; hostels; boarding houses; group homes; tourist and visitor accommodation; caravan parks; exhibition homes; exhibition villages.

NOTE: Applications for residential forms of development lodged under “Fast Track Determination” pathway will not be advertised.

- Any development identified by Senior Council staff that should be advertised in the public interest.

These developments will be advertised by:

1. Notice of the development in a local Newspaper, containing the same information as is required to be given in the written notice;
2. Written notice of the proposal to be given to all adjoining landowners;
3. Period of exhibition to comprise a minimum of 14 days from the date notice is published (plus an additional 7 days of exhibition where the period of exhibition coincides with Public School Holidays, or additional day/s for a Public Holiday).

Notified Development Applications

Apart from the exceptions listed below, all other development applications that involve alteration to the external configuration of a building, the erection of a new building, or variation to an adopted building line will be notified to adjoining land owners in accordance with this chapter. The kinds of development that will **not automatically be notified** comprise:

- Single storey dwelling house;
- Single storey additions to a house;
- Minor dwelling additions such as: open car port, pergola, veranda;
- Private swimming pool;
- Detached garage or shed associated with a dwelling;
- Any building on land within RU1 Primary Production, RU3 Forestry, which has an area of greater than 2 hectares;
- Commercial or industrial development within a business or industrial zone;

Despite the above exclusions, following site inspection of the site, and consideration of such factors as the character of the existing development, slope of the site and local amenity, Council may determine that notification should occur and the adopted fee will apply.

Written notice to adjoining landowners shall contain the following minimum information:

1. Real property description and address of the land;
2. Applicant's name;
3. Description of the proposal for which consent is sought;
4. The period in which submissions must be made;
5. A notification plan.

*Adjoining land generally means land which shares a common boundary with the development site or is separated only by a pathway, driveway, laneway or public road; or is the closest land not owned by the developer.

STEP 2: TYPE OF DEVELOPMENT

STEP 1: INTRODUCTION

Purpose
How the DCP works
'Fast Track' Determinations
Consultation

STEP 2: TYPE OF DEVELOPMENT

YOU
ARE
HERE

- Residential
- Residential (Dual Occupancy)
- Residential (Multi Dwelling)
 - Industrial
 - Subdivision
- Commercial & Retail

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STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

- Other Types of Development
 - Environment

STEP 4: SITE SPECIFIC

- Bushfire Prone Land
- Flood Affected Area

STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

Discretionary Development Standards for Proposals not Subject to "Type of Development" Controls and Where 'Deemed to Satisfy' Controls are not Achieved

General Housing & Ancillary Structures Development Controls

Dwelling Setbacks

Zone	Street	Side / Rear
R1	6m	BCA
R1 >2000m ²	6m	BCA
R5	10m	1.5m
RU1	20m	10m
RU5	6m	BCA

- In Zone R5, setbacks vary dependent upon the intended use.
- In Zone R1, where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 4 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and should contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.
- Where the shape of the lot or site constraints affect the placement of a dwelling, encroachment to the building lines in the above table will be permitted, to a maximum of 5% of the specified setback and for a maximum of 10% of the length of the wall.
- Within "The Peak" a setback of 2 metres is permitted to verandas, being open-style elements of the building façade.

Dwelling Building Height

- Measured from natural ground level to:
- Topmost ceiling: maximum 6.5m
 - Top of the ridge: maximum 8.5m

Privacy

- Single storey development meeting setbacks do not require specific privacy controls.
- Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Design

- No windowless facades at the street frontage(s).
- Street elevations are to include at least 5% of openings, including windows and doors.
- For corner lots, dwellings shall be designed to present to and have vehicle access from alternate frontages, unless, one street is a collector road or greater, where both shall be accessed from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Site Coverage

- Stormwater runoff must not exceed infrastructure capacity.

Zone	Cumulative site coverage
R1	60%
R1 >2000m ²	25%
R5	25%
RU1	Not specified
RU5	60% sewerer 40% un-sewerer

NB: Includes all hardstand areas.

Parking

- Provision for parking of two vehicles behind the building line.

Utilities

- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy for further detail.
- Details of water supply are to be provided.
 - If available, connect to reticulated supply;
 - Where trickle supply is available, connection shall be in accordance with Council Policy "Low Flow (Trickle Feed) Water Supply";
 - Where no water supply is available, minimum tank storage of 60,000 litres is required, of which a minimum of 10,000 litres is retained for fire fighting purposes (this can increase in bushfire prone areas).

Fencing

- Street fencing shall be open or combination of open panels and masonry columns to a maximum height of 1.8 metres above natural ground level or to finished nature-strip level.
- Where a street fence is proposed, the section of side boundary fencing located in front of the building setback shall be open or combination of open panels and masonry columns to match front fence.
- Street fencing details are required with DA for dwelling.

Temporary Accommodation (during dwelling construction)

- Not permitted in R1 and RU5 zones.
- Written evidence that finance is available for erection of the proposed permanent dwelling within a period not exceeding 12 months.
- Maximum period of occupation is 12 months.
- Cannot be situated in front of the proposed dwelling.

Outbuildings, Carports and Detached Garages

- Not permitted within building setback.
- Not in front of main dwelling if <4,000m² lot.
- If in front of main dwelling, must:

- Same construction,
- Matching roof pitch, and
- Appear like part of the habitable dwelling.
- Vehicle access to detached carports, garages, storage sheds from the laneway shall be setback a minimum of 4m from that laneway.
- Footings of main dwelling must be constructed and inspected before occupation of temporary accommodation.
- Occupation by the owner and immediate family only.
- Outbuildings must not exceed total site coverage.
- Must comply with the following table requirements:

- Water tanks**
- Located behind the street setback of the existing dwelling (unless placed below ground).
 - Maximum height of 3.2 metres.
 - Suitably screened where visible from a public place or street.

Lot size (R1, R5, RU5)	Maximum height to eave / gutter	Maximum floor area of outbuilding	Setbacks	
			Side/Rear	Front / Street
<4,000m ²	3.6m	120m ²	BCA	6m
4000m ² >	4.8m	240m ²	5m	10m
NOTE:				
<ul style="list-style-type: none"> • Ridge height in all above cases shall not exceed 5.5 metres. • Outbuildings shall not be located in front of building line. 				
RU1	N/A	N/A	10m	20m

Resited dwellings

- Dwelling not to be moved onto site before development consent issued and no work is to commence on the re-erection of the dwelling until the Construction Certificate is approved by Council or the Principal Certifying Authority.
- The DA must include:
 - A comprehensive report prepared by an accredited Building Surveyor or Structural Engineer certifying the soundness of the building; and
 - Photographic evidence of the dwelling supported by a description of its condition.

Access

- All weather 2WD access is required to the dwelling for a B99 vehicle under AS2890.1.
- Driveways to be located a minimum of 6 metres from an intersection.

Pools

- Are to be positioned, including fencing, behind the building line.
- Where visible from a public place or road, details of screening are to be supplied.
- Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level.
- No raised decking is permitted between any aboveground swimming pool and any adjacent common dividing fence.
- Pool pump enclosure to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure.

Residential (Dual Occupancy) Development Controls

Building Setbacks

Zone	Single Storey		> 2 storey	
	Front	Side / rear	Front	Side / rear
R1	6m	BCA	6m	2m
RU5	6m		6m	(#1125mm)
B2	BCA	BCA	BCA	BCA

roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- In Zone R1, where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 4 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.

Design

- For corner lots, dwellings shall be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where both shall be accessed from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Utilities

- Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy for further detail.
- Dual occupancy not permitted on unsewered land.
- Stormwater arrangements shall be designed to a gravity system. Alternatives are not acceptable.
- Details of any stormwater detention systems shall be provided.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 6.5m
- Top of the ridge: maximum 8.5m

Site Coverage

- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).
- Commercial zones: Refer to LEP.

Solar Access

- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).
- In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages.

Privacy

- Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Parking

- Rooms capable of occupation as a bedroom (e.g. study) are treated as a bedroom for the purpose of calculating parking requirements.
- Parking requirements are specified for each dwelling as:-
 - A single garage PLUS garage setback a minimum of 6.5 metres (to allow domestic stack parking) PLUS kerb-side parking of a minimum of 6 metres length; OR
 - As specified in the table below PLUS 1 visitor space must be provided onsite where on-street kerb-side parking of a minimum of 6 metres length is not available to the property's street frontage

Number of beds in each dwelling	Parking spaces per dwelling
1	1 (1 enclosed)
2	1 (1 enclosed)
3	2 (both enclosed)
≥ 4	2 (both enclosed)

Landscaping

- Minimum of 125m² of landscaping for each dwelling

Private Open Space

- Private open space (POS) must be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

POS Location	Minimum Amount	Minimum Dimension
North	35m ²	5m
East	50m ²	6m
South	60m ²	6m
West	45m ²	6m

- Must be directly accessible from a living area.
- Area calculation does not contain intrusions e.g. drying areas, electricity substation, water tanks, hot water systems, retaining walls.

Access

- Dimensions to meet *AS2890.1 Parking Facilities*.

- All parking and manoeuvring areas to be hardstand (pavers or concrete).
- Onsite turning areas must be provided where fronting a road classification of collector or greater.
- Driveways to be located a minimum of 6 metres from an intersection.

Density

Zone	Min. Site Area per Dwelling
R1	300m ²
RU5	300m ² sewered
B2	-

Facilities

- Letterboxes to be provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Owners Corporation.
- Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

Future Subdivision

- Dual occupancy development must consider potential future subdivision and locate buildings with adequate access to and clearance from utilities.

Water Tanks

- Water storage tanks are to be located below ground or behind the buildings in the development.

Attached Dual Occupancy

- Where the land use of "Dual Occupancy (Attached)" is relied upon for permissibility in Rural zones, the general criteria (such as landscaping, visitor parking, etc.) will not apply.
- Details of the method of effluent disposal and the capacity and suitability of any existing facility being relied upon shall be provided.
- Location of area suitable for parking of vehicles associated with the dual occupancy shall be indicated.
- The two dwellings are to be physically attached. A maximum separation of 6 metres containing a structure such as a carport or ancillary building is permitted.
- Vehicle access to detached carports, garages, storage sheds from the laneway shall be setback a minimum of 4m from that laneway.

STEP 2: TYPE OF DEVELOPMENT

Residential (Multi Dwelling) Development Controls

Building Setbacks

Zone	Single Storey		≥ 2 storey	
	Front	Side / rear	Front	Side / rear
R1	6m	BCA	6m	2m (1125mm#)
RU5	6m		6m	
B2	BCA	BCA	BCA	BCA

roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- No concession to secondary frontage.

Density

Zone	Min. Site Area per Dwelling
R1	300m ²
RU5	300m ² sewered
B2	-

Design

- For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Utilities

- Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre or the equivalent invert depth from the centreline of the main.
- Multiple dwellings not permitted on unsewered land.
- Stormwater arrangements shall be designed to a gravity system. Alternatives are not acceptable.
- Details of any stormwater detention systems shall be provided.

Building Height

- Measured from natural ground level to:
- Topmost ceiling: maximum 6.5m
 - Top of the ridge: maximum 8.5m

Site Coverage

- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).
- Commercial zones: Refer to LEP.

Privacy

- Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Solar Access

- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).
- In this regard, “habitable” refers to rooms capable of occupation and does not include laundry, bathroom or garages.

Parking

Number of beds in each dwelling	Parking spaces per dwelling	Visitor spaces
1	1 (1 enclosed)	1 per 5 dwellings
2	2 (1 enclosed)	
3	2 (both enclosed)	1 per 3 dwellings
≥4	2 (both enclosed)	1 per 2 dwellings

Access

- Dimensions to meet *AS2890.1 Parking Facilities*.
- Stack parking is not deemed to satisfy parking requirements
- All parking and manoeuvring areas to be hardstand (pavers or concrete).
- Driveways to be located a minimum of 6 metres from an intersection.
- Developments requiring ≥4 car spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction.

Private Open Space

- Private open space (POS) must be provided at the following rate in relation to its orientation for solar access.

POS Location	Minimum Amount	Minimum Dimension
North	35m ²	4m
East	50m ²	4m
South	60m ²	4m
West	45m ²	4m

- Must be directly accessible from a living area.
- Area calculation does not contain intrusions such as drying areas, electricity substation, water tanks, hot water systems, retaining walls.
- If located on street side of dwelling, details of fencing must be supplied.

Landscaping	<ul style="list-style-type: none"> • Landscaping shall be provided on the basis of 100m² per dwelling for the development site. • Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions. • Landscaping shall comprise only drought and frost tolerant species. • Landscaping shall allow solar access to windows, solar collectors, living areas and drying areas in winter and shade to buildings and outdoor spaces in summer. • Minimum width of 2m required for all landscaped areas.
Outdoor Lighting	<ul style="list-style-type: none"> • Must provide certification of compliance with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i> if >10 dwellings proposed.
Adaptability	<ul style="list-style-type: none"> • Development of ≥5 units must provide 1 in 5 units capable of conversion to adaptable housing in accordance with <i>AS4299, Class C</i> level.
Facilities	<ul style="list-style-type: none"> • Screened garbage storage required inside front property boundary, at the rear of each unit or within garages. Storage locations to be included in landscape plan. • Letterboxes provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Body Corporate. • Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.
Storage	<ul style="list-style-type: none"> • Must provide a minimum of 5m³ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press).
Water Tanks	<ul style="list-style-type: none"> • Water storage tanks are to be located below ground or behind the buildings in the development.

STEP 2: TYPE OF DEVELOPMENT

Industrial Development Controls

- | | | |
|-------------------------------|---|--|
| Building Setbacks | <ul style="list-style-type: none"> • Street setback must be a minimum of 5m. • No concession for secondary frontage. • Street setback must be landscaped. • A reduced landscaped setback, to a minimum of 3 metres, is permitted where car parking is provided immediately behind the landscaped area. • Side and rear setbacks to meet BCA requirements. | |
| Design | <ul style="list-style-type: none"> • Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials. • Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete. • Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or not visible from a public road. | Fencing |
| Utilities and Services | <ul style="list-style-type: none"> • Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. • Applications must demonstrate adequate provision for storage and handling of solid wastes. • Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council’s sewerage system. • Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened.
NB – reuse facilities shall not form part of stormwater calculations. • Buildings and structures are to be located clear of utility infrastructure. • For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. | Traffic and Access |
| Landscaping | <ul style="list-style-type: none"> • Landscaping is required: <ul style="list-style-type: none"> ○ in the front 5m of street setback; ○ side and rear setbacks where visible from public place or adjoining residential area; and ○ areas adjacent to building entrances and customer access points. | <ul style="list-style-type: none"> • Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Landscaping shall comprise only low maintenance, drought and frost tolerant species. • Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding of minimum 2m height. Fencing to be located behind the building setback. • Security fencing must be also located behind the building setback area except when of a decorative nature to be integrated in the landscaped area. • The Traffic Assessment is required to demonstrate the adequacy of: <ul style="list-style-type: none"> ○ road network, ○ geometric design for intersections, including pavement impacts, ○ site access, ○ loading/unloading facilities, and ○ safe on-site manoeuvring for largest design vehicle ○ wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle. • Unsealed vehicle movement areas are not acceptable due to environmental management impacts. • All vehicles must be able to enter and exit the site in forward direction. • Site access not permitted: <ul style="list-style-type: none"> ○ Close to traffic signals, intersection or roundabouts with inadequate sight distances; ○ Opposite other large developments without a median island; ○ Where there is heavy and constant pedestrian movement on the footpath; ○ Where right turning traffic entering the site may obstruct through traffic. • Separate signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic. • The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress. • Driveways must be provided in accordance with <i>AS2890.1 Parking Facilities</i>. |

Land Use	Parking
Industrial Retail	1 per 45m ² GFA
Industrial	1 per 75m ² GFA OR 1 space per 2 employees WHICHEVER IS GREATER
Transport / Truck Depot	Space for each vehicle present at peak time onsite and driver parking.
Vehicle Body Repair Workshop or Repair Station	1 per 40m ² GFA OR 3 spaces per workshop bay WHICHEVER IS GREATER
Warehouses	1 per 300m ² GFA OR 1 space per employee WHICHEVER IS GREATER
Other	Based on predicted peak vehicle use.

- Portion of customer parking to be provided convenient to the public entrance.

Loading / unloading Facilities

- Adequate space and facilities are required to be provided wholly within the site.
- Loading and delivery bays must be designed to allow vehicles to enter and exit the site in a forward direction.
- Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted.

Outdoor Signage

- Single occupant industrial site:
 - one free standing advertisement within the 5m landscaped setback; and
 - one advertisement integrated within the facade of the building, but no higher than the building roof line.
- Multiple unit industrial site:
 - one index board near site entrance or within the 5m landscaped setback; and
 - one advertisement integrated within the facade of each unit, but no higher than the building roof line.
- Signage must comply with *SEPP 64 – Advertising and Signage Schedule 1* Assessment Criteria.

Outdoor lighting

- Must comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.

Noise

- Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.
- External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.

STEP 2: TYPE OF DEVELOPMENT

Subdivision Development Controls

- | | | | |
|----------------------------|---|----------------------------|--|
| Servicing Strategy | <ul style="list-style-type: none"> • All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of AUS-SPEC Specifications. • The strategy shall include evidence that the developer has consulted with Bogan Shire Council in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land. • The strategy shall include evidence that the developer has consulted with Bogan Shire Council to obtain available information in relation to stormwater catchments, capacities and preferred solutions. • For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure. | | <ul style="list-style-type: none"> • Minor flows are to be designed to a 1 in 5 year ARI. • Locations of major flows are to be defined to a designated overland flow path up to a 1 in 100 year ARI. Where the path traverses private property, it shall be dedicated as a drainage reserve UNLESS a natural drainage line (as indicated by blue line on the topographic map). • Measures to control stormwater flow and water quality are required. • Detention basins are not a preferred solution. • Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement. • Lot layout and easements are to be established so that no future development will rely upon pump-out, infiltration systems or any other method other than connection to the gravity piped system. |
| Sewer | <ul style="list-style-type: none"> • The servicing strategy shall identify the method of providing sewer to the proposed lots in accordance with AUS-SPEC Specifications. • Residential lots are to be serviced by gravity sewer. Detail of any lot filling required to achieve minimum grade shall be provided. • The area within proposed lots shall be capable of being serviced by gravity sewer (unless located within an estate where an alternate sewer system is established). • Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 4000m². • On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of 1 hectare or greater. | Tele communications | <ul style="list-style-type: none"> • Telecommunications are to be provided underground. |
| Water | <ul style="list-style-type: none"> • The Servicing Strategy shall identify the method of providing water to the proposed lots in accordance with AUS-SPEC Specifications • On-site water storage requirements will be applied when future development occurs on lots where the Lot Size Map specifies a minimum area of 4000m² or greater. | Electricity | <ul style="list-style-type: none"> • The subdivision is to be serviced by underground electricity where the Lot Size Map specifies a minimum lot size of up to and including 4000m². • For subdivision of land where the Lot Size map specifies a minimum lot size of greater than 4000m² and less than 600 hectares, electricity supply is required and may be overhead. In the event of subdivision for the purpose of Primary Production in which dwelling entitlement is prohibited electricity supply is not specified. • For subdivision of land where the Lot Size Map specifies a minimum lot size of 600 hectares or greater, no connection to electricity is specified. |
| Stormwater Drainage | <ul style="list-style-type: none"> • The servicing strategy shall include consideration of flows up to the 1 in 100 year ARI for existing natural flow, existing developed flow and post developed flow. | Lot size | <ul style="list-style-type: none"> • “Lot size map” and Clause 4.1 of Bogan Shire Council LEP 2011 prescribe the minimum lot sizes for all new allotments. • Minimum lot sizes do not apply to Strata and Community Title Subdivisions. • Residential lots must be able to accommodate a rectangle suitable for building purposes measuring 10m x 15m behind the street setback (note there is no concession to a second street frontage for setbacks). • Easements are not to encumber more than 10% of the total area of the lot where the |

Battle-axe shaped lots	<p>Lot Size Map specifies a minimum lot size of up to and including 4000m².</p> <ul style="list-style-type: none"> • Minimum area for battle-axe shaped lot is 800m² excluding the access corridor. • Access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers at the time of subdivision. • The topography of the site may require installation of kerbing to manage overland stormwater. • Battle-axe lots must also share a common boundary with a public reserve of at least 15 metres in length where the Lot Size Map specifies a minimum lot size of up to and including 5 hectares. • No more than two Torrens title lots shall share a battle-axe handle access. 	<p>and character of the locality. Generally, sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and including 5 hectares. Note: environmental circumstances such as dust nuisance and drainage may require sealed pavement where the Lot Size Map specifies a minimum lot size of greater than 5 hectares.</p> <ul style="list-style-type: none"> • A road within a residential subdivision servicing 5 lots or more must include a constructed pedestrian footpath. • Subdivision layouts shall make provision for road connection to adjoining undeveloped land. • Subdivision design shall ensure that individual allotments are within 400 metres walking distance of a collector road. • Roads to be designed having regard to both the topography of the site and the requirements of stormwater overland flow paths.
Industrial Lots	<ul style="list-style-type: none"> • Industrial lots shall have a minimum street frontage and square width of 24m and an area of 1,000m². (NB – this size is specified to facilitate subdivision for lease purposes and does not generally reflect a suitable configuration for industrial lots, which should be sized to accommodate development, storage areas and vehicle delivery and manoeuvring requirements). • Industrial subdivision cannot be serviced by cul-de-sac road formation. 	<p>Staged Subdivision</p> <ul style="list-style-type: none"> • Where subdivision is proposed to be carried out in a number of stages, these shall be identified, and information supplied as to the manner in which staging of all infrastructure will occur (roads, water, sewer and stormwater drainage). <p>Cul-de-sac</p> <ul style="list-style-type: none"> • Radius of a cul-de-sac bowl in a residential subdivision shall not be less than 10 metres. • Design must accommodate stormwater drainage overland flow paths. • Alternate cul-de-sac configuration is not permitted, e.g. “hammer-head” or “Y” shapes.
Road Network Design	<ul style="list-style-type: none"> • A Traffic Impact Assessment is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network. • The road hierarchy shall be defined. • Road network design should include consideration of vehicular, pedestrian and cyclist safety. This should include the restricted/controlled use of four-way intersections, the standards for staggered-T intersections, and the speed environment created by the road network and the risk to safety created by the design. • Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement. • The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with AUS-SPEC Specifications. A summary table of requirements is provided at the end of this section. • Kerb and gutter is required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 2000m². • The road pavement requirement will be determined based on vehicle movements (both current and future) and with consideration to the existing development 	<p>Landscaping</p> <ul style="list-style-type: none"> • Subdivision involving new road construction shall include street tree planting of suitable species. • Landscape plans shall be provided for all dual use drainage reserves to enhance recreational opportunities and visual amenity without compromising drainage function. <p>Site Access</p> <ul style="list-style-type: none"> • Public road access is required to all lots. • No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available. <p>Lot Orientation</p> <ul style="list-style-type: none"> • Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development. • Orientation shall minimise potential overshadowing impacts of existing and future buildings. <p>Open Space</p> <ul style="list-style-type: none"> • Open space provision within residential subdivision will be determined compliance

with the provisions of the Section 94 Plan or Site Specific Design Criteria.

- Where required, subdivision design must provide open space achieving the following criteria:
 - Minimum area of 0.5ha;
 - Buffered from main roads and identified hazards for improved safety;
 - Safely accessible by pedestrian and cycleway links;
 - Connectivity maximised between open space;
 - Walkable access to highest number of the population;
 - High passive surveillance opportunities;
 - Minimum slope; and
 - Provide complimentary uses of open space (drainage, conservation, cycleways etc.) that ensures ongoing usability.

Vegetation

- The design shall accommodate the retention of any significant trees and vegetation.

Garbage collection

- Road design must accommodate the legal movement of garbage collection vehicles.
- Allotments are to allow for placement of garbage receptacles for collection within the alignment of that lot.
- Temporary turning facilities shall be provided to facilitate garbage collection services.

Community Title Subdivision

- Community title subdivision must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title where the only shared component is a driveway.

Contamination

- All subdivision development applications are to include consideration of potential land contamination.

Road Widths

- Road widths are specified in the Engineering Design Guidelines for Subdivision and Development.

STEP 2: TYPE OF DEVELOPMENT

Commercial & Retail Development Controls

Building Setbacks	<ul style="list-style-type: none"> • No minimum setbacks are specified. • Side and rear setbacks must meet BCA requirements. 	Utilities and Services	<ul style="list-style-type: none"> • Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Water Supply Authority and Roads Authority is to be provided. • Applications must demonstrate adequate provision for storage and handling of solid wastes. • Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council’s sewerage system. • Buildings and structures are to be located clear of utility infrastructure. • For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the main. See Council Policy “Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains” for further detail.
Height	<ul style="list-style-type: none"> • No height restrictions. Refer LEP for Floor Space Ratio. 	Traffic and Access	<ul style="list-style-type: none"> • The verge for the frontage of the development is to be constructed of hardstand materials to facilitate safe, low-maintenance pedestrian access. Details to accompany the development application. • All vehicles must be able to exit the site in a forward direction. • Deliveries to from laneway access where applicable. • Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles. • Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle. • Unsealed vehicle movement areas are not acceptable due to environmental management impacts. • Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted. • Site access not permitted: <ul style="list-style-type: none"> ○ Close to traffic signals, intersection or roundabouts with inadequate sight distances; ○ Opposite other large developments without a median island; ○ Where there is heavy and constant pedestrian movement on the footpath;
Outdoor Lighting	<ul style="list-style-type: none"> • Demonstrate compliance with <i>AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>. 		
Outdoor Signage	<ul style="list-style-type: none"> • A single business premises is permitted to have: <ul style="list-style-type: none"> ○ one under awning sign, ○ one top hamper sign, and ○ one fascia sign, that do not project above or beyond that to which it is attached. One of which may be illuminated, but not flashing, moving or floodlit. • Design and location of signage must be shown on plans with DA. • Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night. • Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria. 		
Design	<ul style="list-style-type: none"> • Building facades shall be articulated by use of colour, arrangement of elements or by varying materials. • Large expansive blank walls not permitted unless abutting a building on an adjoining allotment. • Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road. • Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as land mark feature of the street. 		
Post supported verandas and balconies	<ul style="list-style-type: none"> • Set back a minimum of 1m from the back of the kerb. • Must complement the style, materials and character of the building being altered. • Public liability insurance to Council requirements and a Council license is required for veranda or balcony awning over the public footpath. • Not to interfere with operation of or access to utility infrastructure. 		

- Where right turning traffic entering the site may obstruct through traffic.
- Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.
- The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
- Driveways must be provided in accordance with AS 2890.1 Parking Facilities.

Parking

Land Use	Parking
Bulky Goods	1 space per 45m ² GFA
Business	1 space per 35m ² GLFA
Brothels	1 space per staff working at any one time PLUS 1 space per room where sexual services are provided.
Child care centre	1 space for every 5 children (based on maximum allowed)
Drive-in takeaway food shop	1 space per 8.5m ² GFA PLUS 1 space per 3 seats
Health consulting rooms	3 spaces per practitioner PLUS 1 space per employee
Hotel	1 space per hotel unit PLUS 1 space per 6.5m ² licensed public floor area OR 1 space per 3 seats WHICHEVER IS GREATER
Major Retail Premises	Refer RTA Guidelines for formulas
Medical Centres	1 space per 25m ² GFA OR 3 spaces per practitioner PLUS 1 space per employee WHICHEVER IS GREATER
Motel	1 space per accommodation unit PLUS 1 space per 2 employees
Restricted premises	1 space per 23m ² GLFA

Retail Premises (a) Shops < 1000m ² GFA	1 space per 25 m ² GLFA
(b) Shops > 1000m ² GFA	1 space per 16 m ² GLFA
(c) Video Stores	1 space per 16 m ² GLFA
Restaurant	1 space per 6.5m ² GFA OR 1 space per 3 seats WHICHEVER IS GREATER
Roadside Stall	Minimum of 4 off-street parking spaces
Vehicle sales or hire	0.75 spaces per 100m ² of site area.

NB. Other land use requirements are provided in Parking Schedule of the Discretionary Development Standards

Health Consulting Rooms and Medical Centres on land zoned R1

- The proposed site for “health consulting rooms” or a “medical centre” shall not be within 400 metres of the areas.
- The proposed site for a “medical centre” should be within 400m of a Hospital or adjoining a B2 Neighbourhood Centre.

Brothels and Restricted Premises

- Must be located at least 300m from any of the following:
 - Existing dwelling;
 - Residential zone;
 - Place of worship;
 - Any place designated for and utilised by children (e.g. child care centre, community facility, educational establishment, entertainment facility, recreation area/facility);
 - Any other sex services premises.

Landscaping

- Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Edging to be provided to retain mulch and protect the landscaping from damage from vehicles.
- Landscaping shall comprise only low maintenance, drought and frost tolerant species.

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

STEP 1: INTRODUCTION

Purpose
How the DCP works
'Fast Track' Determinations
Consultation

STEP 2: TYPE OF DEVELOPMENT

- Residential
- Residential (Dual Occupancy)
- Residential (Multi Dwelling)
 - Industrial
 - Subdivision
- Commercial & Retail

LODGE
DA

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

YOU
ARE
HERE

- Other Types of Development
 - Environment

STEP 4: SITE SPECIFIC

- Bushfire Prone Land
- Flood Affected Area

STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

Discretionary Development Standards for Proposals not Subject to "Type of Development" Controls and Where 'Deemed to Satisfy' Controls are not Achieved

Other types of Development Controls

These are the environmental controls relating to all developments. Please note, additional site specific requirements may also apply to your development, see STEP 4: SITE SPECIFIC.

- | | | | |
|-------------------------------------|--|--|---|
| Parking | <ul style="list-style-type: none"> • Parking must be provided as per the Schedule in Appendix 1. • Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number. • Parking and traffic requirements will be based on consideration of: <ul style="list-style-type: none"> ○ likely peak usage times; ○ the availability of public transport; ○ likely demand for off street parking generated by the development; ○ existing traffic volumes on the surrounding street network; and ○ efficiency of existing parking provision in the location. • Comply with <i>AS2890.1 Parking Facilities</i>. • Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:- <ul style="list-style-type: none"> (a) Determine the parking requirements of the previous or existing premises in accordance with Appendix A; (b) Determine the parking requirement of the proposed development in accordance with Appendix A; (c) Subtract the number of spaces determined in (a) from the number of spaces calculated in (b); (d) The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a cash-in-lieu contribution to Council where applicable. | | <ul style="list-style-type: none"> entertainment, when projected above the horizontal is prohibited. |
| Outdoor Advertising/ Signage | <ul style="list-style-type: none"> • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier. • Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night. • Signage must comply with <i>SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria</i>. • Advertising in rural zones may only: <ul style="list-style-type: none"> ○ advertise a facility, activity or service located on the land; or ○ direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other. • External illumination to signs must be top mounted and directed downwards. • The following types of signs are not acceptable: <ul style="list-style-type: none"> ○ Portable signs on public footways and road reserves including A Frame and Sandwich Boards; ○ Electronic trailer mounted road signs used for promotional or advertising purposes; ○ Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink; ○ A roof sign or wall sign projecting above the roof or wall to which it is affixed; ○ Flashing or intermittently illuminated signs; ○ Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; ○ Signs fixed to trees, lights, telephone or power poles; ○ Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs; | entertainment, when projected above the horizontal is prohibited. | <ul style="list-style-type: none"> • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier. |
| Landscaping | <ul style="list-style-type: none"> • Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions. • Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Landscaping shall comprise low maintenance, drought and frost tolerant species. | entertainment, when projected above the horizontal is prohibited. | <ul style="list-style-type: none"> • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier. |
| Outdoor Lighting | <ul style="list-style-type: none"> • All developments shall demonstrate compliance with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>. • Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or | entertainment, when projected above the horizontal is prohibited. | <ul style="list-style-type: none"> • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier. |

- Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place;
- Numerous small signs and advertisements carrying duplicate information; and
- Overhead banners and bunting, except in the form of temporary advertisement.

Environmental effects

- The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:
 - Traffic
 - Flood liability
 - Slope
 - Construction impacts
 - Solid and Liquid Waste
 - Air quality (odour and pollution)
 - Noise emissions
 - Water quality
 - Sustainability

Soil and Erosion Control

- Runoff shall be managed to prevent any land degradation including offsite sedimentation.
- Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as “The Blue Book”.
- Cut and fill will be minimised and the site stabilised during and after construction.
- Arrangements in place to prompt revegetation of earthworks to minimise erosion.

Vegetation

- Development design shall accommodate the retention of any significant trees and vegetation.

Waste Management

- General waste storage and collection arrangements shall be specified.

Noise

- Where relevant, applications are to contain information about likely noise generation and the method of mitigation.

Geology

- The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

STEP 4: SITE SPECIFIC

STEP 1: INTRODUCTION

Purpose
How the DCP works
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Consultation

STEP 2: TYPE OF DEVELOPMENT

- Residential
- Residential (Dual Occupancy)
- Residential (Multi Dwelling)
 - Industrial
 - Subdivision
- Commercial & Retail

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

- Other Types of Development
 - Environment

STEP 4: SITE SPECIFIC

YOU
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- Bushfire Prone Land
- Flood Affected Area

STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

Discretionary Development Standards for Proposals not Subject to "Type of Development" Controls and Where 'Deemed to Satisfy' Controls are not Achieved

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Development on Flood Affected Land

These are the development controls relating to development on flood control lots. Please note, **Step 2 – Type of Development** requirements may also apply to your development.

	<p>The flood planning level adopted in the Bogan Local Environmental Plan 2011 is defined as the level of a 1: 100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.</p>	
<p>Is land flood affected?</p>	<p>Council has adopted the 1% Flood as its Flood Planning Level. Land below the Flood Planning Level is referred to as “flood affected land”.</p>	<ul style="list-style-type: none"> • All materials used in construction shall be flood compatible. • Development must be designed in accordance with the Flood Proofing Guidelines (refer Discretionary Development Standards).
	<p>Council currently has not completed the necessary studies to accurately determine Flood affected land outside the perimeter of the ring levee. Council will amend this section of the DCP once the necessary investigations have been completed.</p>	
<p>Land Behind Levees</p>	<ul style="list-style-type: none"> • Development on land protected by the urban levee system is to include consideration of inundation resulting from a levee breach (failure of overtopping) or stormwater ponding when the river system is in flood. 	
<p>Access</p>	<ul style="list-style-type: none"> • Flood free vehicle access is required for all lots created by subdivision. • For development of existing lots, where flood free vehicle access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the Flood Planning Manual. 	
<p>On-site Sewer Management</p>	<ul style="list-style-type: none"> • Onsite sewer management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation, and flushing/leaking into flowing flood waters). Tank and trench style of systems are not permitted on land affected by the Flood Planning Level. • All sewer fixtures must be located above the 1% Flood. 	<p>Residential Development</p> <ul style="list-style-type: none"> • Floor levels of all habitable rooms or rooms with connection to sewer infrastructure shall not be less than 500mm (freeboard) above the 1% ARI flood level. • Upon completion and prior to the occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor levels conform to approved design levels shall be submitted to Council. • Additions to existing buildings will be only be permitted, with limitations, as follows: <ul style="list-style-type: none"> ○ where the floor level of the proposed addition is located below the flood standard the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or ○ where the floor level of the proposed addition is located above the flood standards the maximum increase in habitable floor space shall not exceed 100m². • Where additions are below the 500mm “freeboard” Council must be satisfied that the addition will not increase risk to inhabitant in the event of a flood. • Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.
<p>General Development Requirements</p>	<ul style="list-style-type: none"> • No building or work (including land filling, fencing, and excavation) shall be permitted on flood affected land where in the opinion of Council, such building or work will obstruct the movement of floodwater or cause concentration or diversion of floodwaters. • DA must demonstrate the building or structure can withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate. • A survey plan prepared by a registered surveyor showing existing ground levels, 	<p>Commercial/ Retail/ Industrial Development</p> <ul style="list-style-type: none"> • Development shall incorporate measures to seal or flood proof buildings, to avoid activities or fittings susceptible to flood damage, or to store the contents of buildings above the 1% ARI level. <p>Subdivision</p> <ul style="list-style-type: none"> • Residential subdivision will not be permitted where any lot to be created will be fully inundated by a 1% ARI event and the creation of such lot will create the potential for increased intensity of development on flood liable land.

Landfilling

- Land filling proposals are to demonstrate consideration of AS3798.
- Survey plan prepared by a registered surveyor is required, showing the contour levels of natural surface, any existing fill and the designed contour levels for the finished work.
- A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage.
- Applications shall be accompanied by a construction management plan to show
 - source of fill, including contamination assessment
 - an assessment of the impact of haulage vehicles on roads
 - precondition report of all haulage routes
 - details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration
 - contingency for containment of fill in the event of a flood during placement

Non-residential rural buildings

- Not permitted in “floodways”.
- Floor areas shall be located above the 1% ARI.

Definitions are as per the Flood Plain Management Manual (NSW Government)



STEP 4: SITE SPECIFIC

Nyngan Aerodrome

These are the development controls relating to development on flood control lots. Please note, **Step 2 – Type of Development** requirements may also apply to your development.

Building Setbacks	<ul style="list-style-type: none"> • Hangar Taxiway setback must be a minimum of 9m. • Side setback must be a minimum of 3m. • Rear setback must be a minimum of 3m. (refer to appendix C) 	Signage	<p>shall be fitted with a timer switch to dim or turn off by 11pm each night.</p> <ul style="list-style-type: none"> • Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria. • Advertising in rural zones may only advertise a facility, activity or service located on the land • External illumination to signs must be top mounted and directed downwards. • The following types of signs are not permitted: <ul style="list-style-type: none"> ○ Portable signs on public footways and road reserves including A Frame and Sandwich Boards; ○ Electronic trailer mounted road signs used for promotional or advertising purposes; ○ A roof sign or wall sign projecting above the roof or wall to which it is affixed; ○ Flashing or intermittently illuminated signs; ○ Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; ○ Signs fixed to trees, lights, telephone or power poles; ○ Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place; ○ Numerous small signs and advertisements carrying duplicate information; and ○ Overhead banners and bunting, except in the form of temporary advertisement.
Access	<ul style="list-style-type: none"> • Authorised vehicles (Lessee/Licensee vehicle) access shall be restricted to the rear of all hangar lots, or alternatively maybe be parked inside the hangar whilst any aircraft is in use. • Visitor parking shall be restricted to the designated parking area. • The Lessee/ Licensee shall ensure that all contractor vehicles are not parked in the CASA restricted area (refer to the Nyngan Aerodrome Manual). 		
On-site Sewer Management	<ul style="list-style-type: none"> • Sewer management facilities are not permitted. 		
General Development Requirements	<ul style="list-style-type: none"> • FFL is to be at hangar Taxiway crown. • The Lessee/ Licensee shall maintain the provided diversion drains within the hangar plot so as to drain surface water away from hangar. • Alterations to the finished surface levels must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining Lessee/ Licensee holders. • All roof water is to be connected to an approved 100mm dia PVC stormwater drainage line, as to discharge to an approved 450mm x 450mm grated pit. • Approved 450mm x 450mm grated pit is to be located adjacent to the rear (western) elevation diversion drain. • Optional water storage tanks are to be installed with the appropriate overflow fittings to Council satisfaction. 	Fencing	<ul style="list-style-type: none"> • Fencing is not permitted.
Water Tanks	<ul style="list-style-type: none"> • Optional water storage tanks are to be located behind the building line and not to impede surface water run-off. 	Use of Structure	<ul style="list-style-type: none"> • The hangar shall not be used for any human habitation. • The hangar shall be used solely for the storage of aircraft and associated activities. • The perimeter of the hangar shall be kept clear at all times. Storage of any materials or items, including excess building materials, or non-aircraft related items/equipment is prohibited outside the hangar perimeter.
Landscaping	<p>Landscaping shall be comprised of maintained low maintenance, drought and frost tolerant grass species.</p>		
Outdoor Advertising/	<ul style="list-style-type: none"> • Where there is potential for light spill to adjoining properties, all illuminated signage 		

STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

STEP 1: INTRODUCTION

Purpose
How the DCP works
'Fast Track' Determinations
Consultation

STEP 2: TYPE OF DEVELOPMENT

- Residential
- Residential (Dual Occupancy)
- Residential (Multi Dwelling)
 - Industrial
 - Subdivision
- Commercial & Retail

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

- Other Types of Development
 - Environment

STEP 4: SITE SPECIFIC

- Bushfire Prone Land
- Flood Affected Area

STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

Discretionary Development Standards for Proposals not Subject to "Type of Development" Controls and Where 'Deemed to Satisfy' Controls are not Achieved

LODGE
DA

YOU
ARE
HERE

RESIDENTIAL STANDARDS

1.1 Building setbacks

- a) Setbacks must be compatible with the existing and/or future desired streetscape.
- b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.

1.2 Building Height

- a) Elevated housing developments must minimise the impact on areas of predominately single storey housing.
- b) Building height must ensure that adjacent properties are not overlooked or overshadowed.

1.3 Site Coverage

- a) Stormwater runoff must not exceed infrastructure capacity.
- b) Development must be an appropriate bulk and scale for the existing residential surrounds.

1.4 Solar Access

- a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.
- b) Dwellings are to be positioned to maximise solar access to living areas.
- c) Shadow diagram must include:
 - Location, size, height and windows openings of buildings on adjoining properties;
 - Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and
 - Topographical details, including sectional elevations where land has any significant slope.
- d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
- e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
- f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
 - Using horizontal projecting screens such as balconies, awnings, veranda roofs, pergolas and wide eaves; and
 - Use of ceiling insulation.

1.5 Privacy

- a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.

1.6 Parking

- a) Development must provide adequate off-street parking to maintain the existing levels of service and safety on the road network.
- b) Parking areas and access driveways must be functional in design.
- c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.

- d) The number of spaces is determined based on the occupation potential. Note: rooms capable for use as a bedroom, e.g. 'study' are counted as a bedroom.
- e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
- f) Driveway access to a major road should be avoided where possible.

1.7 Landscaping

- a) Landscaping must enhance the quality of the built environment.
- b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds.
- c) Plants with low maintenance and water requirements should be selected.

1.8 Open Space

- a) Sufficient open space must be provided for the use and enjoyment of the residents.
- b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.
- c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.

1.9 Corner lots

- a) Development must address both street frontages.

1.10 Fencing

- a) Fencing must avoid extensive lengths of colourbond as it presents a barrier to the street.
- b) Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.

1.11 Infrastructure

- a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.
- b) Surface infrastructure must not be visible from the street.
- c) Garbage storage locations must be included in landscape plan and show how they will be screened.

1.12 Outbuildings

- a) Outbuildings must not negatively affect the amenity of the streetscape.

1.13 Access

- a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, and police) are able to access the dwelling at all times.

1.14 Relocated Dwellings

- a) Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.

1.15 Adaptability

- a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hobless shower area, space for wheelchair access, height of light switches, arrangement and size of rooms,

1.16 Design Principles

- a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.
- b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime.
- c) All multi-dwelling developments must incorporate the design principles of SEPP 65.
- d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height.
- e) Well-proportioned building form that contributes to the streetscape and amenity.
- f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
- g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.
- h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.
- i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).
- j) Optimise safety and security, both internal to the development and for the public domain.
- k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

INDUSTRIAL STANDARDS

1.17 Design

- a) Industrial development should enhance the character and appearance of Nyngan's Industrial areas by ensuring each development has an attractive appearance to the street with provision for landscaping.
- b) Careful site planning and the provision of adequate environmental safeguards are required to minimise impacts of industrial development.
- c) Industrial development proposed in close proximity to non-industrial uses must be compatible on both visual and operational grounds.
- d) Buildings should be designed to be energy efficient through the use of insulation, correct orientation on the site, passive solar design and other energy saving technologies.

1.18 Setbacks

- a) To ensure that adequate area is available at the front of buildings to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles.
- b) To reduce the visual impact of development on the streetscape.
- c) The optimum setback from the street frontage must be determined having regard to the following factors:
 - I. provision of landscaped area generally a minimum depth of 5m;
 - II. provision of car parking facilities, particularly for customers in a visible location;
 - III. building height, bulk and layout;
 - IV. the nature and needs of the industrial activity; and
 - V. the general streetscape.

1.19 Landscaping

- a) Landscaping should improve the visual quality and amenity of Nyngan's industrial areas through low maintenance landscape treatment of development sites.
- b) A natural buffer should be provided between development in industrial land and adjoining or adjacent non-industrial land uses.
- c) Planting must be provided in scale with the height and bulk of the building.
- d) Landscaping must be provided on side and rear setbacks where visible from a public place or adjoining residential area.

1.20 Parking and Access

- a) Adequate off-street parking must be provided to maintain the existing levels of service and safety on the road network.
- b) Parking areas, loading bays and access driveways must be functional in design.
- c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
- d) Kerb, gutter and road shoulder between the lip of the gutter and the edge of the existing bitumen seal, footway formation and paving and associated road drainage must be constructed for the full frontage of the site
- e) Access driveways across the footpath should be hard sealed, consisting of either concrete, asphaltic concrete, paving blocks or other approved material.

f) Access and parking arrangements must comply with the

	Type	Entry Width (m)	Exit Width (m)	Minimum separation of driveways (m)	Splay at kerbline	Kerb Return Turnout Radius (m)
Light vehicles	1	3-6	Combined	NA	0.5	-
	2	6-9	Combined	NA	1	-
	3	6	4-6	1-3	1	2.9
	4	6-8	6-8	1-3	1	2.9
	5	Direct feed from a controlled intersection via a dedicated public roadway.				
Heavy vehicles	6	8-10	8-10	3	1	2-9
	7	10-12	10-12	3	1	2-9

g) Loading areas must be designed to ensure that standard design vehicles can manoeuvre into and out of all loading areas without causing conflict to the movement of traffic or pedestrian safety.

h) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.

i) Driveway access to a major road should be avoided where possible.

COMMERCIAL / RETAIL STANDARDS

1.21 Design Principles

- a) Development must enhance the quality and character of the business precinct through the use of suitable colours, textures, material and building form.
- b) Development should provide visual interest and variation while relating to adjacent buildings.

1.22 Post supported veranda's and balconies

- a) A building owner is to provide public liability insurance to the value of \$20 million indemnifying Council against claims for damages arising from the construction of a veranda or balcony awning over the public footpath.
- c) The landowner shall enter into a Licence agreement with Council for the "air space" defined within the first floor veranda over the public footpath. An annual licence payment is required and will be reviewed annually.

1.23 Health consulting rooms

- a) Development must preserve the existing amenity of residential areas.

1.24 Parking and Access

- a) Adequate off-street parking must be provided to maintain the existing levels of service and safety on the road network.
- b) Parking areas, loading bays and access driveways must be functional in design.
- c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
- d) Loading areas must be designed to ensure that standard design vehicles can manoeuvre into and out of all loading areas without causing conflict to the movement of traffic or pedestrian safety.
- e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
- f) Driveway access to arterial and sub-arterial roads should be avoided where possible.

SUBDIVISION STANDARDS

1.25 Design Principles

- a) Subdivision design requires careful appraisal and systematic analysis of the site with consideration of all the natural and man-made constraints to ensure that its best qualities are used in the most effective way.
- b) In determining a development application for subdivision, Council will consider all the matters specified under Section 79C(1) of the EP&A Act having particular regard to the following:
 - slope and orientation of the land;
 - environmental constraints such as soil stability, flooding, contaminants and erosion;
 - design of roads and individual site access;
 - retention of special qualities or features such as views and trees;
 - availability and adequacy of services;
 - provision of adequate site drainage, including consideration of downstream capacity and the overall catchment;
 - provision of public open space;
 - character of adjoining subdivision;
 - relationship of the subdivision layout to adjacent land suitable for subdivision;
 - the application of Council's engineering policies/standards.

1.26 Lot size and Dimensions

- a) Lot dimensions should encourage a variety and choice in housing forms by providing lots suitable for a broad range of dwelling sizes.
- b) Residential lots should provide sufficient size and dimensions to enable the construction of dwellings and convenient on-site parking.
- c) Industrial and business lots shall provide adequate area and dimensions to enable the siting and construction of building development, the parking of vehicles and the provision of appropriate loading and servicing facilities.
- d) Subdivision must restrict urban sprawl and ribbon development within the rural environment.
- e) Subdivision must protect productive agricultural land and the prominent ridgeline in environmental protection areas.
- f) Subdivision will not be supported where it alienates and fragments "englobo" land required for future urban development.

1.27 Lot orientation

- a) Lot orientation should maximise access to daylight and sunlight for both occupiers and neighbours.
- b) Development should take advantage of any views or outlook.
- c) Development must promote energy efficiency and sustainable development through optimising solar access and shading.

1.28 Stormwater Drainage

- a) Stormwater drainage systems must be designed to prevent stormwater damage to the built and natural environment and ensure acceptable levels of health, safety and amenity.
- b) The stormwater drainage system must reduce nuisance flows to a level which is acceptable to the community.
- c) The stormwater drainage system should be easily accessed and economically maintained.
- d) The stormwater drainage system should utilise open space in a manner compatible with other uses.
- e) The stormwater drainage system must control flooding and provide escape routes for overland flows for high frequency storm occurrences.
- f) Council will only consider alternative forms of drainage including methods of on-site disposal such as retention and/or detention basins where it can be demonstrated that there is no other practical solution available. In assessing the suitability of such systems, Council will take into account ease of maintenance, public safety risk, proven functionality and cost liability for Council.

1.29 Road Network

- a) Development shall provide acceptable levels of access, safety and convenience for all road users in residential areas, while ensuring a high level of amenity and protection from the impact of traffic.
- b) Road network should separate externally-generated through-traffic flows from local access traffic and pedestrian activity in order to reduce vehicle speed, noise and pollution.
- c) Development should ensure convenient vehicular access to properties for residents, visitors and service and emergency vehicles.
- d) Road layout should accommodate public transport services that are accessible to all lots and efficient to operate.

OTHER DEVELOPMENT STANDARDS

1.30 Outdoor Lighting

- a) Temporary lighting for a period not exceeding 28 days in one calendar year may receive exemption from the controls.
- b) Search lights, laser source lights or any similar high-intensity light will only be permitted in emergencies by police and fire personnel or at their direction, or for meteorological data gathering purposes.
- c) Lighting selection and location should improve safety and reduce crime and fear.

1.31 Outdoor Advertising Signage

- a) New buildings are to integrate designated signage areas within the building form.
- b) Size, colour and design compatible with the building to which they relate and its streetscape.
- c) Signage should be clear, simple and concise. In some instances, graphic symbols may be more effective than words.
- d) Where more than one shop or business within a building, signs should be coordinated in height, shape, size and colour.
- e) Signs should not dominate their surroundings.
- f) Advertisements should be designed and located so that they do not obscure driver's views of other cars, trains, pedestrians, traffic signals and traffic signs.
- g) Advertisements should not resemble road signs in colour, shape, layout to wording in any way that may confuse motorists.
- h) Awning sign must:
 - erected horizontal to the ground and at no point less than 2.6m from the ground;
 - not project beyond the awning;
 - securely fixed by metal supports.
- i) Fascia sign must not:
 - project above or below the fascia or return end of the awning to which it is attached;
 - not to extend more than 300mm from the fascia or return end of the awning.
- j) External light source must be at least 2.6m above the ground if the sign projects over a public road.
- k) Flush wall sign:
 - the area of the sign shall not exceed 20% of the area of the wall on which it is fixed or painted;
 - not project above or beyond the wall to which it is attached;
 - face of the sign must be parallel to the wall on which it is attached.
- l) Pole or pylon sign must be a minimum of 2.6m above the ground.
- m) Projecting wall sign must be:

- minimum height of 2.6m above the ground;
 - erected at right angles to the wall of the building to which it is attached.
- n) Top hamper sign must not:
- extend more than 200mm beyond any building alignment;
 - extend below the head of the doorway or window to which it is attached.

1.32 Brothels and Restricted Premises

- a) A brothel must be sited so that arrivals/departures of staff and clients late at night will not cause the disruption to the amenity of the neighbourhood.
- b) Any advertising shall be discrete.
- c) Adequate car parking shall be provided for staff and clients.

STANDARDS FOR FLOOD AFFECTED LAND

1.33 General Development Requirements

- a) Development should be consistent with the principles and standards of the Flood Plain Management Manual (NSW Government).
- b) Development must ensure safety to life and property.
- c) Development on flood affected land must be structurally capable of withstanding the effects of flowing floodwaters including debris and buoyancy forces.
- d) Development must not increase the risk or implications of flooding to existing areas.
- e) Development on flood affected land must incorporate the Flood Proofing Guidelines in Appendix B.

1.34 Access

- a) If flood free access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the FPM.

1.35 Industrial development

- a) Variation to the design flood planning level may be approved where Council considers strict adherence to the designed floor level to be unreasonable or unnecessary.
- b) Council may require that all electrical installations and wiring be above the flood standard and that building materials and services are in accordance with the Flood Proofing Guidelines.

1.36 Non-residential rural buildings

- a) Where it is not practical to locate floor levels above the 1% flood level, materials used in construction must be capable of withstanding inundation by floodwaters.

ENVIRONMENTAL STANDARDS

1.37 Vegetation

- a) Existing trees may be removed from the proposed building footprint where it can be shown there is no acceptable alternative design.
- b) All trees removed must be replaced by comparable native and mature trees.
- c) Non-native plants may be used where they are shown to be non-invasive and pivotal to the overall amenity of the development.

APPENDIX A – PARKING REQUIREMENTS SCHEDULE

Schedule of Parking Requirements

LAND USE	PARKING	COMMENTS
Bulky Goods Premises Industrial Retail Premises Vehicle sales or hire premises	1 space per 45 m2 GFA 0.75 spaces per 100 m2 of site area	Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. A comparison survey of similar development should be provided with the development application. Calculations will be refined according to the specific characteristics of the proposed development. Customer parking spaces should be readily accessible and should not be used for the display of vehicles or other merchandise or for loading/unloading of trucks. Where vehicle servicing facilities are provided, additional on-site car parking must be provided in accordance with the rate required in this Plan for a "Vehicle Repair Station".
Camp or Caravan Site	1 space per site PLUS 1 space per 10 sites for visitor car parking.	The visitor parking area should be appropriately located and signposted.
Child Care Centre	1 space for every 5 children based on the maximum number of children at the centre.	This calculation includes staff parking.
Business Premises <i>(Office premises, financial institutions, hairdressers, real estate agents, etc.)</i>	1 space per 35 m2 GLFA	Provision should be made for the movement and on-site loading/unloading of service vehicles as appropriate.
Drive-In Take-Away Food Shop	1 space per 8.5 m2 GFA PLUS 1 space per 3 seats	An exclusive area for queuing of cars for a drive through facility is required (queue length of 5 to 12 cars measured from pick-up point). There should also be a minimum of 4 car spaces for cars queued from ordering point.
Dual Occupancy	1 enclosed space per dwelling for dwellings with 1 or 2 bedrooms and 2 enclosed spaces per dwelling for dwellings having 3 or more bedrooms	For the purposes of this calculation "bedrooms" will include rooms capable as being occupied as a bedroom, included a study, craft room and the like.
Dwelling House	2 spaces per dwelling	These spaces shall be located behind the building line as set by Council.

LAND USE	PARKING	COMMENTS
Educational Establishment	1 space per 2 staff PLUS 1 space per 30 students over 17 years for high schools and 1 space per 5 students for higher education establishments	Where required by Council, provision shall be made for the access and parking of buses.
Group Home	1 space per employee	The provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 apply to this type of development.
Health Consulting Rooms	3 space per practitioner PLUS 1 space per employee	The 3 spaces per practitioner include 2 patient parks. If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street.
Home Activity	1 space in addition to dwelling requirements	This requirement may be either waived or increased by Council depending on the characteristics of the home activity and the number of persons involved.
Hotel	1 space per hotel unit PLUS 1 space per 6.5m ² licensed public floor area OR 1 space per 3 seats WHICHEVER IS GREATER	Proposed hotel development will be compared to similar existing developments, noting the existing supply of, and demand for parking in the area and of the peak parking periods of individual facilities within the hotel. If a function room/nightclub is included, parking will be required to meet peak demands.
Housing for Seniors <i>(a) Self-contained units (subsidised)</i>	1 space per 10 units (residents) PLUS 1 space per 10 units (visitors)	This parking provision is only to be used where it can be clearly demonstrated that low car ownership levels will prevail.
<i>(b) Self-contained units (resident funded developments)</i>	2 spaces per 3 units (residents) PLUS 1 space per 5 units (visitors)	
<i>(c) Hostel, Nursing and Convalescent Home</i>	1 space per 10 beds (visitor parking) PLUS 1 space per 2 employees PLUS 1 space per ambulance	Resident funded developments tend to have a higher per unit cost and attract residents with higher financial resources. More importantly, car ownership levels are likely to be higher than in subsidised developments

LAND USE	PARKING	COMMENTS
Industry (includes light industry and heavy industry)	1 space per 75m ² GFA OR 1 space per 2 employees WHICHEVER IS GREATER	This requirement may increase when retailing is permitted on-site or the office space component is in excess of 20% of the floor area. On-site truck parking spaces should be provided for each vehicle present at any one time excluding those vehicles in loading docks. Under no circumstances is the parking of trucks on public streets acceptable.
Manufactured Home Estate	1 space per site PLUS 1 space per 10 sites for visitor car parking	The visitor parking area should be appropriately located and signposted.
Medical Centre	1 space per 25m ² GFA OR 3 spaces per practitioner PLUS 1 space per employee WHICHEVER IS GREATER	The 3 spaces per practitioner include 2 patient parks.
Motel (including serviced apartments) Parking for backpackers' and bed and breakfast accommodation will be assessed according to parking demand and overall availability of existing parking.	1 space per accommodation unit PLUS 1 space per 2 employees	If a restaurant and/or function room is to be included, additional parking will be required at the adopted rate for such facilities. Council is willing to review this requirement if it can be demonstrated that the time of peak demand for parking at each facility does not coincide or if the facilities will primarily serve motel customers.
Multi Dwelling Housing	1 enclosed space per 1 bedroom dwelling PLUS 1 visitor space per 5 dwellings (or part) 2 spaces (1 enclosed) per 2 bedroom PLUS 1 visitor space per 3 dwellings(or part) 2 enclosed spaces per 3 bedroom dwelling PLUS 1 visitor space per 2 dwellings (or part)	Turning facilities should be provided on site so that vehicles always leave the site in a forward direction across the footpath. Of the resident parking spaces, one space per unit should be dedicated to specific units. Visitor parking spaces must be clearly designated and readily accessible. Appropriate signposting should be provided at the entrance to the site.
Place of Public Worship	1 space per 10 seats OR 1 space per 15m ² of main assembly area WHICHEVER IS GREATER	

LAND USE	PARKING	COMMENTS
Recreation Facility <i>Squash Courts</i> <i>Tennis Courts</i> <i>Bowling Alleys</i> <i>Bowling Greens</i> <i>Gymnasiums</i>	3 spaces per court 3 spaces per court 3 spaces per court 30 spaces for the first green and 15 spaces for each additional green 1 space per 15m ² GFA	Where various facilities are provided within one development, Council may consider relaxing the parking requirements where peak usage times do not coincide or where dual and complementary usage of the common off-street parking area is anticipated.
Registered Club	1 space per 4m ² of public or licensed floor area (bar, lounge, dining room, games room, etc.)	Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. Council may consider relaxing this requirement depending on the characteristics of the proposed development. For this purpose, a comparison survey of clubs in similar localities should be provided with the development application.
Restaurants and Function Centres	1 space per 6.5m ² GFA OR 1 space per 3 seats WHICHEVER IS GREATER	The parking requirement may be reduced where the development is located in a business zone in close proximity to a public off-street parking area and it can be demonstrated that peak demand for the restaurant will not coincide with peak demand for the public parking area. Consideration will also be given to reducing the rate for certain development (e.g. coffee shops, cages, milk bars, etc.) which primarily operate during 9:00am to 5:00pm on weekdays and Saturday mornings, where peak demand for the restaurant will be ancillary to the parking demand generated by surrounding business premises or shops. A food outlet which provides no seating will be assessed as a “shop”.
Retail Plant Nursery including landscape and garden supplies.	1 space per 130m ² gross display area	Adequate on-site loading/unloading facilities for service vehicles must be provided for all retail development. Separate driveways and circulation systems should be provided for service and customer vehicles wherever possible.
Roadside Stall	Minimum of 4 off-street parking spaces	
Transport Depot / Truck Depot	Space for each vehicle present at the time of peak vehicle accumulation on the site	Provision should be made for fleet vehicles, visitor and employee vehicles and contract/operator vehicles. Under no circumstances is the parking of trucks on a public street acceptable. Driveways should be designed in accordance with the type of road frontage, the number of parking spaces and service bays served and the type of vehicles that will

LAND USE	PARKING	COMMENTS
		enter the terminal. Consideration should also be given to providing adequate access, parking and manoeuvring space for B-Doubles.
Service Station	6 spaces per work bay PLUS 1 space per 20m ² GFA of a convenience store PLUS 1 space per 6.5m ² GFA OR 1 space per 3 seats if a restaurant facility is provided WHICHEVER IS GREATER	These additional requirements should be cumulative but may be reduced where it can be demonstrated that the times of peak demand for the various facilities do not coincide. All parking should be clearly designated and located so as not to obstruct the normal sale of petrol and should minimise the potential for vehicular/pedestrian conflict. Consideration should be given to providing adequate manoeuvring space for caravans and B-Doubles.
Retail Premises (not including Industrial Retail Premises) Major Retail Premises, Neighbourhood Shops, Food and Drink Premises <i>(a) Shops < 1000m² GFA</i> <i>(b) Shops > 1000m² GFA (includes supermarkets, department stores, regional shopping complexes, etc)</i> <i>(c) Video Stores</i> <i>(d) Major Retail Premises</i>	1 space per 25m ² GLFA 1 space per 16m ² GLFA 1 space per 16m ² GLFA Refer RTA Guidelines	Where it can be demonstrated that the time of peak demand for parking associated with the proposed shopping centre and the existing adjacent land uses do not coincide, or where common usage reduces total demand, a lower level of parking provision might apply. If the proposed development is an extension of an existing retail development, additional parking demand could be less than proportional to the increase in floor area. A lower level of parking provision may apply where it can be demonstrated that the times of peak demand for parking coincide or where common usage reduces total demand. Council may also rely on the RTA's <i>Guide to Traffic Generating Developments</i> for calculation of parking for specifically identified development types, such as drive-in take-away "fast food" outlets.
Vehicle Repair Station	1 space per 40m ² GFA OR 3 spaces per workshop bay WHICHEVER IS GREATER	

LAND USE	PARKING	COMMENTS
Veterinary Hospital	3 spaces per practitioner PLUS 1 space per employee	If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street.
Warehouses or Distribution Centre Freight Transport facility	1 space per 300m ² GFA OR 1 space per employee WHICHEVER IS GREATER	Adequate provision should be made for the manoeuvring, loading and unloading of vehicles on site.

Where there are no specific rates listed above, refer to RTA Guidelines or demonstrate requirement for parking will be met based on a Traffic Assessment Report, prepared by a suitably-qualified consultant.

APPENDIX B - FLOOD PROOFING GUIDELINES

Flood Proofing Code

Adequate flood proofing of buildings in flood liable areas is an effective and equitable means of reducing flood damage to the structure or buildings. It is essential that flood proofing be a condition of both compatible and conditional developments in flood liable areas.

A draft flood proofing code is incorporated in Table 10. This code is based on the Australian Department of Housing and Construction "Housing in Flood Prone Areas 1975". It is included as an example of the type of information and conditions that should be required for buildings on flood liable land. Action is currently being taken by the Australian Standards Association to produce an official flood proofing code.

F1 Construction Methods and Materials

Construction methods and materials are graded into four classes according to their resistance to floodwaters.

Suitable – the materials or products which are relatively unaffected by submersion and unmitigated flood exposure and are the best available for the particular application.

Mild effects – where the most suitable materials or products are unavailable or economic considerations prohibit their use, these materials or products are considered the next best choice to minimise the damage caused by flooding.

Marked effects – as for "2nd preference" but considered to be more liable to damage under flood conditions.

Severe effects – the materials or products listed here are seriously affected by floodwaters and in general have to be replaced if submerged.

F2 Electrical and Mechanical Equipment

For dwellings constructed on flood liable land, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Main power supply – subject to the approval of the relevant county council, the incoming main commercial power service equipment, including all metering equipment, shall be located above the DFL. Means shall be available to easily disconnect the dwelling from the main power supply.

Wiring – all wiring, power outlets, switches, etc should, to the maximum extent possible, be located above the DFL. All electrical wiring installed below the DFL should be suitable for continuous submergence in water and should contain no fibrous components. Only submersible-type splices should be used below the DFL. All conduits located below the DFL should be so installed that they will be self-draining if subjected to flooding.

Equipment – all equipment installed below or partially below the DFL should be capable of disconnection by a single plug and socket assembly.

Reconnection – should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

F3 Heating and Air Conditioning Systems

Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the DFL. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.

Fuel – heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

Installation – the heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the DFL.

Ducting – all ductwork located below the DFL, should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the DFL, the ductwork should be protected by a closure assembly operated from above the DFL.

Flood Proofing Code

component	order of preference suitable	mild effects	marked effects	severe effects
doors	<ul style="list-style-type: none"> • solid panel with water proof adhesives • flush door with marine ply filled with closed cell foam • painted metal construction • aluminium or galvanised steel frame 	<ul style="list-style-type: none"> • flush panel or single panel with marine plywood and water proof adhesive • T & G lined door, framed ledged and braced • painted steel • timber frame fully epoxy sealed before assembly 	<ul style="list-style-type: none"> • fly-wire doors • standard timber frame 	<ul style="list-style-type: none"> • hollow core ply with PVA adhesives and honeycomb paper core
wall and ceiling linings	<ul style="list-style-type: none"> • asbestos-cement board • brick, face or glazed • clay tile glazed in waterproof mortar • concrete • concrete block • steel with waterproof applications • stone, natural solid or veneer, waterproof grout • glass blocks • glass • plastic sheeting or wall with waterproof adhesive 	<ul style="list-style-type: none"> • brick, common • plastic wall tiles • metals, non ferrous • rubber mouldings and trim • wood, solid or exterior grade plywood fully sealed 	<ul style="list-style-type: none"> • chipboard exterior grade • hardboard exterior grade • wood, solid (boards or trim) with allowance for swelling • wood, plywood exterior grade • fibrous plaster board 	<ul style="list-style-type: none"> • chipboard • fibreboard panels • mineral fibreboard • paperboard • plaster-board, gypsum plaster • wall coverings (paper, burlap cloth types) • wood, standard plywood • strawboard
insulation		<ul style="list-style-type: none"> • reflective insulation 	<ul style="list-style-type: none"> • bat or blanket types 	<ul style="list-style-type: none"> • open cell fibre types
windows	<ul style="list-style-type: none"> • aluminium frame with stainless steel or brass rollers 	<ul style="list-style-type: none"> • epoxy sealed timber waterproof glues with stainless steel or brass fittings • galvanised or painted steel 		<ul style="list-style-type: none"> • timber with PVA glues • mild steel fittings
nails, bolts, hinges and fittings	<ul style="list-style-type: none"> • brass, nylon or stainless steel • removable pin hinges 	<ul style="list-style-type: none"> • galvanised steel • aluminium 		<ul style="list-style-type: none"> • mild steel

Flood Proofing Code

component	order of preference suitable	mild effects	marked effects	severe effects
flooring and sub-floor structure	<ul style="list-style-type: none"> • concrete slab-on-ground monolith construction note: clay filling is not permitted beneath slab-on-ground construction, which could be inundated • suspension reinforced concrete slab 	<ul style="list-style-type: none"> • timber floor (T & G boarding, marine plywood) full epoxy sealed joints 	<ul style="list-style-type: none"> • timber floor (T & G boarding, marine plywood) with ends only epoxy sealed on joints and provision of side clearance for-board swelling 	<ul style="list-style-type: none"> • timber close to ground with surrounding base • timber flooring with ceilings or soffit linings • timber flooring with seal on top only
floor covering	<ul style="list-style-type: none"> • clay tiles • concrete, precast or in situ • concrete tiles • epoxy, formed-in-place • mastic flooring, formed-in-place • rubber sheets or tiles with chemical-set adhesives • silicone floors • vinyl sheets or tiles with chemical-set adhesive • ceramic tiles, fixed with mortar or chemical-set adhesive • asphalt tiles, fixed with water resistant adhesive 	<ul style="list-style-type: none"> • cement/biluminous formed-in-place • cement/latex formed-in-place • rubber tiles, with chemical-set adhesive • terrazzo • vinyl tile with chemical-set adhesive • vinyl-asbestos tiles • asphaltic adhesives • loose rugs • ceramic tiles with acid and alkali-resistant grout 	<ul style="list-style-type: none"> • asphalt tiles with asphaltic adhesive • loose fit nylon or acrylic carpet with closed cell rubber underlay 	<ul style="list-style-type: none"> • carpeting, glue-down type or fixed with smooth edge on jute felts • chipboard (particle board) • cork • linoleum • PVA emulsion cements • vinyl sheets or tiles coated on cork or wood backings • fibre matting (sea-grass matting)
wall structure (up to the DFL)	<ul style="list-style-type: none"> • solid brickwork, blockwork, reinforced, concrete or mass concrete 	<ul style="list-style-type: none"> • two skins of brickwork or blockwork with inspection openings 	<ul style="list-style-type: none"> • brick or blockwork veneer construction with inspection openings 	<ul style="list-style-type: none"> • inaccessible cavities • large window openings
roofing structure (for situations where DFL is above the ceiling)	<ul style="list-style-type: none"> • reinforced concrete construction • galvanised metal construction 	<ul style="list-style-type: none"> • timber trusses with galvanised fittings 	<ul style="list-style-type: none"> • traditional timber roof construction 	<ul style="list-style-type: none"> • inaccessible flat roof construction • ungalvanised steel work e.g. lintels, arch bars, tie rods, beams etc. • unsecured roof tiles

APPENDIX C – HANGAR SETBACK REQUIREMENTS

