



JUNEE SHIRE COUNCIL

**DEVELOPMENT
CONTROL PLAN 2015**

CONTENTS	PAGE
INTRODUCTION TO THE DCP	1
1.1 DCP OBJECTIVES	1
1.2 GENERAL PRINCIPLES FOR DEVELOPMENT	1
1.3 WHAT IS A DEVELOPMENT CONTROL PLAN (DCP)?	2
1.4 HOW TO USE THE DEVELOPMENT CONTROL PLAN	2
1.5 VARIATIONS TO THE DCP	2
1.6 DISCLAIMER	3
1.7 FURTHER INFORMATION	3
AMENDMENT TO THE DCP	4
2.1 OBJECTIVES	4
2.2 DATE OF ADOPTION & WHEN PLAN COMES INTO FORCE	4
2.3 AMENDMENTS TO THE DEVELOPMENT CONTROL PLAN	4
2.4 LIST OF AMENDMENTS	4
CRAWLEY ESTATE.....	5
3.1 OBJECTIVES	5
3.2 LOCATION OF CRAWLEY ESTATE	5
3.3 DEVELOPMENT CONTROLS	5
TATHRA DRIVE RURAL RESIDENTIAL ESTATE	12
4.1 OBJECTIVES	12
4.2 LOCATION OF TATHRA DRIVE ESTATE	12
4.3 DEVELOPMENT CONTROLS	12
JOHN POTTS ESTATE.....	6
5.1 OBJECTIVES	6
5.2 LOCATION OF JOHN POTTS ESTATE	6
5.3 DEVELOPMENT CONTROLS	7
RESIDENTIAL DEVELOPMENT	14
6.1 OBJECTIVES	14
6.2 APPLICATION OF THIS CHAPTER	14
6.3 KEY CONSIDERATIONS FOR URBAN DEVELOPMENT	15
6.4 DEVELOPMENT CONTROLS	16
LARGE LOT RESIDENTIAL DEVELOPMENT	25
7.1 OBJECTIVES	25
7.2 APPLICATION OF THIS CHAPTER	25
7.3 CONSIDERATIONS FOR LARGE LOT RESIDENTIAL DEVELOPMENT	25
7.4 DEVELOPMENT CONTROLS	26
TEMPORARY OCCUPATION OF LAND	31
8.1 OBJECTIVES	31
8.2 APPLICATION OF THIS CHAPTER	31
8.3 CONTROLS FOR TEMPORARY OCCUPATION	31
RE-SITING OF EXISTING BUILDINGS	34
9.1 OBJECTIVES	34
9.2 DEVELOPMENT CONTROLS	34

BUILDING OVER OR NEAR SEWER MAINS	38
10.1 OBJECTIVES	38
10.2 APPLICATION OF THIS CHAPTER	38
10.3 DEVELOPMENT CONTROLS	38
NOTIFICATION OF DEVELOPMENT APPLICATIONS	41
11.1 OBJECTIVES	41
11.2 APPLICATION OF THIS CHAPTER	41
11.3 NOTIFICATION PROCESS	41
11.4 LAND OWNERSHIP	42
11.5 FORM OF NOTIFICATION	42
11.6 NOTIFICATION PERIOD	43
11.7 INSPECTION OF APPLICATIONS	43
11.8 FORM AND CONTENT OF SUBMISSIONS	43
11.9 LATE SUBMISSIONS	44
11.10 RESPONSE TO SUBMISSIONS	44
11.11 APPLICATIONS THAT WILL NOT BE NOTIFIED	44
11.12 ADVERTISED DEVELOPMENT	44
11.13 MODIFICATION OF DEVELOPMENT CONSENTS	44
11.14 REVIEW OF COUNCIL DETERMINATIONS	45
11.15 NOTIFICATION PLANS	45
11.16 NOTIFICATION FEES	45
ADVERTISING SIGNS	46
12.1 OBJECTIVES	46
12.2 SIGNS AND JUNE HERITAGE CONSERVATION AREA	46
12.3 SIGNAGE OUTSIDE THE HERITAGE CONSERVATION AREA	47
12.4 SEPP 64	47
12.5 DEVELOPMENT CONTROLS	47
BUILDING IN A SALINE ENVIRONMENT	55
13.1 OBJECTIVES	55
13.2 BACKGROUND	56
13.3 DEVELOPMENT CONTROLS	57
PEEL STREET RESIDENTIAL PRECINCT	61
14.1 OBJECTIVES	61
14.2 LOCATION OF PEEL STREET PRECINCT	61
14.3 DEVELOPMENT CONTROLS	63
ON-SITE SEWAGE AND WASTEWATER MANAGEMENT	72
15.1 OBJECTIVES	72
15.2 BACKGROUND	72
15.3 DEVELOPMENT CONTROLS	73
DICTIONARY	83

INTRODUCTION TO THE DCP

1.1 DCP OBJECTIVES

The overall objectives of the Junee Shire Development Control Plan 2015 are to:

- achieve the aims and objectives of the Junee Local Environmental Plan 2012 by providing more detailed controls for development,
- outline Council policies, standards and indicate the preferred future direction for development within Junee Shire; and
- assist in the preparation of development proposals by providing applicants and owners the details of Council development control requirements.

1.2 GENERAL PRINCIPLES FOR DEVELOPMENT

The following are the general principles for development that apply to development in Junee Shire:

- Consider the character of the neighbourhood taking into account landscaping, building setbacks, materials and roof forms.
- Maintain the quality of the streetscape through maintenance and enhancement of trees, gardens, building facades (ie. the exterior of the building), fences and walls.
- Use the attributes of the site; slope, orientation and visual or landscape quality.
- Ensure the scale and form of new buildings is in keeping with surrounding buildings. Where possible roof forms and building heights should match those of neighbouring buildings.
- Minimise the bulk and height of buildings on or near boundaries to avoid overshadowing and overlooking of neighbours.
- Protect existing heritage buildings, streetscapes and the curtilage of heritage buildings. Use local building form and match external materials to complement existing heritage buildings.
- Retain established trees and vegetation where possible.
- Provide for good solar access and avoid overshadowing of neighbours.
- Maintain views and privacy as well as to those of your neighbours. Use screens, planting and walls for visual privacy and to reduce noise.
- Plan and design developments to enhance the safety and security of the wider community.

1.3 WHAT IS A DEVELOPMENT CONTROL PLAN (DCP)?

A DCP is a source of information covering issues of legislative, administrative and technical aspects of development.

This DCP is known as Junee Shire Development Control Plan 2015 pursuant to Division 6 of the *Environmental Planning and Assessment Act 1979 (EPA Act)*.

This DCP applies to the whole of the Junee Shire Local Government Area.

This DCP contains more detailed provisions than in the *Junee Local Environmental Plan 2012*. In the event of a conflict between the DCP and the *Junee Local Environmental Plan 2012* the Local Environmental Plan prevails.

This DCP applies from the date of adoption by Council. The date of adoption and amendments to the DCP is listed in Section 2.0 – Amendments to the DCP.

1.4 HOW TO USE THE DEVELOPMENT CONTROL PLAN

The Development Control Plan (DCP) is designed to assist with various types of issues that relate to a specific development proposal. When using the DCP the majority of development controls are contained within specific sections relating to the type of development proposed.

There are also technical and advisory components of the DCP that may be relevant to a specific proposal.

Each part of the DCP also includes one or all of the following:

- Objectives – Each specific section has specific objectives which describe what Council aims to achieve.
- Development controls - These are used to measure the compliance and performance of a development in the development process.

1.5 VARIATIONS TO THE DCP

Notwithstanding any provisions of this DCP, other than those standards included in other legislation or are only permitted to be varied as development standards, Council may consider a variation to the DCP.

Such a variation may only be considered where a written statement (Statement of Environmental Effects) specifying the grounds for non-compliance is submitted for Council's consideration. Council may consider advertising any amendment to the DCP where it considers such variation is a major departure.

Council will only consider a variation where it is warranted by special circumstances, where the design of the proposed development is of a superior standard and where in Council's opinion the stated objectives of the development controls and particular standard are achieved.

I.6 DISCLAIMER

Council provides the information contained in this DCP in good faith. In some cases this DCP only provides a summary of legislative provisions and technical codes. This DCP also includes information that does not strictly meet the requirements of Division 6 of the *Environmental Planning and Assessment Act 1979*.

This DCP is for use by Council and the public. The DCP is aimed to allow participation by the public in the development of Council policy.

The information contained in this document is a guide to only some of the provisions that relate to development. Compliance with the requirements of this DCP will not necessarily mean that a development will be approved.

Always seek independent advice in relation to property purchases or investment decisions.

This information should not be relied upon in reaching a decision to purchase a property.

I.7 FURTHER INFORMATION

If you have enquiries or wish to clarify any aspect of this DCP please contact Junee Shire Council on the following:

Phone: (02) 6924 8100

Fax: (02) 6924 2497

Email: jsc@juneensw.gov.au

Council Address: 29 Belmore Street JUNEES NSW 2663

Website: www.juneensw.gov.au

AMENDMENT TO THE DCP

2.1 OBJECTIVES

The objectives of this Chapter are to:

- identify the process for amending the DCP and providing for public participation,
- provide an update on amendments to the Junee Shire Development Control Plan 2015, and
- identify the date of adoption of the DCP by Council and subsequent amendments.

2.2 DATE OF ADOPTION & WHEN PLAN COMES INTO FORCE

This plan was exhibited for public comment in accordance with the *Environmental Planning and Assessment Act 1979 and Regulations*. Council adopted this plan on **16 February 2016**.

Subsequent amendments to the plan are listed below.

This plan came into force as of **Thursday, 10 March 2016** (being the date of public notice in the local newspaper in accordance with Clause 21 of the *Environmental Planning and Assessment Regulations 2000*).

2.3 AMENDMENTS TO THE DEVELOPMENT CONTROL PLAN

Where Council resolves to prepare an amendment to the Junee Shire Development Control Plan 2015 these must be exhibited for a minimum period of 28 days. Public notice must be given in the local newspaper. This notice is to indicate the details of the places, times and dates for the inspection of the draft amendments; and the period during which submissions may be made.

Copies of the draft amendments will be made available during the exhibition period free of charge.

2.4 LIST OF AMENDMENTS

Purpose of the Amendment	Section Amended	Date Amendment Effective (Public Notice Under Clause 21 EPA Regulations 2000)

CRAWLEY ESTATE

3.1 OBJECTIVES

The objectives of this Chapter are to:

- promote the orderly development of the rural residential environment,
- control the use of land and buildings erected upon the allotments within the Estate to minimise environmental impacts,
- provide purchasers with a document which sets out Council's policies for all development and land use in the Estate,
- restrict the density of the development within the Estate to maintain the rural residential character of the development; and
- to ensure that all development takes account of the amenity of the adjoining and surrounding land with respect to views, privacy, convenience and safety.

3.2 LOCATION OF CRAWLEY ESTATE

The Chapter applies to all land within the area commonly known as Crawley Estate. The lands include Lots 1-25 DP 811541 and Lot 1-22 DP 1035451 (inclusive).

3.3 DEVELOPMENT CONTROLS

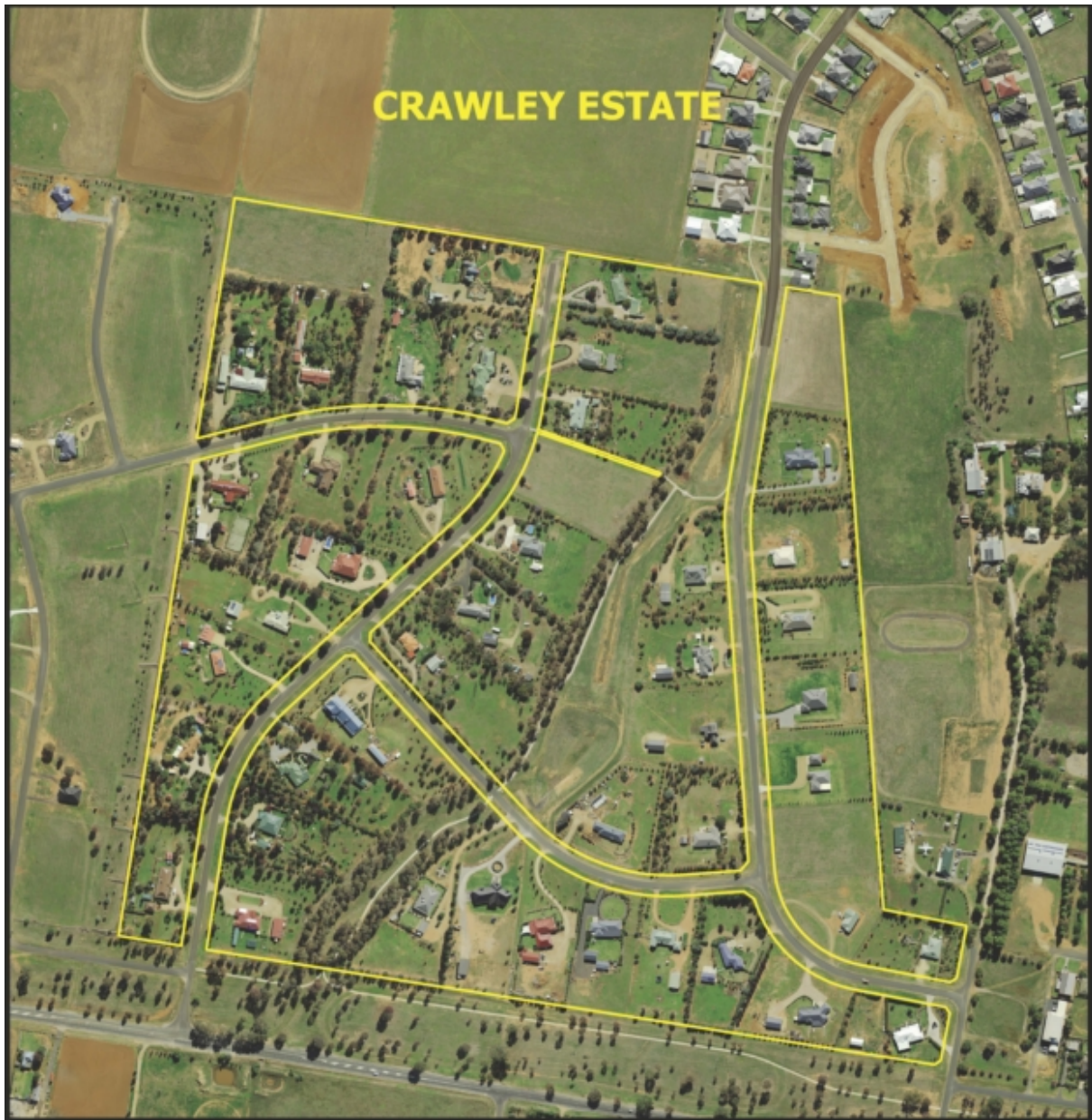
3.3.1 SUBDIVISION

- No re-subdivision of any allotments within the Estate is permitted.

3.3.2 BUILDINGS

Building setbacks & siting

- Road frontage of any allotment setback – 20 metres.
- Side and rear boundary setbacks – 10 metres.
- Siting of new buildings will minimise impacts on dwellings and other buildings on adjoining lots.
- New buildings are to be designed to minimise impacts on slope, drainage lines, existing vegetation and access.
- No extensive 'cut and fill' for building sites is permitted (eg. >750mm).
- Alternative foundations to on-ground slab will be considered on sloping sites.
- New residences will achieve energy efficiencies through siting, construction and design.



Access

- Vehicle access, driveways and manoeuvring areas are to be constructed and maintained to an all-weather standard, ie. paved blue metal or decomposed compacted granite or superior.
- All areas used by vehicles are to be adequately drained.
- Two car parking spaces are to be provided on-site. At least one car parking space is to be undercover and provide access to the dwelling without being exposed to the weather.
- No direct vehicle access is permitted to Lots 1 to 8 DP 1035451 and Lots 1 & 25 DP 811541 from Pretoria Avenue.

- No direct vehicle access is permitted to Lots 8, 9, 11, 12, 13 DP 1035451 and Lots 15-25 (inclusive) from the drainage reserve.
- Vehicle accesses to lots 1, 3, 10, 20, 21 and 22 and to be located as far away from the intersections as possible.
- Access to lots over existing table drains are to be constructed with concrete pipework and associated headwalls.

Site management during construction

- All development will minimise soil disturbance.
- All topsoil will be stockpiled for re-use and is to be stored away from drainage lines.
- Hay bales, geotextile fabric fences and cut-off drains are to be used to minimise cross-site and off site drainage.
- All unnecessary construction vehicle movements across the landscape are to be avoided.
- Extensive benching, filling or land re-contouring is to be avoided.
- Construction during periods of low rainfall with completion and site rehabilitation is preferred.
- Construction work is restricted to between the hours of 7.00am and 6.00pm.
- No construction work creating unreasonable noise, dust or other emissions is to be undertaken on a Sunday.
- Construction sites are to be made secure and safe for the duration of works.
- All construction rubbish is to be removed from the site at the completion of the work.
- Siltation traps are to be provided to prevent movement of sediment off site.

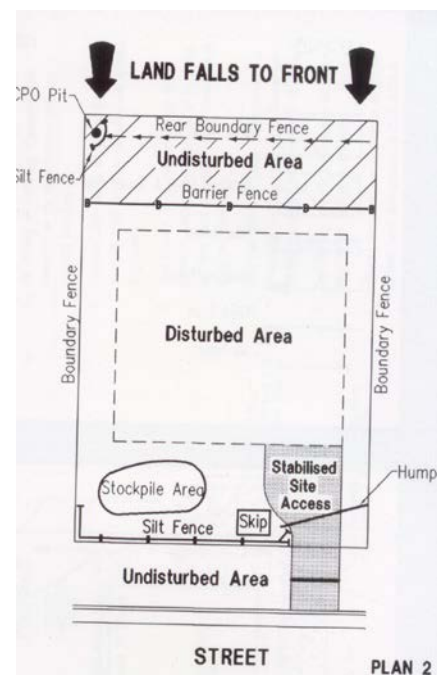
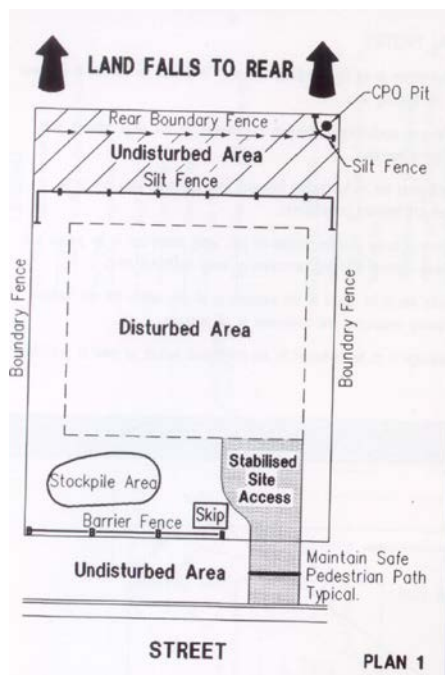


Figure 1 – Site management during construction (Source: Erosion & Sediment Control Guidelines for Building Sites – Albury, Hume & Wodonga Councils)

Drainage

- Stormwater is to be retained, retarded and re-used on-site where possible (eg. water tanks and irrigation).
- Groundcover is to be maintained over the lot to reduce the velocity of stormwater flows and encourage ground water infiltration.
- Impervious areas such as sealed driveways, paved areas etc. are to be kept to a minimum.
- All excess stormwater generated from roof and hard stand areas is to be collected and piped to the point of discharge (either on or off site).
- Stormwater from the lot to be disposed to a point of discharge approved by Council.

Size of dwelling houses

- All dwellings are to have minimum gross floor area of 150m².
- All dwellings are limited to two storeys only and the highest point of the roof line is limited to 7.0 metres above ground level.

Services

- All dwellings are to be connected to a reticulated potable water supply and sewerage system.

- New extensions to existing dwellings involving additional ablution and bathrooms or dual occupancy must be connected to the reticulated sewerage system.
- All dwellings are to be connected to underground electricity, gas and telecommunications.

Design

- New development must take into account the design of adjoining dwellings and buildings in and near the Estate.
- Site planning for the dwelling must also address building design.
- The design of dwellings on Lots 14 to 22 DP 1035451 will be sympathetic to the Monte Cristo homestead and outbuildings.

Materials

- New development must avoid the use of reflective materials such as zincalume or the colour white.
- The use of 'earthy' tones such as shades of green and brown is acceptable.
- Materials to be used must be consistent and not contrasting with the types of materials used on other dwellings.
- A rural residential 'theme' for the Estate is to be considered when choosing materials.
- No external materials used in the Estate are to be second hand.
- The use of fibrous cement sheeting or "hardiplank" products may be used up to a maximum of 35% of the external finish of any building.

Energy efficiency

- Dwellings are required to meet an energy efficiency rating of 3.5 stars. An independent assessment of the energy rating shall accompany an application to construct a dwelling.
- Where possible dwellings should be orientated to the northern part of the lot and be sited generally along an east-west axis.
- Dwellings should be orientated so that living areas are within a range of 30° east to 20° west.
- New buildings must achieve a ratio of the area of the east/west facing walls to the north/south facing walls of 1:1.5.
- Building design must provide shading to east, north and west facing windows in summer and provide coverings for windows in winter to reduce heat loss.

- New developments will consider the installation of a solar or natural gas hot water system.

Ancillary development

- Outdoor service areas such as clothes drying are to be sited on the lot so as not to be directly visible from an adjoining property or public place.
- Detached garages are to be constructed of materials identical or similar to the dwelling.
- Colourbond sheds are permissible but must not detract from the prominence of the dwelling.
- All detached buildings from the dwelling shall be no higher than 3.0 metres above natural ground level.
- No colourbond or timber paling fences are permitted around the perimeter of the lot. All perimeter fencing will be rural post and wire.
- A small courtyard (not forward of the building line) and contiguous with the dwelling of no more than 400m² may be fenced with solid materials for the purposes of private open space and/or screening of service areas.
- The perimeter fencing along the western boundaries of Lots 8, 9, 11, 12 and 13 of DP 1035451 and Lots 15-25 of DP 811541 (inclusive) shall be consistent in design and materials with the existing fence located adjacent to the drainage reserves.

Landscaping & tree protection

- No existing trees are to be removed without the permission of Council.
- Perimeter landscaping of the lot will be required. Landscaping will be required around ancillary buildings and structures as well as private open space areas.
- All landscaping will be consistent with Council's Landscape Plan for the public areas when implementing landscaping.
- A 3.0 metre wide screen landscaping strip is to be maintained across the rear of all lots adjoining the Monte Cristo property and Pretoria Avenue.
- Landscaping will use flora from the following list of indigenous plant species:

Suggested trees for the Estate;

Acacia baileyana

Brachychiton populneum

Casuarina cumminghamiana

Cootamundra Wattle

Kurrajong

River Oak

Plants which will burn, but which have leaves with high water content, low oil content or for a variety of other reasons, are not considered dangerous, include:

- Acacias such as Cootamundra Wattle, Cassias such as Silver Leaved Cassia, Pyracanthas such as Gibbs Firethorn, Cotoneaster Silver Leaved Cotoneaster and deciduous trees such as poplars, maples, oaks and ashes.

The only truly fire resistant plants are the succulents with their thick fleshy leaves and stems. Ground covers, usually less than 2.0 metres, include Saltbushes such as *Atriplex* and *Rhagodia*, Pigfaces and Cactii.

Control on land uses within the Estate

- Prior to construction of the dwelling, all noxious weeds to be eradicated from the lot.
- All lots will be maintained in a noxious weed free state.
- Council policies must be adhered to for the keeping of animals, ie. horse stables will be required to comply with siting, construction or waste standards.
- No animals or poultry are to be kept that will detrimentally impact on the amenity of adjoining residents, ie. bee keeping, ducks, peacocks, commercial harvesting species or pigs.
- Home industry or home occupations require consent from Council.
- Any storage of equipment, plant and materials for any hobby, commercial or industrial pursuits will be unobtrusive and kept at a minimum.
- The servicing and repairs of equipment/plant kept at a minimum.
- No commercial dog kennels, catteries or animal boarding establishments are permitted.

3.3.4 Open Space

- No goods or materials to be stored outside where they are visible from outside of the lot.
- An outdoor area (maximum area of 400m²) may be provided that is not clearly visible from adjoining land or public area.
- Private open space should take advantage of the natural features of the site such as views or built features such as tennis courts or swimming pools.
- Private open space to be located on the lot to maximise solar access.
- Private open space should be connected to the dwelling and accessible from the living areas.
- Pedestrian access is encouraged from lots with frontage to public open space.
- Residents are encouraged to compliment the landscaping in the public open space.

TATHRA DRIVE RURAL RESIDENTIAL ESTATE

4.1 OBJECTIVES

The objectives of this Chapter are to:

- promote Tathra Drive Estate as a specific rural residential development,
- encourage a range of allotment size and living opportunities in the Estate,
- encourage reinstatement of native vegetation on the site and minimise land degradation, and
- ensure building development and uses are compatible to the amenity of the area.

4.2 LOCATION OF TATHRA DRIVE ESTATE

The Chapter applies to all land within the area commonly known as Tathra Drive Estate.

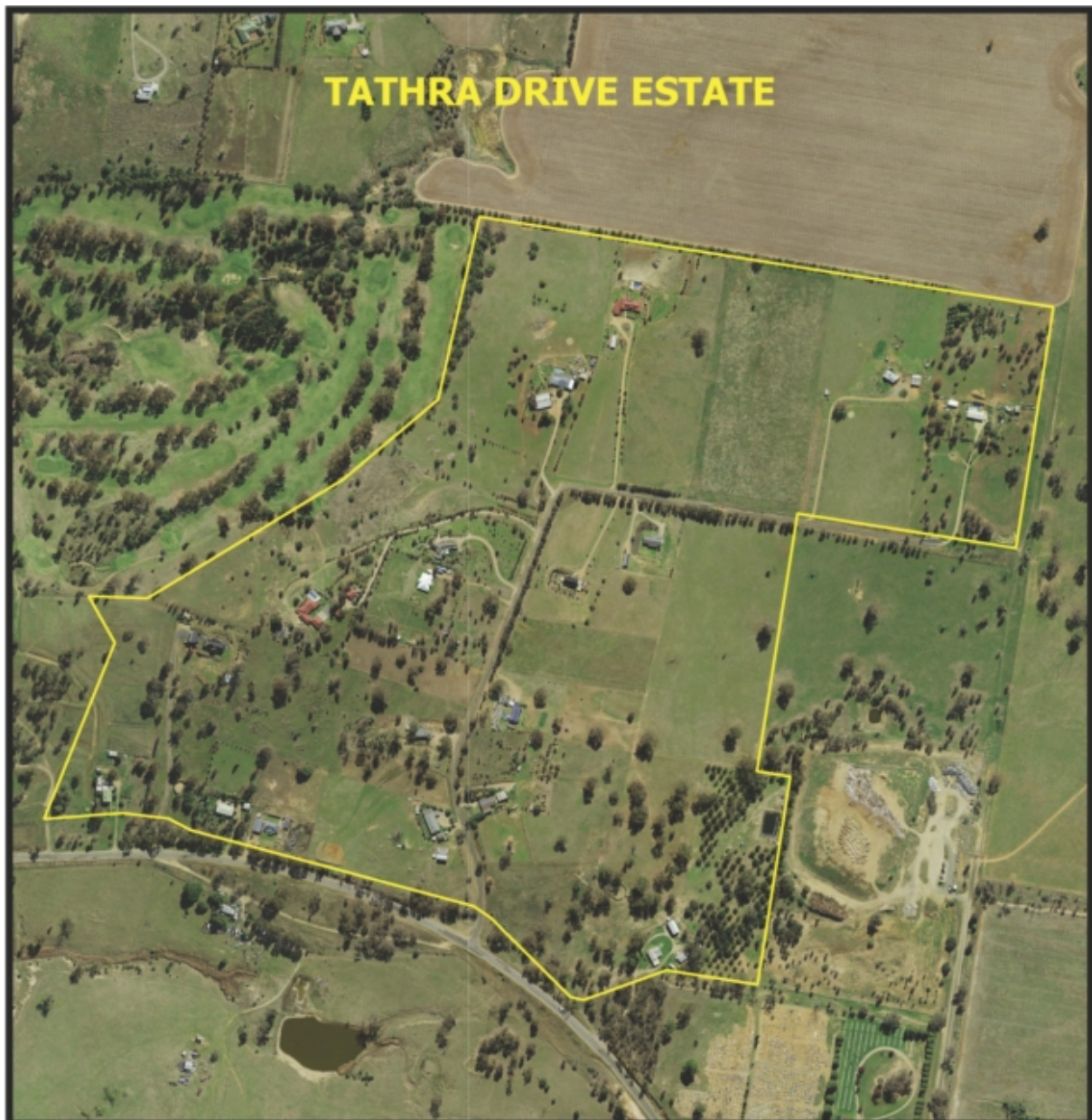
4.3 DEVELOPMENT CONTROLS

4.3.1 SUBDIVISION

Land capability assessment

A land capability assessment is required to support the development of this land and this assessment will identify:

- soil types to determine suitable structural design of foundations suitable for the structure,
- the location of any existing vegetation,
- contours, slope and physical building constraints,
- any geological conditions, eg. rocks, slippages, gullies, springs and soaks,
- measures required to prevent erosion and land degradation including rilling of slopes and gullies,
- any natural watercourses or storage dams, and
- the suitability of the land for effluent disposal under the relevant Australian Standard.



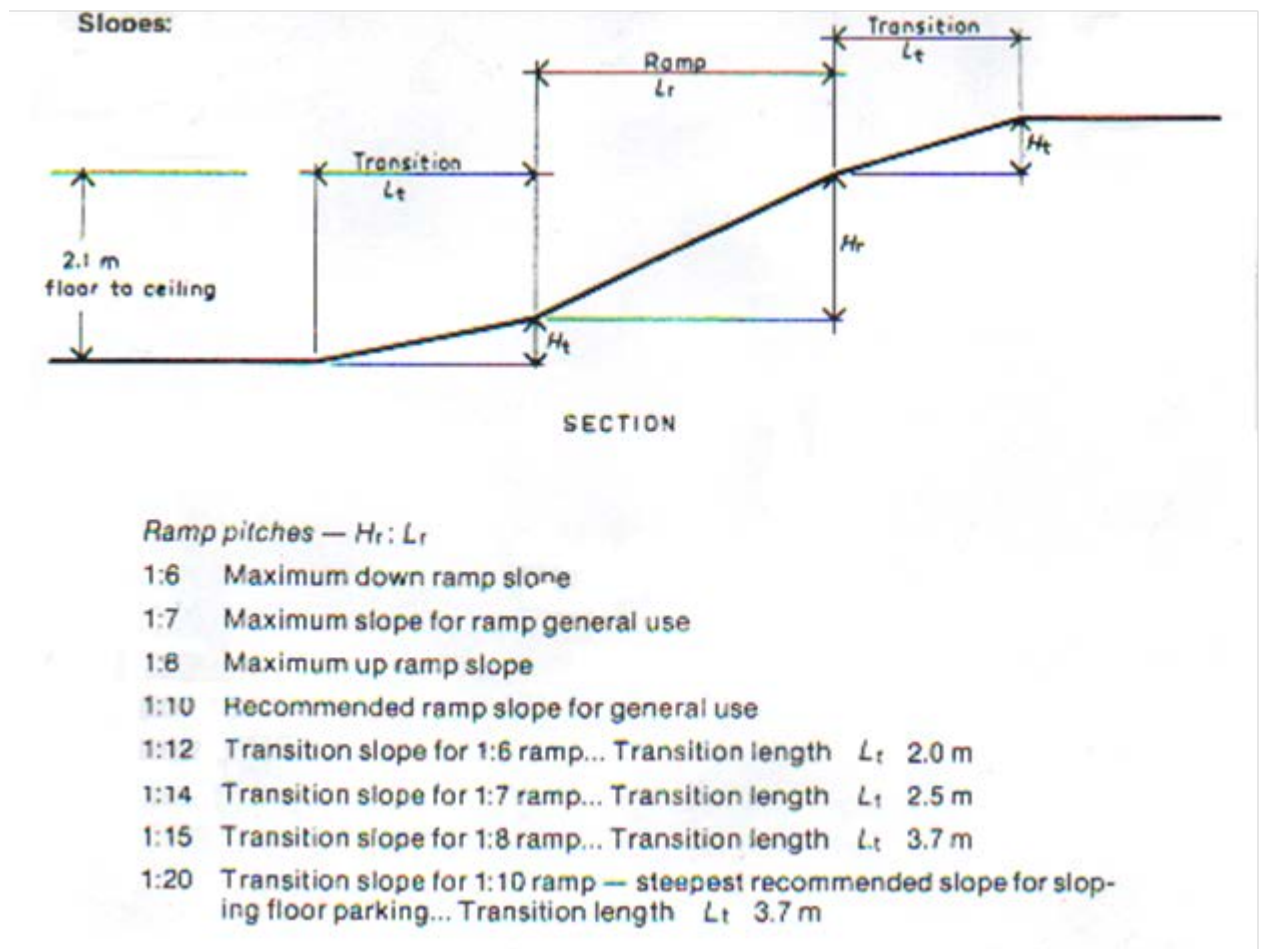
Allotment size/Dimensions/Building envelope

- The minimum lot size within the Estate is 4,000m² (0.4ha).
- The access corridor area is excluded from the “minimum lot size”.
- The access corridor is to be not less than 5m in width or more than 150m in length. Landscaping (under and over storey) is to be planted to the access corridor.
- Two battle axe shaped blocks may be permitted to share one access corridor provided there is a reciprocal right of way. A wider access corridor may be necessary to enable passing of vehicles.

- A building envelope will ensure clearances of 20m to Tathra Drive and 10m to any internal boundary or right of way easement, for any dwelling or out-building.

Access

- Access to the allotments will meet engineering standards for all weather access including formed and paved vehicle access to the property boundary at the allotment. Note: The paved surface is to be compacted crushed granite/gravel or superior products.
- The access is to have clear sight visibility to and from the allotment and to vehicles traversing the public roads.
- The grade to the public roads is to allow for transition and clear sight visibility of vehicles entering from the allotments to the public road and road verges.
- Road access or internal ramps, slopes and transitional grades/distances are to be as follows:
 - 1:6 maximum down ramp slope
 - 1:7 maximum slope for ramp general use
 - 1:8 maximum up ramp slope
 - 1:12 transitional slope for 1:6 ramp - transitional length 2m
 - 1:14 transitional slope for 1:7 ramp – transitional length 2.5m
 - 1:15 transitional slope for 1:8 ramp – transitional length 3.7m



Services

- A separately metered reticulated water supply is to be provided to each allotment.

Water

- A reticulated potable water supply is to be provided by the water authority - Goldenfields Water County Council.
- Where necessary for pressure requirements, as advised by the statutory authorities, additional storage capacity of not less than 60,000L will be provided for the purpose of fire fighting or pressurisation of water.
- Where storage dams are to be provided for stock purposes, the location is to be approved by the Council and statutory authorities. The public water supply is not to be interconnected to dams or roof water tanks.
- Where appropriate, Council may require a safety fence to be secured around stock storage water dams.

Note: Some developments in this area may experience inadequate water supply. In these cases owners may need to pressurise their own systems at their own expense.

Electricity and Telephone

- Electricity and telephone services will be connected to each allotment.
- Service locations should be submitted to the respective utility authority and service providers to ensure services are available.

Bushfire Safety

- Any development is to observe the required construction measures and safeguards, such as:
 - Clearance to trees and “fuels”.
 - Self-sufficiency of water supply.
 - Adequate access for evacuation and fire fighting.
 - Protection of openings, roof voids and under-floor areas.

4.3.2 BUILDING STANDARDS

- The use of zincalume or shiny building materials is not permitted on houses and outbuildings.
- Building site preparation should be minimal. If retaining walls are necessary, these are to be designed by a structural engineer allowing for drainage of ground waters from behind the retaining wall. Preference is for 1:3 batter slopes to be utilised that are suitably retained with landscaping.
- Water storage tanks must be finished with muted low-reflective colours.
- Fencing shall be rural low line materials preferably not exceeding 1.2m in height with no barbed wire at the street road frontage.
- Solar access shall be available to living rooms between the hours of 9:00am and 5:00pm for a minimum of three hours on 21 June of each year.
- On site effluent systems require a separate approval and an ongoing management agreement for maintenance by the property owner. These applications can be lodged with the house development application.

4.3.3 RESTRICTIONS

- No intensive animal husbandry or keeping.
- No pigs.

- Horse stables will require certain construction requirements to prevent the breeding of flies with solid stable linings up to 1.2m in height above the floor. The stables may require specific siting requirements from adjoining allotments including houses and extend to a minimum clearance distance from any dwelling building located upon the allotment. Typical clearances from any residence upon the allotment would be 30m. The number of horses being calculated on a land envelope, allowing for 30m clearances to houses and boundaries, at three horses per 0.4ha.
- Industrial activities are not permitted.
- Intensive poultry keeping of flocks more than 20 birds will not be permitted.
- Dog kennels, dog boarding or cattery establishments are permitted with consent of Council.

JOHN POTTS ESTATE

5.1 OBJECTIVES

The objectives of this Chapter are to:

- set standards for quality residential development in Junee,
- provide a variety of housing opportunities and residential lifestyle choices,
- promote the establishment of high quality residential environment for the implementation of innovative design,
- create an urban environment that relates to the existing and desired future neighbourhood character responsive to the heritage of the site and that is environmentally sensitive,
- ensure new development is compatible with the heritage significance of the Monte Cristo buildings and ridgeline prominence,
- ensure that new developments are low rise and sympathetic to the contours of the ridgelines to minimise the visual intrusions of “hard” surfaces and maximises vegetation growth,
- promote building footprints and envelopes that are not bulky or is of a scale that impacts on views, privacy, noise and open space enjoyment of a residential amenity,
- ensure the impacts of the building form are offset by the development of open space and setbacks for harmonious residential amenity,
- promote the siting, construction, and services that are energy efficient, and sustainable,
- promote the use of materials and colours that are sympathetic to residential and heritage amenity avoiding “harsh” conflicts with surrounding development, and
- to ensure that the uses within the development are safe and compatible to residential amenity.

5.2 LOCATION OF JOHN POTTS ESTATE

The Chapter applies to all land within the area commonly known as John Potts Estate.



5.3 DEVELOPMENT CONTROLS

5.3.1 SUBDIVISION

Land capability assessment

A land capability assessment is required to support the development of this land and this assessment will identify:

- soil types to determine suitable structural design of foundations and footings suitable to sustain the load bearing of the structure,

- terrain contours and physical building constraints,
- slope,
- the heritage impact of the Monte Cristo building being a prevailing feature,
- the views of other allotments,
- geological conditions,
- measures to prevent erosion and land degradation,
- the lack of absorption of the soil and allotment conditions for stormwater disposal, and
- surface water runoff including subsoil water diversion and conditions encountered with cut and fill and rock upon allotments.

Allotment size/Dimensions/Building envelope

- The minimum allotment size will be not less than 500 square metres. In the case of battle axe lots – subdivision – the minimum area does not include the access corridor.

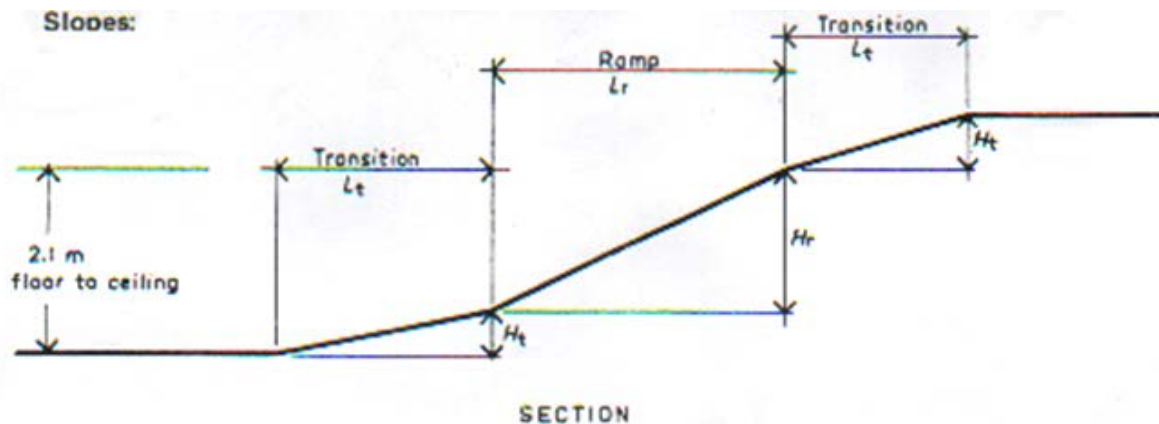
Note: In the case of Community Title subdivision the minimum size for an allotment created by subdivision does not apply to Lot 1 – the neighbourhood property.

- The access driveway to battle axe allotments shall have a minimum width of five metres. Two metres of the access width shall be landscaped with shrubs adjacent to the boundary.
- The front setback of the building shall be:
 - 5m to garages carports or other structures related to the parking of vehicles
 - 5m to Verandahs and pergolas
 - 7m to the external walls of any dwelling
- The secondary building alignment to corner allotments shall be three metres.
- Garage and parking structures shall be sited and designed not to dominate the street frontage.

Access

- Access to the allotments shall meet engineering standards to a dust free standard including formed and paved vehicle access to the property boundary at the allotment. Internal driveways shall be formed and paved to a dust free surface.
- The access shall have clear sight visibility to and from the allotment and to vehicles traversing the public roads.
- The grade to the public roads shall allow for transition and clear sight visibility of vehicles entering from the allotments to the public road and road verges.
- Access to rear yards shall not be permitted from Council reserves.

- Road access or internal ramps, slopes and transitional grades/distances shall be as follows:
 - 1:6 maximum down ramp slope
 - 1:7 maximum slope for ramp general use
 - 1:8 maximum up ramp slope
 - 1:12 transitional slope for 1:6 ramp - transitional length 2 metres.
 - 1:14 transitional slope for 1:7 ramp – transitional length 2.5 metres.
 - 1:15 transitional slope for 1:8 ramp – transitional length 3.7 metres.



Ramp pitches — $H_r : L_r$

- 1:6 Maximum down ramp slope
- 1:7 Maximum slope for ramp general use
- 1:8 Maximum up ramp slope
- 1:10 Recommended ramp slope for general use
- 1:12 Transition slope for 1:6 ramp... Transition length L_t 2.0 m
- 1:14 Transition slope for 1:7 ramp... Transition length L_t 2.5 m
- 1:15 Transition slope for 1:8 ramp... Transition length L_t 3.7 m
- 1:20 Transition slope for 1:10 ramp — steepest recommended slope for sloping floor parking... Transition length L_t 3.7 m

Services

- Services required to be provided to each allotment including reticulated water supply.

Water

- A reticulated potable (public) water supply being provided by Goldenfields Water County Council. If rain water tanks are installed they are required to be of a muted colour.

Electricity and Telephone

- Electricity and telephone services shall be connected by underground services to each allotment.
- Service locations should be submitted to the respective utility authority and service providers to ensure services are available.

Sewerage

- Sewerage from all properties shall be connected to the sewer mains of the Juneé Shire Council.

Stormwater

- Stormwater disposal shall be to the piped stormwater easements or the street kerb and gutter as provided in the subdivision.
- Overflows from tanks shall be piped to stormwater easements or the street kerb and gutter.
- Public water supplies are not to be interconnected to rain water tanks, unless there are cross contamination protection devices or an air gap in accordance to the standards required by the water supply authority.

5.3.2 BUILDING STANDARDS

- Cut and fill – preparation of the site should be minimal. If retaining walls are necessary, these should be designed by a structural engineer allowing for drainage of ground waters from behind the retaining wall. Preference is for 1:3 batter slopes to be utilised that are suitably retained with landscaping.
- The maximum number of storeys permitted upon any residence is two within the building envelope as specified by the Council.
- Outbuildings shall be a maximum height of 4m at the highest part of the structure.
- Buildings should be sited and designed to ensure:
 - a. reasonable daylight to habitable rooms and adjacent dwellings,
 - b. overshadowing of neighbours including open space and main living area windows is kept to a minimum, and
 - c. solar access is available to living rooms between the hours of 9.00am and 5.00pm for a minimum of three hours on 21 June of each year.
- Front walls of any dwelling visible from the street shall not exceed 5 metres in length without a physical change, ie. window or a directional change.
- Blank street frontages facades with no windows shall not be permitted. The side walls in any one dwelling visible from the street or public place shall not exceed 10 metres in length without a physical change.

- A shadow diagram is required where orientation, slope of site, or distance between the buildings create the potential for overshadowing.
- The shadow diagram shall include the following:
 - a. North point
 - b. Scale
 - c. Position of existing and proposed buildings and private open space on the site
 - d. Position of existing buildings and private open space on adjoining land
 - e. Shadows cast on existing and proposed buildings at the winter solstice – 21st June for 9.00am, 12 noon and 3.00pm.
- The use of zincalume or shiny building materials will not be permitted on houses and outbuildings.
- The area and size of any outbuilding shall not exceed the area and size of the residence upon the allotment.
- Habitable room windows of adjacent dwellings within a distance of 9 metres:
 - a. should be offset by a suitable distance to limit views between windows; or
 - b. should have sill heights of 1.7 metres above floor level; or
 - c. should have fixed translucent glazing in any part of the window within 1.7 metres of the floor height; or
 - d. should use other means to obscure the view between windows.
- The siting of elevated landings and verandahs or a swimming pool should not adversely impact upon the privacy and enjoyment of the adjoining residential allotments. This extends to any noise generating equipment associated with the operation of a swimming pool.
- Rear yard access is required for vehicles. This could include drive through carports or garages.
- Existing building intended to be re-sited or relocated to lands within this plan will not be permitted.
- External veneering material to dwellings shall not exceed 50% textural fibrous cement product either in sheet or plank form. Where fibrous cement products are proposed to be coated with a masonry stand in product a higher percentage of material may be permitted.
- No front fence at the street frontage.
- The height of rear yard fences shall not exceed 1.8 metres.
- Side fences forward of the building frontage shall be limited to a maximum height of 0.7 of a metre.
- No landscaping is permitted on corner intersections within a splay of 9 metres at the property boundary intersection that obscures sight visibility of vehicles at that intersection.

- The siting of landscaping should recognise that the height of mature plants, shrubs or trees should not remove the entitlement of adjoining allotments for solar access to living rooms, bedrooms and equipment, ie. solar heaters. The location of trees which will mature would be considered on their merits if the plantings would have some benefits to the adjoining property owner such as western shade.
- The front building setback shall have landscaping to at least 50% of the area.
- Driveways and off street parking shall occupy no more than 50% of the area.

5.3.3 RESTRICTIONS

The following prohibitions and restrictions apply to the land:

- No intensive animal husbandry or keeping.
- No horse stables.
- No intensive poultry keeping or flocks of more than 20 birds upon the property.
- No animal boarding establishments.
- No bee keeping.
- Industrial activities are not permitted

5.3.4 UNIT DEVELOPMENTS

- Design of frontages to the streetscape provides for variety and shall not be dominated by undesirable facades, driveways and car parking facilities.
- The land area for each unit occupancy requires a minimum site area of:
 - 550 square metres for each “**large dwelling unit**”
 - 450 square metre for each “**medium dwelling unit**”
 - 350 square metres for each “**small dwelling unit**”
- For multiple unit development site manoeuvrability area has to be provided to enable entry and exit from the site in a forward direction.
- For unit development, private open space to ground floor units shall have a consolidated area 50 square metres, areas having a minimum dimension of 4m x 4m.
- Private open space for upper levels shall be 10 square metres for each unit and have minimum dimensions of 2m x 2.5m.
- Private open space shall not include driveways, turning areas, car spaces, or narrow elongated curtilage areas and service areas. Screening shall be provided to ensure privacy to users of the open space.
- Where a unit development subdivision is proposed for five or more units, the road access shall have the appropriate dimensions and construction for traverse by service vehicles including garbage trucks and emergency services such as fire brigade and ambulances.

- Car parking needs on site shall be provided according to the style of development and number of bedrooms:
 - A **large dwelling unit**– two secured car spaces
 - A **medium dwelling unit** – 1.5 secured car spaces
 - A **small dwelling unit** – 1 secured car park space
- Visitor car parking for a unit development shall be determined at 0.5 of a space for each unit above two unit tenancies. Where there is a fraction of a space, the requirement is rounded up to the total higher space.
- Where new development is proposed, on site car-parking including visitor car parking shall be provided behind the street setback.
- Driveway widths – where there is a unit development, the driveway width shall be 3.5m. Where there are more than two units on the allotment, the driveway width shall be 6m wide between the property boundary and the kerb line.
- Where the driveway services 5 or more units, a 6m wide passing bay shall be included within the site.
- Services shall be provided to each allotment and each unit shall:
 - be capable of being independently metered for consumption of water, electricity, gas,
 - have a stop cock to the water service to enable individual unit service repairs to occur without disruption to supply to other associated units,
 - have a separate surcharge gully with the nominal surcharge gully not located in the exclusive private open space of an individual unit, and
 - hot water services shall not be shared between units.
- Multi-unit development shall in the design consideration include an assessment of Crime Prevention strategies.
- Where development of high value in both design and size are outside of the listed criteria a pre-lodgement development meeting should be sought with Council.

RESIDENTIAL DEVELOPMENT

6.1 OBJECTIVES

The objectives of this Chapter are to:

- create an urban environment that relates to the existing and desired future neighbourhood character, is responsive to the site and is environmentally sensitive,
- conserve the contemporary heritage of existing developments to ensure a sympathetic compatibility with any future development,
- enable commercial and industrial development to be established in appropriate locations relative to need, access and services in a manner that will minimise environmental impacts,
- provide for a variety of housing opportunities and residential lifestyle choices,
- set standards for residential development, and
- ensure that all development takes account of amenity of the adjoining and surrounding land with respect to views, privacy, convenience and safety.

6.2 APPLICATION OF THIS CHAPTER

This Chapter applies to the urban areas of the township of Junee and the villages of Illabo, Old Junee and Bethungra. The urban areas of the towns are generally where the community is more closely populated for which impacts on developments are more significant. The range of urban development can cover commercial activities, industrial pursuits, community purpose buildings, and residential development. The interaction of these aspirations for employment, recreation and residential amenity has to recognise the impact upon existing services and for the planning of economic and practical solutions for future development.

The residential standards will vary according to location, the availability of services, and effluent disposal systems. In Junee the subdivision pattern has been established for the older parts of the town. In some parts of Junee, private covenants and planning restrictions may also exist upon building materials, setbacks, fences and size of the building.

Certain multiple residential buildings may only be permitted if a public sewerage system is available.

This Chapter does **not** apply to the Crawley Estate, Tathra Drive Estate or John Potts Drive Estate.

There are some private covenants upon certain lands which dictate the style of house and building, materials to be used and setbacks. Current covenants include Grandview Estate bounded by Cassia Way, Telopea Place, Melaleuca Place, Lydia Street, Casuarina Place, Acacia Place, Boronia Place and Banksia Place. Variations to covenants require the approval of the Supreme Court of NSW and notification to all adjoining property owners in the Estate.

There are different neighbourhood character locations reflecting the contemporary development of Junee. In the older areas, subdivision patterns were established on existing development patterns. In new areas Council will consider contemporary standards.

The type of development and the availability of services will also influence the potential for any development and the capacity of the environment to sustain impact from development. Certain urban village zones at Bethungra, Illabo and Old Junee would have limited capacity for intensified developments or residential flat buildings due to the absence of sewerage reticulation.

A flood level has been determined for specified lands in Junee and at Bethungra. Determination of development in these areas is subject to the requirements of the *Junee Local Environmental Plan 2012*, statutory authorities, and any flood plain management policy or plan adopted by the Council.

6.3 KEY CONSIDERATIONS FOR URBAN DEVELOPMENT

In addition to the objectives of this Chapter any new development will need to consider the following:

- **Urban Interface.** The development has to recognise that there are general urban zones in existence whereby commercial, industrial and residential development may co-exist and potential interface conflicts should not disrupt the safety or amenity of the locality.
- **Heritage and Visual Intrusion.** To be compatible to the heritage significance of the Heritage Conservation Precinct and not detract from significance of any heritage recorded building.
- **Streetscape.** To encourage landscaping of street frontages and front yards to give a pleasing effect and visual intrusions of hard surfaces are minimised and softened.
- **Building Form.** To enable building footprint and envelope that is not bulky or as a scale that impacts on views, privacy, noise and open space enjoyment of the surrounding neighbourhood.
- **Open Space, Privacy & Setbacks.** Impacts of any development are to be offset by the potential of the development on open space and setbacks for harmonious residential amenity.
- **Sustainability & Solar Access.** The siting, construction of services for residential need are energy efficient, sustainable and conservation practices are applied.
- **Use.** Use of the development is safe and compatible to the surrounding amenity.
- **Off Street Car Parking.** That access to and car parking facilities on site be adequate for the form of development.

6.4 DEVELOPMENT CONTROLS

6.4.1 SUBDIVISION AND PHYSICAL INFRASTRUCTURE

Any subdivision proposal and physical infrastructure is required to address the following:

Design

Council is not a consultant for design purposes or a financier for the provision of delivery of land. It has to be realised that these are the responsibilities of the applicant and property owner to meet these costs in supplying a suitable product to the market. Council will assess the design and services necessary for an approval or consent to be granted. It also has to be recognised that the physical infrastructure services have to be a standard that will withstand use and maintenance for the subsequent purchaser or consumer.

The main issue is to carry out a land capability assessment as the initial step for any residential development.

The elements involved with a land capability assessment are:

- The land is investigated for soil types to determine suitable structure and design of foundations and footings to sustain the load bearing of any structure.
- The terrain contours and physical building constraints.
- Slope.
- The impact on any heritage conservation precinct.
- Site dimensions for enabling a building structure to be located.
- The availability of services.
- The views of other allotments.
- Geological conditions prevailing.
- The suitability of soil for effluent absorption and allotment conditions for stormwater disposal.
- Surface water runoff including subsoil water diversion and conditions encountered with cut and fill upon allotments.
- Over shadowing of neighbouring properties.
- Access to the property.
- Orientation and energy efficiency in development.
- Set-backs and clearances.
- Potential nuisance impacts or environmental degradation by site use.

Allotment Size/Setbacks/Building Envelopes

These will vary according to the intended use of the allotments, ie. residential, residential flats, commercial or industrial and the requirements of the Lot Size Maps under the *June Local Environmental Plan 2012*.

Residential – Allotment Size & Dimensions

- The minimum allotment size for a dwelling house is 500 square metres (Note: In certain subdivisions such as the Eastvale Estate, the allotment size may historically be 670 square metres or greater.)
- The access area of a battle-axe allotment is not part of the minimum site area.
- The front street setback is nominally seven metres, although in certain subdivisions, ie. Eastvale Estate, a lesser setback of 5.5 metres may prevail.
- In the older established areas, Council will consider the setbacks relevant as the existing building profiles for any “infill” or redevelopment potential.
- For corner allotments, a secondary setback of 3 metres applies.
- Setbacks are also required for certain easements which are related to water, stormwater or sewer pipes.
- In village areas the absence of sewerage means that on site effluent disposal has to be considered in developing a suitable allotment size.
- For multiple residential developments, Torrens Title subdivision of the land/allotment will not be permitted unless the allotment size meets the minimum site requirement of 500 square metres.
- The allotment size for a community title may be less for an allotment nominated as a communal lot.
- Site and rear boundary setbacks are generally considered a minimum of one metre. Where a zero boundary setback is proposed, Council has regard to the effect of privacy and solar access entitlements to the adjoining lots.
- Where buildings are sited with less than one metre, the fire and sound resistance constructions will be required.
- A dwelling house shall allow for the provision of two car spaces.

Business, Commercial & Industrial Allotments

- The size of allotments for such purposes is determined according to the need of the development. The Lot Size Maps in the *June Local Environmental Plan 2012* provides an indication of the minimum lot sizes in business, commercial and industrial areas of June.
- The traffic generation guidelines of the RTA set the standard for access, building setbacks, car parking, loading bays, and site visibility issues. In addition, the

development has to be self-sufficient in terms of prior treatment of effluent disposal and waste storage.

- The size of the development incurs fire resistant safeguards to be observed to side and rear boundaries as well as any other buildings that may be located on the site.
- Entry and exit from a commercial or an industrial site is required to be in a forward direction which requires manoeuvrability upon the site. (The circumstances of existing development may prevail where concessions are recognised in terms of access and traffic movements.)
- Visitor and customer/employee car parking arrangements on site are determined according to the traffic generation guidelines of the RTA.
- Pavements crossing over footpath and road entry to the site to a public road are required to withstand industrial and heavy vehicle use. The internal site movements should recognise the protection of services and have pavement to withstand use of heavy vehicles.

6.4.3 BUILDING DESIGN & CONSTRUCTION

Dwelling houses

- There are material restrictions and size requirements for houses built in the Grandview Estate and the Eastvale Estate.

Orientation

- With any new development or redevelopment, the orientation of the building should recognise the need for at least three hours solar access to any habitable room on the winter solstice of 21 June. The habitable room hours range from 9.00am to 5.00pm.
- Overshadowing of neighbours property (including open space and main living area windows) is required to be kept to a minimum.
- Energy efficient construction practices with design issues, orientation, and selection of materials will be required to be observed in the Building Code of Australia. (Note: There may be concessions permitted for existing buildings that have difficulty in achieving orientation or construction requirements in the older residential areas.)

Shadowing and Energy Efficiency

- The maximum number of storeys permitted on any residence or outbuilding is two within the building envelope as specified and required with setbacks.

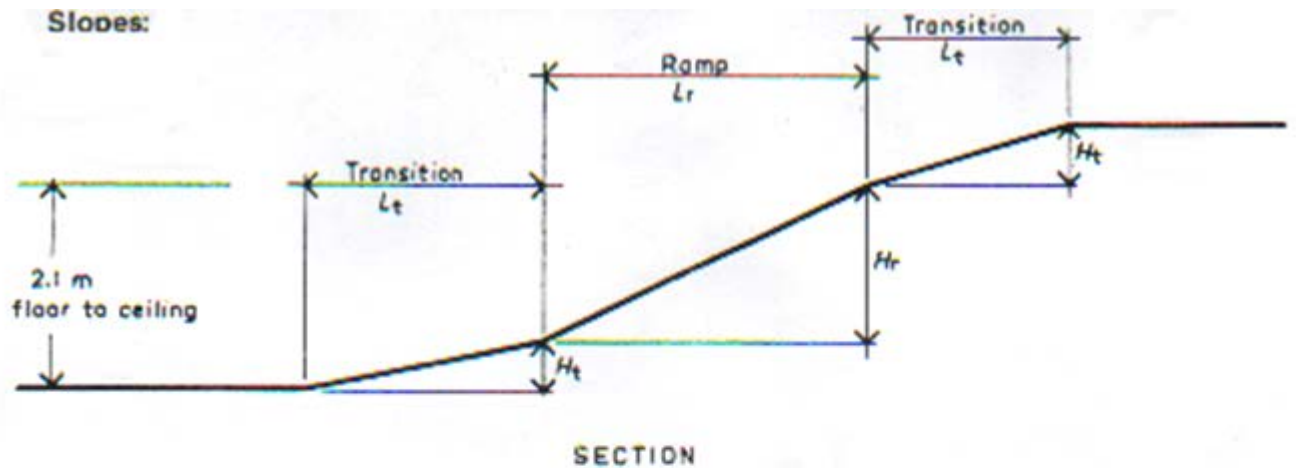
Site Conditions

- Cut and fill – preparation of the site should be minimal. If retaining walls exceed 600mm they must be designed by a structural engineer allowing for drainage of

ground waters from behind the retaining wall. Preference is for 1:3 batter slopes to be utilised that are suitably retained with landscaping.

Access

- Access to the allotment shall meet engineering standards to a dust free standard including formed and paved vehicle access to the property boundary allotment.
- The access shall have clear sight visibility to and from the allotment and to vehicles traversing the public roads.
- Grade to the public roads – the grade to the public roads shall allow for transition and clear sight visibility of vehicles entering the allotments to the public road and road verges.
- Access to rear yards shall not be permitted from Council's reserves.
- Road access or internal ramps, slopes and traditional grades/distances shall be as follows:
 - 1:6 maximum down ramp slope
 - 1:7 maximum slope for ramp general use
 - 1:8 maximum up ramp slope
 - 1:12 transitional slope for 1:6 ramp - transitional length 2 metres
 - 1:14 transitional slope for 1:7 ramp – transitional length 2.5 metres
 - 1:15 transitional slope for 1:8 ramp – transitional length 3.7 metres



Ramp pitches — $H_r : L_r$

- 1:6 Maximum down ramp slope
- 1:7 Maximum slope for ramp general use
- 1:8 Maximum up ramp slope
- 1:10 Recommended ramp slope for general use
- 1:12 Transition slope for 1:6 ramp... Transition length L_t 2.0 m
- 1:14 Transition slope for 1:7 ramp... Transition length L_t 2.5 m
- 1:15 Transition slope for 1:8 ramp... Transition length L_t 3.7 m
- 1:20 Transition slope for 1:10 ramp — steepest recommended slope for sloping floor parking... Transition length L_t 3.7 m

Fences and Frontages

- No front fences are permitted in the Grandview and the Eastvale Estates. Where side fences are intended for those estates, the height of the fence in front of the building to the street frontage shall not exceed 700mm. Where there is a corner intersection within those estates, the side street boundary shall have no fencing within 9m of the front street intersection.
- Garage and parking structures shall be sited and designed not to dominate the street frontage.
- The front wall of any dwelling visible from the street shall not exceed 5m in length without a physical change, ie. window or directional change.
- Blank street facades with no windows shall not be permitted. The side walls of any one dwelling visible from the street or public place shall not exceed 10m in length without a physical change.
- The use of zincalume or shiny building materials will not be permitted on house and outbuilding walls. The use of zincalume on dwelling roofs shall consider the glare to any nearby residence on adjoining lots that may be at a higher profile or terrain

contour. Council may determine that the use of such shiny material would be unsuitable. Galvanised iron can be considered as an alternative material.

Privacy

- Habitable rooms and windows of adjacent dwellings and units within a distance of 9m apart:
 - (a) should be offset by a suitable distance to limit the views between windows; or
 - (b) should have sill heights of 1.7m above floor levels; or
 - (c) should have fixed translucent glazing in any part of the window within 1.7m of the floor height; or
 - (d) should use other means to obscure the view between windows.

Outbuildings

- The size of any outbuilding should not exceed the size of the main dwelling unit.

Heritage Precinct

- The design, construction and siting of buildings, fences and other structures in the heritage precinct is a controlled activity which may require referral to other statutory authorities. The location of signs external colour schemes and sign writing on such buildings within the heritage precinct requires development consent.

Car Parking

- Car parking will be provided according to the style of development and number of bedrooms. For commercial and industrial car parking, calculations are in accordance with traffic generation guidelines issued by the RMS.

Water

- A reticulated potable (public) water supply shall be provided by Goldenfields Water County Council.
- Cost effective micro irrigation systems may be connected to the public water supply provided there is a vacuum breaker at the water connection.
- Public water supplies are not to be inter-connected to rain water tanks.
- Where an industrial or commercial connection is made to a public water supply, back flow contamination prevention devices will be required according to the degree of hazard for the building use.
- Pressure release valves will be required to hot water systems.
- Anti-scalding/tempering valves are required to hot water systems where there is occupation of the buildings by children, the aged or infirmed. The bathroom and ensuite hot water service in all other residential accommodation shall be set not to exceed 50°C.

Electricity and Telephone

- Electricity and telephone services shall be connected by underground services to each allotment. The older established areas may have the concessions of existing overhead aerial services.
- Service locations should be obtained from the respective utility authority and service providers to ensure services are available.

Stormwater

- Stormwater disposal shall be to piped stormwater easements or the street kerb and gutter as provided for any dwelling residential building, commercial or industrial building.
- On site surge pits may be acceptable in the villages if the allotment size is adequate. Inconvenience or affectation upon the adjoining property is not acceptable. Surge pits will not be accepted in the Juneetown township due to the presence of acid sulphate ground water and high water tables.
- Where the terrain does not permit the gravity flow of stormwater to a public place or road, stormwater may be directed to a collection tank that has a design capacity for the initial 10 minutes duration of a 1 in 5 year rainfall intensity for the locality. The collection tank shall be fitted with a float switch and for pumping of the collected stormwater to a public place or road table drain.

6.4.4 RESTRICTIONS

Second hand materials

- The use of second hand materials is considered on its merits relevant to the circumstances and the surrounding development. If the material is structurally sound and the condition reasonably new or it becomes painted on installation second-hand material may be acceptable.

Re-sited or Relocated Houses

- Proposals to re-site an existing house structure are considered on the merits and compatibility of the surrounding development.
- An inspection of the structure before moving is required. A Management Plan for transport and public risk insurance for movement of the structure over a public road is required.
- Some older houses involve asbestos products and require special procedures. Re-sited structures may require additional work and a performance bond for completion of the building will be specified.

Temporary Occupation of a caravan or garage during building

- Council does not permit temporary occupation during building or construction in the RU5 Village Zone.

6.4.5 UNIT DEVELOPMENT

Siting and Design

- The siting of any unit development will require consideration as to the size of the allotments and impacts upon existing and future development.
- Corner allotments where frontages can be independent.
- Battle-axe or hatchet shaped allotments where the development may have limited impact on the streetscape.
- Larger sized allotments where siting is effective to overcome impacts of amenity.
- Frontages which may have undesirable facades dominated by driveways and car parking facilities would be unacceptable.
- The frontage of any site should not exceed 50% with paved areas.
- Frontages to the streetscape are to provide for variety in design and are not dominated by undesirable facades, driveways and car parking facilities.
- Multi-unit development shall in the design consideration include an assessment of Crime Prevention strategies.

Allotment size

- The land area for each unit occupancy requires a minimum site area of:
 - a) 400 square metres for each “***large dwelling unit***”
 - b) 300 square metre for each “***medium dwelling unit***”
 - c) 250 square metres for each “***small dwelling unit***”

(Note: The nominal area calculation does not allow for other issues of setback or shadow line impact on adjoining properties and on site car parking requirements.)

Private open space

- For unit development, private open space to ground floor units shall have a consolidated area 50 square metres, areas having a minimum dimension of 4m x 4m.
- Private open space for upper levels shall be 10 square metres for each unit and have minimum dimensions of 2m x 2.5m.
- Private open space shall not include driveways, turning areas, car spaces, or narrow elongated curtilage areas and service areas. Screening shall be provided to ensure privacy to users of the open space.

Access and car parking

- For multiple unit development site manoeuvrability area has to be provided to enable entry and exit from the site in a forward direction.
- Where a unit development subdivision is proposed for five or more units, the road access shall have the appropriate dimensions and construction for traverse by service vehicles including garbage trucks and emergency services such as fire brigade and ambulances.
- Car parking needs on site shall be provided according to the style of development and number of bedrooms.
 - a. **A large dwelling unit** – two secured car spaces.
 - b. **A medium dwelling unit** – 1.5 secured car spaces.
 - c. **A small dwelling unit** – 1 secured car park space.
- Visitor car parking for a unit development shall be determined at 0.5 of a space for each unit above two unit tenancies. Where there is a fraction of a space, the requirement is rounded up to the total higher number.
- Where new development is proposed, on site car-parking including visitor car parking shall be provided behind the street setback.
- Driveway widths – where there is a unit development, the driveway width shall be 3.5m. Where there are more than two units on the allotment, the driveway width shall be 6m wide between the property boundary and the kerb line.
- Where the driveway services 5 or more units, a 6m wide passing bay shall be included within the site.

Services

- Services shall be provided to each allotment and each unit shall:
 - a. be capable of being independently metered for consumption of water, electricity, gas,
 - b. have a stop cock to the water service to enable individual unit service repairs to occur without disruption to supply to other associated units,
 - c. have a separate surcharge gully with the nominal surcharge gully not located in the exclusive private open space of an individual unit, and
 - d. hot water services shall not be shared between units.

LARGE LOT RESIDENTIAL DEVELOPMENT

7.1 OBJECTIVES

The objectives of this Chapter are to:

- promote rural residential development which is sustainable in view of site characteristics,
- encourage a range of allotment size and living opportunities to cater for diverse markets without impacting onto prime agricultural crop and grazing land,
- ensure orderly release of land and economic service provision,
- encourage a range of lifestyle pursuits on small rural holdings which will not adversely impact on the neighbourhood or rural productivity,
- prevent and minimise land degradation,
- ensure building development and uses are compatible to the amenity of the area and that the impacts are not endangered by any development, fire hazard or inappropriate sanitation,
- ensure the provision of suitable access and services, and
- restrict the commercial and industrial use of land.

7.2 APPLICATION OF THIS CHAPTER

This Chapter applies to land zoned R5 Large Lot Residential under the *Junee Local Environmental Plan 2012* excluding land in the Crawley and Tathra Estates.

7.3 CONSIDERATIONS FOR LARGE LOT RESIDENTIAL DEVELOPMENT

In addition to the objectives of this Chapter any new development will need to consider the following:

The “Right to Farm” Principle: Rural residential and rural small holding developments shall not jeopardise rural production or “existing use” entitlements of rural zones for agriculture or horticultural pursuits.

Buffer Zones and Setbacks: Buffer zones and setbacks to roads boundaries and buildings shall achieve space to ensure that activities and uses do not adversely affect surrounding amenity and the physical environment.

Safe Access: Access and site visibility is suitable in all weather conditions and safety to users is not endangered on public thoroughfares.

Services: Services are to be provided to enable proper residential amenity, sanitation and fire fighting capacity.

Environmental Sustainability: The development and activities are not to degrade the physical environment, lead to erosion, soil salinity or sodicity, or soil structure decline by over grazing/clearing/nutrient contamination.

Energy Efficiency and Conservation: The building design and use being energy efficient and achieving 3.5 star NatHERS or equivalent rating.

Building Appearance and Materials: The building appearance shall achieve a sense of place atypical of a rural setting, with materials that are muted and not highly reflective or glary.

Property Use and Activities: Use and activities shall not be disruptive to the surrounding amenity, and pursuits shall be compatible to rural residential tranquillity or hobby farm interests. The use for commercial or hobby purposes that generates noise, odour, dust, sprays, insects and vermin will not be acceptable.

7.4 DEVELOPMENT CONTROLS

7.4.1 Subdivision

Land capability assessment

A land capability assessment is required to support the development of land within land zoned as R5 Large Lot Residential and this assessment will identify:

- soil types to determine suitable structural design of foundations suitable for the structure,
- the location of any existing vegetation,
- the terrain contours and physical building constraints,
- slope,
- geological conditions, eg. rocks, slippages, gullies, springs and soaks,
- measures to prevent erosion and land degradation including rilling of slopes and gullies,
- the location of any natural watercourses or storage dams, and
- suitability of the land for effluent disposal under Australian Standard 1547 – 1994.

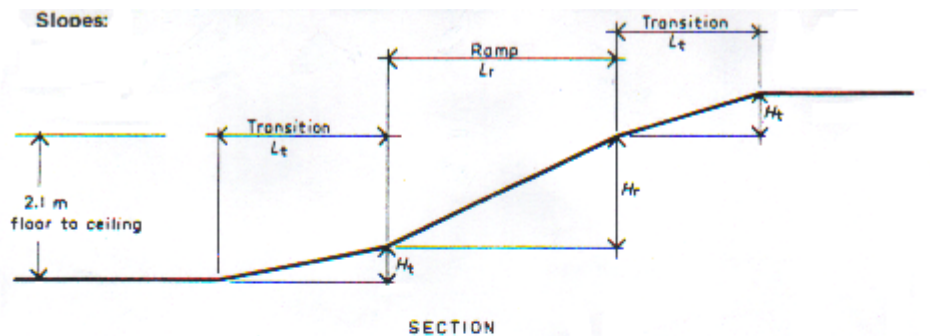
Allotment size/dimensions/building envelope

- The minimum allotment size in R5 Large Lot Residential zoned land is 4,000m².
- R5 Large Lot Residential land on the eastern side of Illabo will have a minimum lot size of 3ha.
- Any access corridor land is excluded from the calculation of the “minimum lot size”.

- The access corridor shall be not less than 5m in width or more than 150m in length. Landscaping (under and over storey) shall be planted to the access corridor.
- Two battle-axe shaped blocks may be permitted to share one access corridor provided there is a reciprocal right of way secured in the interests of both property owners. A wider access corridor may be necessary to enable passing of vehicles.
- A building envelope shall maintain clearances of 20m to a public road and 10m to any internal boundary or right of way easement, for any dwelling or out-building.

Access

- Access to the allotments shall meet engineering standards for all weather access including formed and paved vehicle access to the property boundary at the allotment.
Note: The paved surface is to be compacted crushed granite/gravel or superior products.
- The access shall have clear sight visibility to and from the allotment and to vehicles traversing the public roads.
- The grade to the public roads shall allow for transition and clear sight visibility of vehicles entering from the allotments to the public road and road verges.
- A culvert crossing or a layback kerb crossing formed in concrete or rock paving shall be formed over the table drain of any road.
- Road access or internal ramps, slopes and transitional grades/distances shall be as follows:
 - 1:7 maximum slope for ramp general use.
 - 1:12 transitional slope for 1:6 ramp - transitional length 2m.
 - 1:14 transitional slope for 1:7 ramp – transitional length 2.5m.
 - 1:15 transitional slope for 1:8 ramp – transitional length 3.7m.



Ramp pitches — $H_r : L_r$

1:6	Maximum down ramp slope
1:7	Maximum slope for ramp general use
1:8	Maximum up ramp slope
1:10	Recommended ramp slope for general use
1:12	Transition slope for 1:6 ramp... Transition length L_t 2.0 m
1:14	Transition slope for 1:7 ramp... Transition length L_t 2.5 m
1:15	Transition slope for 1:8 ramp... Transition length L_t 3.7 m
1:20	Transition slope for 1:10 ramp — steepest recommended slope for sloping floor parking... Transition length L_t 3.7 m

Services

- Separately metered services will be provided to each allotment including a reticulated potable water supply, electricity and telephone.
- In addition to the requirement for a reticulated water supply, the installation of roof water tanks is also required.
- Where necessary for pressure requirements, as advised by the statutory authorities, additional storage capacity not less than 60,000L for the purpose of fire fighting or pressurisation of water may be required.
- Where storage dams are to be provided for stock purposes, the location is to be approved by the Council and statutory authorities. The public water supply is not to be interconnected to dams or tanks.
- Where appropriate, Council may require a safety fence to be secured around stock storage water dams.

Note: Some developments on R5 zoned land may experience inadequate water supply. In these cases owners may need to pressurise their own systems at their own expense. For lands around June, Goldenfields Water County Council may impose a height contour upon any building development if water supply or pressure has been identified as a problem to that locality.

- Service locations should be submitted to the respective utility authority and service providers to ensure services are available.

Bushfire Fire Safety

- Any development is to observe the required construction measures and safeguards, such as:
 - a. Clearance to trees and “fuels”
 - b. Self-sufficiency of water supply
 - c. Adequate access for evacuation and fire fighting
 - d. Protection of openings, roof voids and under-floor areas

7.4.2 BUILDING STANDARDS

- Cut and fill – preparation of the site should be minimal. If retaining walls are necessary, these should be designed by a structural engineer allowing for drainage of ground waters from behind the retaining wall. Preference is for 1:3 batter slopes to be utilised that are suitably retained with landscaping.
- The use of zincalume or shiny building materials will not be permitted on houses and outbuildings.
- Water storage tanks shall be finished with muted low-reflective colours.
- Fencing shall be rural low line materials preferably not exceeding 1.2m in height with no barbed wire at the street road frontage.
- Solar access shall be available to living rooms between the hours of 9:00am and 5:00pm for a minimum of three hours on 21 June of each year.
- On site effluent systems must meet minimum design requirements contained in this DCP.

7.4.3 RESTRICTIONS

- Council has specific standards to permit time limited occupancy of caravans on-site during construction and building. This includes payment of a bond and essential hygiene facilities are provided, ie. septic tank.
- No intensive animal husbandry or keeping. Animals may be kept on the land with numbers as defined in the “Animal Ratio” of this DCP or the following clause.
- No pigs.
- Horse stables will require certain construction requirements to prevent the breeding of flies with solid stable linings up to 1.2m in height above the floor. The stables may require specific siting requirements from adjoining allotments including houses and extend to a minimum clearance distance from any dwelling building located upon the allotment. Typical clearances from any residence upon the allotment would be 30m. The number of horses being calculated on a land envelope, allowing for 30m clearances to houses and boundaries, at 3 horses per 0.5ha.
- Industrial activities are not permitted.

- Intensive poultry keeping of flocks of more than 20 birds will not be permitted in the rural residential uses. For intensive poultry or game keeping on rural small holdings parcels, a separate Development Application would be required.
- Dog kennels, dog boarding or cattery establishments in rural small holdings parcels will only be permitted by a separate application for a Development Consent being submitted to the Council and compliance with appropriate Development Consent conditions for clearances, screening, and construction requirements.
- Dog kennels, dog boarding or cattery establishments will not be permitted in rural residential land use.
- Orchards and other forms of horticulture involving spraying of pesticides, herbicides and weedicides and extending to the application of fertilisers will not be permitted on R5 Large Lot Residential land.
- The use of pesticides, herbicides and weedicides and extending to the use of fertilisers with or without spray drift will be subject to environmental constraints. Council does not recognise “the right to farm” principle for development that is subsequent to other existing development in R5 Large Lot Residential zones.

TEMPORARY OCCUPATION OF LAND

8.1 OBJECTIVES

The objectives of this Chapter are to:

- provide the opportunity for people to temporarily live on the site during the construction of a house in rural areas,
- ensure that the occupants are bona fide in a genuine commitment to complete the construction of a house,
- ensure that standards of hygiene and safety are achieved, and
- control the time period for temporary occupation of land.

8.2 APPLICATION OF THIS CHAPTER

This Chapter applies only to land that is zoned RUI Primary Production and R5 Large Lot Residential (except Crawley and Tathra Estates). It does not apply to urban lands zoned RU5 Village.

8.3 CONTROLS FOR TEMPORARY OCCUPATION

8.3.1 GENERAL

- Council requires that both a Development Consent and Construction Certificate or a Complying Development Certificate is issued for the dwelling prior to considering any application for temporary occupation of a building or caravan.
- Council determines applications for temporary occupation of land based on the following:
 - a. the approvals issued by Council to develop a dwelling house on the site,
 - b. the timeframe for completion of a dwelling,
 - c. facilities to be provided for residential use,
 - d. safety of the occupancy,
 - e. sanitation and effluent disposal suitability,
 - f. surety (bond) for completion of building and construction works, and
 - g. provision of essential services (eg. electricity)

8.3.2 EXEMPTIONS

- Council considers that the occupation of a caravan or mobile dwelling unit that is registered is exempt from requiring these approvals if it is only for a holiday visitation period not exceeding twenty eight days during the course of twelve months.

8.3.3 GUIDELINES

Temporary on-site accommodation must meet the following guidelines:

Approved Structures

- A caravan may be used for sleeping accommodation in conjunction with other facilities upon the site.
- Where a structure is to provide and form the temporary on-site residential accommodation, it shall have:
 - a. A floor level of a minimum of 250mm above natural ground level (drainage reasons).
 - b. A concrete floor provided with a moisture barrier underneath it.
 - c. Walls and roof to be weather proof.
 - d. Roof water disposal to be adequate and not affecting effluent disposal systems or neighbours.
 - e. Light and ventilation requirements to the sleeping areas.
 - f. A smoke detector wired to permanent power in the bedrooms.
 - g. The internal linings would not be required, however it is a matter for occupant comfort to determine.

Minimum Facilities

- Temporary on-site accommodation will contain:
 - a. Kitchen sink.
 - b. Cooking appliance, ie. electric, wood, gas, microwave or other stove.
 - c. Laundry tub.
 - d. Shower or bath.
 - e. Hand basin.
 - f. Toilet.
 - g. Public or potable water supply.
 - h. Effluent disposal systems. Note: Pit and pan toilets will not be accepted by the Council as a suitable waste disposal system.

Substantial Commencement

- Construction of an approved residential dwelling must have been substantially commenced on site. “Substantial commencement” being the laying of footings and the installation of an approved waste disposal system. This would require Council to issue all necessary approvals and consents for the residential dwelling and waste disposal system.

Application and fees

- A separate application is to be lodged and fee paid for temporary occupation approval.

Limited Occupation Time

- Council will limit the period of time for which an approval for temporary residential on site accommodation exists. Generally, an approval of two years will be considered with a review after the first twelve months.
- Should temporary on site residential accommodation continue to be occupied after two years, Council approval for any further extension of time will be required.
- All requests for extensions of time will be considered by Council and be subject to Council resolution. Applications for an extension of time should be in writing and should outline the exceptional circumstances which have occurred for which Council should consider.
- Extensions of time will not be granted unless exceptional circumstances exist.

Surety (Bond)

- Council will require, to ensure the cessation of temporary on site residential accommodation, a bond to be lodged at the time of application for the temporary on site residential accommodation.
- The bond is currently set at \$750. The bond will be refunded at a point in construction where all internal linings of the dwelling house have been fixed to walls and ceilings.
- An interim occupation may be permitted if the building is suitable with proper health and safety conditions within the dwelling.

Retention of temporary accommodation

- Council will only consider retaining a building that has been previously used for temporary occupation where:
 - a. the house has been completed, and
 - b. there is a desire to retain the building as an outbuilding (Class 10 under National Construction Code).

This will be considered by the Council on its merits.

RE-SITING OF EXISTING BUILDINGS

9.1 OBJECTIVES

The objectives of the Chapter are to:

- ensure that the building structure is compatible with any surrounding development,
- set out Council's standards for development with the re-siting of existing buildings,
- ensure building works are completed within a reasonable timeframe,
- ensure the building is structurally suitable for transportation, and
- set out structures for assessment which includes:

9.2 DEVELOPMENT CONTROLS

Key considerations

Council will consider the following in assessing a re-sited building proposal:

- the objectives of this Chapter related to the proposed structure's condition and site location,
- any submissions forthcoming from neighbour notification of the intention to site the structure in the locality,
- the condition of the structure and its suitability for transportation to the proposed site,
- the material suitability, replacements required and the durability of the existing building,
- the environmental impact of asbestos related materials which may or may not be utilised in the building in determining its suitability for transportation and siting,
- the extent of building works ancillary to make the building suitable for occupation or embellishment to be compatible with the surrounding development,
- the availability of services to the building,
- the impact of the building upon surrounding development, and
- the timetable for completion of all building works leading to occupation.

External Appearance

- External walls are to be compatible with surrounding developments and where the area is predominantly brick veneer, the building shall be brick veneer faced. The predominant adjoining materials of the locality shall influence the suitable finish.

- Verandah attachments also improve the appearance of a street, particularly where a brick veneer finish has reduced the eaves profile.
- Roofing materials shall be compatible with adjoining buildings. Where tiled roofs are located on the existing buildings, the lichen and mould growth shall be wire brushed and the tile roofing re-sealed to be water proof.
- The sub-floor enclosure shall be provided with fender walls in face brick across the front elevation and side returns to a distance of two metres.
- A building re-sited onto a corner block shall have both street frontages faced with compatible materials and the sub-floor areas enclosed by a fender wall.
- Any damaged wall cladding will be replaced and repaired to match the existing.
- Any damaged eaves, guttering and downpipes are to be replaced to match the existing profiles.
- Roof cladding shall be soundly re-fixed where cut, and painted to match the existing colour selection.
- All windows are to be replaced if glazing is broken and shall be water tight and capable of being opened and closed.
- External doors are to be repaired, re-painted and water resistant.
- The exterior shall be re-painted including all embellishments of verandahs, eaves, guttering, downpipes and roof cladding.
- Where an existing fireplace has not been relocated, the building's exterior appearance shall be made good with compatible materials.

Internal Repairs

- All internal services with the joining of the building shall be repaired requiring re-fixing and replacement of any damaged or deteriorated floor boards, wall and ceiling sheeting.
- Where necessary, new wet area floors are to be provided to the amenity areas including bathroom, laundry, toilet and for appropriate damp proof flashing of the wall/floor intersections.
- All internal walls and ceilings and otherwise joinery attachments shall be refurbished to a sound and clean condition.

Services and Essential Equipment

- The building will be required to be connected to appropriate water and drainage services.
- Where electrical supply is proposed it shall be made good to the requirements of the electricity distributor.
- Smoke detectors are to be installed within the bedrooms or hallways wired to permanent AC power.

- The doors to an enclosed water closet compartment or toilet shall permit access externally in the event of an emergency trauma of a collapsed person. This can be achieved by easily removable door hinges or a clearance of 1.2 metres between the door and the rim of the toilet bowl.

Other matters

- Council will require a pest control inspection report of the existing structure. There have been circumstances where existing buildings have been heavily infested and affected by termite damage, and after having been transported and the damage was not repairable.
- Only a house removalist who is licensed with the Office of Home Building (Department of Fair Trading) is to be engaged. You will need to ensure that the home warranty insurance provisions have been paid and you have sufficient public risk insurance for any liability issues that could be incurred with the transportation of the building on a public road.
- Consultation and approval from the Police Traffic Division is required.
- The existing site is to be left in a safe condition, particularly if there is asbestos cement sheeting or roofing upon the building. The authorities are the Environmental Protection Authority and Work Cover. Work Cover also requires asbestos removal contractors to be licensed.
- Access under and over bridges and railway crossings should be checked with the appropriate authority, ie. Council, Roads & Traffic Authority and Rail Infrastructure Corporation.

Special information requirements

The following information will need to be provided to Council for consideration:

- colour photographs of all elevations of the existing building.
- a copy of the existing floor plan (often this can be obtained from the Council where the house is located).
- size of all windows to each of the rooms.
- a site plan showing the location of the dwelling relative to the front boundary setback and to side boundaries.
- an engineer's certificate confirming the footing design, sub-floor anchorage and any bracing that may be necessary during transportation.

Storage

- Storage of the building on the land or building site will not be permitted without Development Consent and a Construction Certificate being obtained from the Council.

Completion of building works

- The Council requires external building works to be completed and finished within a period of 12 weeks from the footing inspection or locating upon the building site.
- The Council does not allow residential occupation to occur until the building and renovations have been completed rectifying the building to a safe, sanitary and suitable condition to any occupants.

BUILDING OVER OR NEAR SEWER MAINS

10.1 OBJECTIVES

The objectives of this Chapter are to:

- ensure that Council's infrastructure assets are protected and public health community services are maintained,
- set construction standards for any building construction where it is intended to locate a building over or near a sewer main in the disturbed foundations,
- have legal access recorded on the property as to the existence of the sewer main upon private property and the liabilities for permitting any building structure over or near a sewer main, and
- state circumstances where building structures will not be permitted over a public sewer reticulation facility.

10.2 APPLICATION OF THIS CHAPTER

This Chapter applies to all land where Council's reticulated sewage mains have been laid and exist.

These controls are activated when there is a building structure proposed to be erected over existing sewer mains or within the zone of influence near a sewer main. Council has implemented these controls for the following reasons:

- building structure could be de-stabilised with subsidence or collapse the sewer main,
- not all sewer mains traversing private lands are located within easements, and
- a property owner may be unaware of the existence of a sewer main traversing their property.

10.3 DEVELOPMENT CONTROLS

General

Council will consider whether a building structure may be located near or over a sewer having considered:

- the importance of the sewer main in capacity and size,
- the type of sewer main involved, be it a pressured rising main or a gravity flow installation,
- the depth of the sewer main,
- the age of the sewer main pipes and its history of any repetitive blockages in the locality,

- the need for the sewer main to be relocated,
- maintenance access requirements to a sewer main,
- the type of building structure and its need to be located over or near a sewer main,
- the stability of the ground, ie. foundations to support the building loads,
- protective measures to distribute superimposed loads of any building structure onto backfilled and disturbed ground,
- the replacement need of the sewer main,
- legal entitlements for access, and
- if the property owner and heirs and successors to title for compensation indemnify the Council for any damage or repairs deemed necessary to maintain the sewage infrastructure upon private property.

Restrictions

- Council will not permit a building structure to be over or within the zone of influence of a pressured rising sewer main,
- Council will not permit a building structure to be over or within the zone of influence of a sewer manhole required for access, and
- Council will not permit a building structure to enclose the boundary shaft riser of the property connection to the sewer main.

Works required

Council may require all or either of the following:

- the sewer main to be relocated to another location and the cost of the relocation to be met by the property owner,
- the re-siting of the proposed structure clear of the sewer main or zone of influence,
- permit a building structure to be sited over the sewer main with a condition that the existing sewer main be replaced with a PVC main encased in 150mm thickness of concrete and the building loads be carried by piers to the ground below the depth of the sewer main, and
- where a building structure is proposed to be sited within the zone of influence, the application of the above requirements will be dictated by the circumstances.

Private sewer drains

- Private sewer drains may require relocation or replacement with PVC drains if to be sited under a building extension. Access rodding points should be provided where it is encased if private sewer house drains are to be built over.

- The sewer surcharge gully upon the land has to be relocated to the exterior of the building so that sewerage does not surcharge underneath the building.

Legal requirements

- Where a sewer main is built over by a building structure, an easement and Deed of Covenant is to be registered on the land title indicating that the structure is built over a Council main for the benefit of future property owners awareness, and
- Council will also require a Deed of Covenant as a condition of development consent, reserving the right of Council to maintain or renew Council's main. The Deed of Covenant will indemnify Council for any claims for damage in respect to the necessary work that is required to be undertaken in the future.

NOTIFICATION OF DEVELOPMENT APPLICATIONS

11.1 OBJECTIVES

The objectives of this Chapter are to:

- keep residents and land owners informed of development applications prior to determination by the Council,
- provide a mechanism for residents and land owners to express their views on development and building proposals,
- ensure consistency and fairness in the manner in which the Council undertakes public notification,
- make the Council's criteria and procedures for public notification readily accessible and understandable to the public,
- set out the matters Council will consider when forming its opinion as to whether or not the adjoining land may be detrimentally affected by a development if it is to be carried out,
- ensure that the development impacts are appropriately considered within the reasonable parameters of potential community concerns,
- define the extent of notifications and methods of consultation relevant to the type of development,
- detail the process for property owners and residents to make submissions that are timely, and
- enable scrutiny as to the transparency of Council's decision making processes on developments.

11.2 APPLICATION OF THIS CHAPTER

This Chapter applies to all Development Applications for proposals within the Junee Shire Local Government Area.

11.3 NOTIFICATION PROCESS

- Upon the receipt of a Development Application the Council will notify the owner and occupier (if they are different) of adjoining and adjacent land or any other land whose use or enjoyment of that land, in the opinion of the Council, may suffer detrimentally in the event of a development consent being granted.
- In determining who, if anyone, Council should notify in addition to adjoining land owners/occupiers consideration will be given to the following matters:
 - (a) views, landmarks and sight lines
 - (b) overshadowing
 - (c) privacy
 - (d) noise or any other kinds of emissions
 - (e) streetscape

- (f) existing and proposed ground level
- (g) stormwater drainage
- (h) intensity of development (eg. increases in operating hours, production levels and traffic volumes); and
- (i) the heritage significance of any building work, tree or place.

11.4 LAND OWNERSHIP

- If land is a lot within the meaning of the *Strata Schemes (Freehold Development) Act 1973*, the Council will give written notice to the owners and the body corporation and to the occupiers of each dwelling.
- If the land is a lot within the meaning of the *Strata Schemes (Leasehold Development) Act 1986*, the Council will give written notice to the lessor under the leasehold strata scheme concerned and to the owners corporation and to the occupiers of each dwelling.
- If the land is a lot within the meaning of the *Community Land Development Act, 1989*, the Council will give written notice to the owners and Community Body / Association and to the occupiers of each dwelling.
- If the land is owned or occupied by more than one person having the same address, a written notice to one owner or one occupier will be given by the Council. Where there are multiple owners with different addresses, written notice will be given to each addressee.
- A notice **will not be sent** to an owner of an adjoining property, as shown in the Council's records, if that owner is the person, or one of the persons, who made the development application.

11.5 FORM OF NOTIFICATION

The written notice to be posted by the Council to the owners/occupiers of land being notified will contain the following information:

- the address to which the application relates,
- the development application reference number,
- a description of the proposed development and/or building work,
- the name of the applicant(s),
- a plan showing the height and external configuration of any buildings in relation to the site on which it is proposed to be erected,
- where the proposal does not involve the erection of a building, a plan showing the general arrangement of development in relation to the site on which it is to be carried out,
- an invitation to view the plans and accompanying information,
- where and when the plans can be inspected,

- the affected persons right to lodge a written submission in relation to the application, and
- the time period within which submissions are to be made.

11.6 NOTIFICATION PERIOD

The period during which a person may inspect plans and make submissions in relation to a development application is ten (10) working days from the date of the letter of notification (unless a longer period is prescribed by the Act or the Regulation).

The period of notification may be extended at the discretion of the General Manager for matters including but not limited to major development or any development which, in the opinion of the Council, may have a significant impact or be of community interest.

The period of notification may also be extended to notify more landowners outside the initial notification area.

11.7 INSPECTION OF APPLICATIONS

Plans and documentation submitted to the Council may be inspected at the Belmore Street offices of the Council during normal office hours which are 9.00am to 5.00pm Monday to Friday, excluding public holidays. Photocopies of documents will be provided in accordance with the Council's annual adopted fees and charges.

11.8 FORM AND CONTENT OF SUBMISSIONS

Submissions relating to a development application that is notified must be made in writing and addressed to:

The General Manager
 Junee Shire Council
 PO Box 93
 JUNEES NSW 2663

Each submission must:

- clearly identify the matter to which the submissions relates,
- state the grounds of any support or objection expressed in the submission,
- be signed by the person making the submission, and
- include the name and address of the person making the submission.

The Council will accept submissions by postal letter, fax or email – at jsc@junees.nsw.gov.au. A person does not have to be an adjoining landowner or land occupier in order to make a submission.

11.9 LATE SUBMISSIONS

Consideration of late submissions will be at the Council's discretion.

11.10 RESPONSE TO SUBMISSIONS

Any person who makes a submission will be given written notice of the determination of the application Council

11.11 APPLICATIONS THAT WILL NOT BE NOTIFIED

The following development applications are generally exempt from notification:

- Internal building fit-outs to commercial or educational buildings where there are no structural changes.
- Development of a minor nature (not being exempt and complying development) which in the opinion of the Council does not detrimentally affect the enjoyment of other land, and which does not alter or modify the height or external configuration of the building.
- Minor modifications to approved developments which do not, in the Council's opinion, detrimentally affect the enjoyment of the adjoining land, nor significantly alter the height, external configuration or siting of the work.
- Applications for strata subdivision of existing multiple dwellings, or multiple dwellings under construction (the subject of existing development consent).

11.12 ADVERTISED DEVELOPMENT

The following is considered to be Advertised Development for the purposes of Clause 5(2) (d) of the *Environmental Planning and Assessment Regulations 2000* under this DCP:

- The demolition of a building or work that is a heritage item, or is within a heritage conservation area (not being a partial demolition which, in the opinion of the Council, is of a minor nature and does not adversely affect the significance of the building or work as part of the environmental heritage of the Shire of Junee).
- Boarding houses; hotels; motels; residential flat buildings.
- Intensive livestock agriculture, junk yards, liquid fuel depots, saw-mills, stock and sales yards.

11.13 MODIFICATION OF DEVELOPMENT CONSENTS

An application to modify a development consent submitted in accordance with Section 96(2) of the Environmental Planning & Assessment Act, 1979, and the Regulation, will be notified in accordance with the Act and the Regulation (where relevant).

11.14 REVIEW OF COUNCIL DETERMINATIONS

If on a review of a determination under Section 82A of the Environmental Planning & Assessment Act 1979, the Council alters the determination (including the plans) or one of its conditions, each person that has made a submission in respect of the relevant development application review shall be given notice of the proposed alterations. If however, in the Council's opinion, the alteration is of a minor nature, the Council may choose to dispense with the giving of notification in respect of that review.

11.15 NOTIFICATION PLANS

The applicant must provide four copies of the notification plans.

These plans must be in A4 size and include:

- Elevations of the building showing the height from ground to eave level, and
- A site plan indicating the distance of the proposed building works from the adjoining property boundaries.

Applicants should note that the Council will not photocopy or post copies of residential building floor plans with the notification letter; however relevant floor plans will be available for inspection at the Council's Belmore Street offices.

11.16 NOTIFICATION FEES

Please refer to the adopted fees and charges in the current version of Council's Management Plan.

ADVERTISING SIGNS

12.1 OBJECTIVES

The objectives of this Chapter are to:

- improve the overall visual quality of the streetscape in providing signs and advertising; which is in appearance, number, placement and arrangement - appropriate to the significant historical and architectural character of the Junee township Conservation Area and to Shire urban areas generally,
- ensure that the external advertising is sympathetic and reflects the heritage of the building and its contemporary times,
- ensure acceptable types of advertising locations, font and wording as guidelines to be erected upon buildings,
- limit the number of signs so that it does not detract from the aesthetic merits of the heritage precinct, and
- nominate unacceptable locations and signage.

12.2 SIGNS AND JUNEE HERITAGE CONSERVATION AREA

Council has established a Heritage Conservation Area (Conservation Area) in Junee where there are significant historic buildings and/or consistent street scenes which reflect features that are now sought to be retained or complemented upon new or renovated buildings.

The *Junee Local Environmental Plan 2012* also nominates Heritage Items comprising buildings or groups of buildings significant for their architectural, historic or cultural contribution to the Shire. The Conservation Area is located principally within the Junee commercial area.

Council acknowledges and accepts the essential functions of marketing and advertising and this plan seeks to enhance the opportunities to attract custom, promote goods and services in such a way that would enhance the tourist opportunity in Junee.

Given the through traffic routes and level of street parking, over scaled and poorly placed signs are less viable to potential customers as too many compete for recognition within a crowded street scene. In recent years Junee's popularity with tourists has increased and the Council seeks to maintain a consistent and attractive standard for the benefit of tourists, locals and business growth and development.

Within the Heritage Conservation Area it is a requirement of that Council's approval is required before displaying any external signage. This Chapter sets out signage which is considered acceptable to the Council in applying for that approval.

Notwithstanding these signage controls the Council recognises that the Conservation Area does contain infill development and existing latter 20th Century buildings. These buildings

should provide signage appropriate to the form of the building. In these circumstances the Council will treat signage proposals on their individual merits.

12.3 SIGNAGE OUTSIDE THE HERITAGE CONSERVATION AREA

Council undertook to review signage across the Shire in 2009 and concluded that many signage provisions for the Conservation Area are also relevant to all commercial buildings in the Shire. As many commercial buildings outside the Conservation Area are of a similar form and era to those within the Conservation Area it was considered appropriate to apply similar signage controls. Examples of such buildings include corner stores, hotels and historic industrial buildings.

However where these development controls are considered too restrictive for buildings outside the Conservation Area (excepting individual Heritage Items) this Chapter includes reference to this Section to enable Council to identify whether application of those controls apply.

In general terms signage should be appropriate to the form, scale and design features of a building, and should not dominate the available wall and window space of a building. This point will be applied consistently by the Council whether the building is within the Conservation Area or otherwise.

12.4 SEPP 64

Council has identified that there are a number of local issues associated with outdoor advertising in Junee and rural locations throughout the Shire.

These controls provide additional key principles to augment the operation of *State Environmental Planning Policy No 64 (SEPP 64)*.

12.5 DEVELOPMENT CONTROLS

Appropriate sign opportunities

Historically, signs were rarely placed on pilasters, architectural moulding or across rustication (incised decorative patterns). They were placed so as to allow the architectural details of buildings to remain prominent.

Checking with early photographs of the particular building and its immediate surroundings will generally assist.

Generally, sign panels can be determined by dividing a building up into a grid and identifying locations on:

- a solid parapet above a cornice,
- the horizontal entablature or panel below a cornice,

- verandah fascia (ground or upper floor) as well as the possible side valence panel formed by the roof profile,
- spandrel panels below windows,
- ground floor windows,
- notice boards or plaques on ground floor piers,
- small signs limited to individual elements such as a rendered block, and
- on side upper-storey walls.

These locations are shown in **Figure I**.

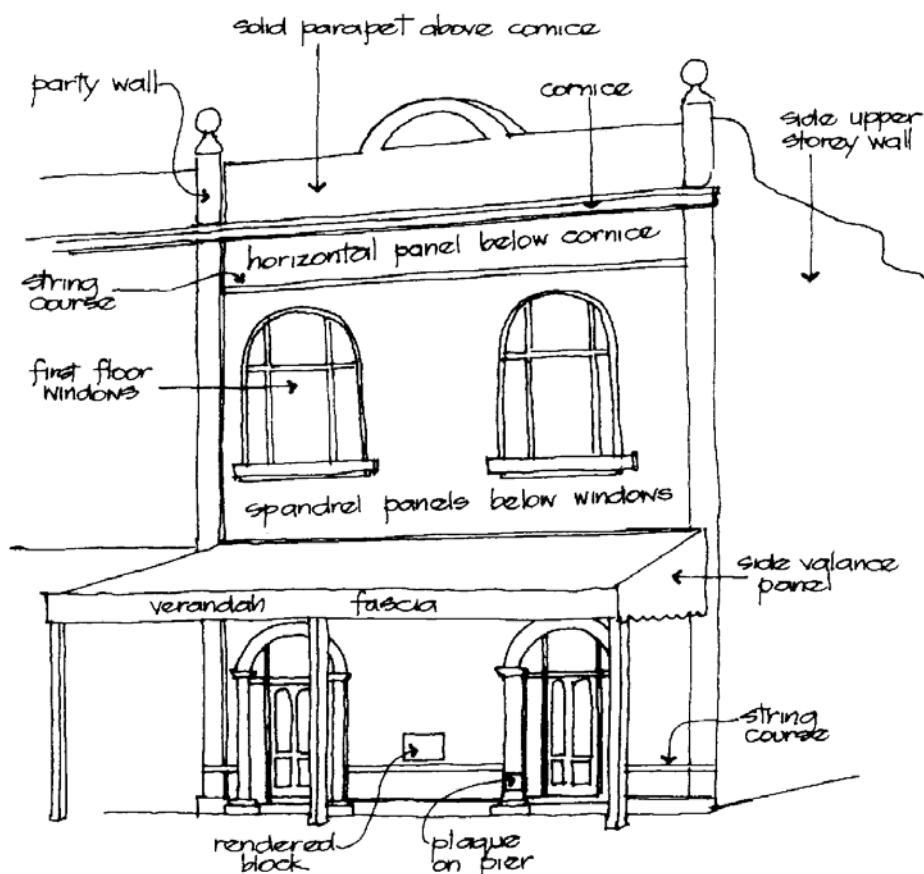


Figure I Identifying sign panels

- Modern signs can, at times, be accommodated as hanging beneath a verandah or awning roof; or projecting from a building without a verandah above the ground floor window head or on a ground or first floor pier; or on the upper third of ground floor windows; or on a plaque beside the entrance door; or as a low level sign (below ground floor window sill level) in front of or beside the building; or as a panel on a front fence.

- Generally, signs on individual buildings or within areas of special significance should be discreet and should complement the building or area. The architectural characteristics of a building should always dominate. For example, signs should not be placed on cast-iron, first floor verandahs, balustrades or in front of cast-iron verandah frieze work.
- Advertising should be placed in locations on the building or item which would traditionally have been used as advertising areas. If the building or item has no such locations, advertising will usually be inappropriate (see figures 2 and 2a).

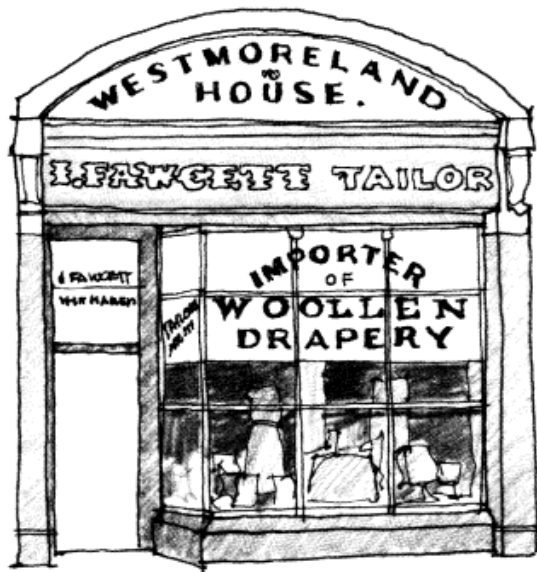


Figure 2 Traditional signs

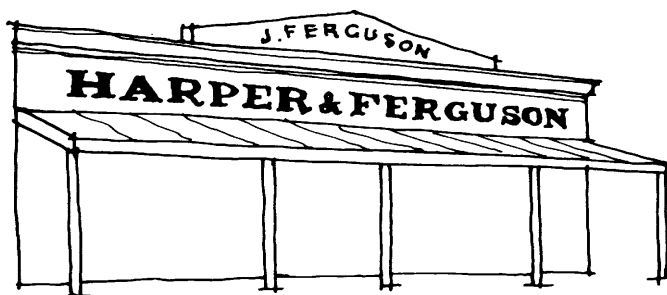


Figure 2a Traditional sign locations

- Sky-sign opportunities will be rare. No sign should break an historic parapet or roofline of a building – whether in the Conservation Area or otherwise (see figure 3).
- Sidewalls provide opportunities, but should be carefully considered (see figure 3). Painted signs on sidewalls are to be located at the top of the wall as a painted rectangle abutting the front corner or in some cases extending in a strip across the

full depth of the building. Side wall signs generally should not dominate the entire side wall.

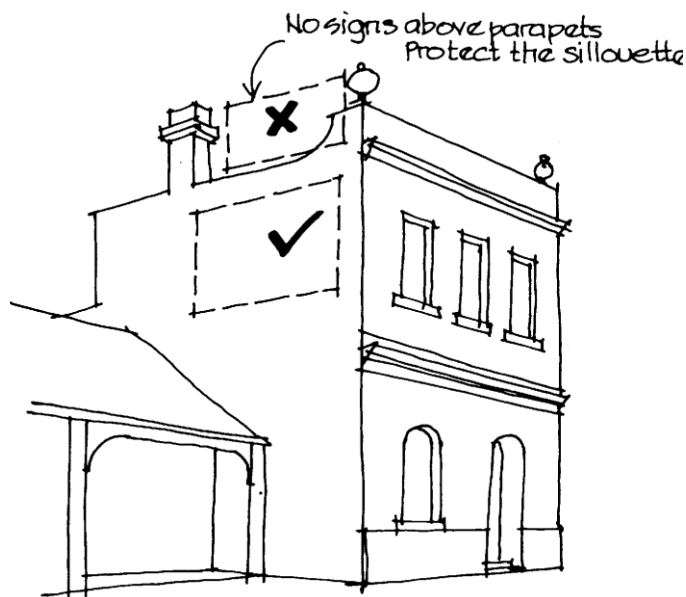


Figure 3 Upper level opportunities

- It is not usually necessary to attempt to create or recreate an 'historic' character in the advertising, but modern standardised 'trademark' advertising will not usually be appropriate. This is unless the presentation is modified, by placing the modern sign in a panel with a perimeter margin and the surrounding wall surface painted in sympathetic heritage colours.

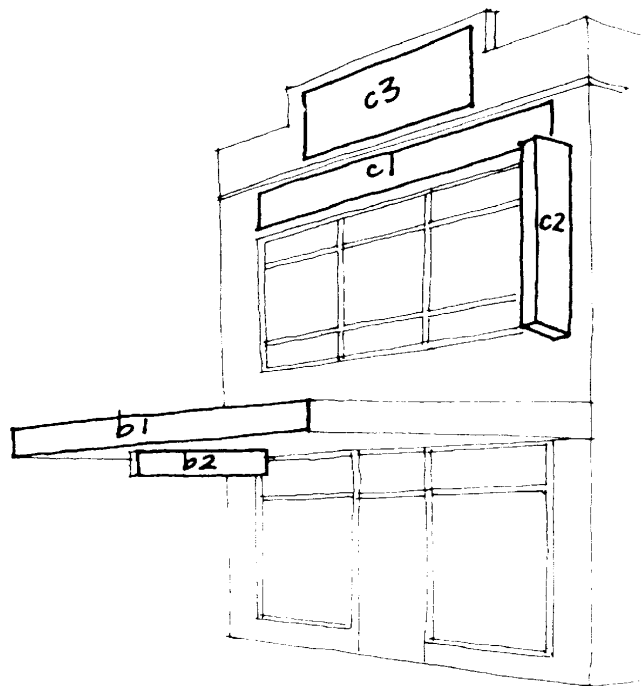
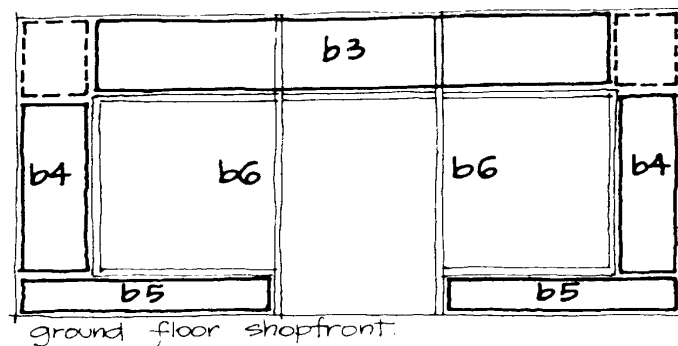
Number of signs

The general limits for the number of signs on a site are as follows:

- forecourt and footpath - one free-standing sign.
- ground floor façade - maximum of four signs in the following locations:
 - a. awning fascia;
 - b. one suspended under awning/verandah sign or cantilevered over-footpath sign at standard awning level where there is no verandah;
 - c. above door head/above window transom;
 - d. piers;
 - e. below window sill (not recommended);
 - f. one sign on the upper third of the window glass or masonry beside the door.

Permitted ground floor façade signs are b1, b2 and b6 plus numbers b3 or b4 (see **Figure 4**).

Figure 4: Key number of signs per site



- upper level signs – maximum of three signs in the following locations:
 - a. wall face applied panel sign
 - b. one projecting vertical sign
 - c. parapet panel sign

Permitted upper level signs are c3 and c1 or c2 (see **Figure 4**).

Buildings which do not have heritage features

- For non-heritage facades the same principles apply as heritage facades.
- Internally illuminated signs are restricted to the under awning location. This is both to be fair to retailers and to ensure visibility. **[Refer to Section 12.3].**

- Corporate and Franchise colour schemes and signs will be considered in relation to the overall colour scheme of the building and must abide by the heritage principles. **[Refer to Section 12.3].**
- Signs shall not be erected directly on top of an awning, roofline or verandah.
- Signs that detract from the architectural appearance of the building will not be permitted.
- All signs must be maintained in good condition and repaired within six weeks of notification.

Existing Signs

- Where a number of signs exist on a building that do not comply with these guidelines for other advice provided by Council, a condition will be placed on any subsequent consent that these signs shall be consolidated.

Size of signs

- In general, there are no standard sizes for signs in Conservation Areas and other urban areas. They may vary according to the design and history of the building or its environment **(Refer Figure 5).**
- The following will be utilised for guidance in Applications for buildings which are contemporary or in assessing existing signs:
 - a. The total area of advertisements mounted parallel to the facade of a building will, in general be less than 4 square metres in area for smaller properties and not more than 6 square metres for larger properties.
 - b. Signs suspended beneath awnings or verandahs will be less than one square metre in area and not more than two square metres on each face. The clearance to the footpath should be at least 2.2 metres.
 - c. The total area of signs on a building will be less than eight square metres.

Shopfront signs

- Permanent signs on shop windows should not cover more than 30% of the window area, between the windowsill and door-head (preferably the upper third). **(Refer to sign location b6 on Figure 4)**
- Window Signs include shop windows, frieze panels above doors, vertical side panels, fanlights and top hung windows. The most common acceptable type is the painting of dark coloured letters onto the glass with a white translucent stipple background. Gold and silver edging is optional. **[Refer to Section 12.3].**
- Advertising signs mounted on independent walls or partitions located within the window display area, which effectively block the shopfront, shall be considered as shopfront signs.

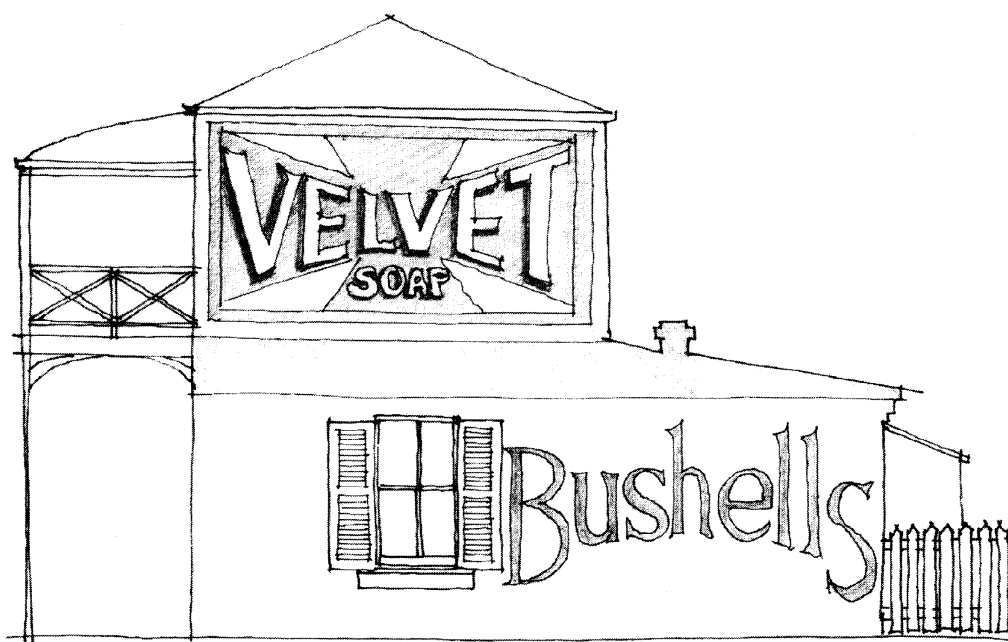


Figure 5 Historic super graphics

Verandah Signs

- Verandah-fascia sign should have a maximum height of 175mm with lettering 150mm.
- Signs on verandahs to be in the following locations fascia boards to the ends of the verandah or spandrels closing the ends of the verandah or fascia beams below the street edge of the verandah.
- Signs are preferably illuminated by floodlighting. Large backlit signs will be appropriate only on buildings and items constructed during the period when fluorescent lighting was used. Small neon signs hanging inside the windows of shops can be appropriate because they are more in the nature of a window display than of a dominant townscape element. Self-illuminated signs are generally not acceptable. **[Refer to Section 12.3].**
- Awning signs are recommended to be painted in-situ and applied to all exposed fascia edges, thus reinforcing the role of the suspended awnings in providing a unifying element in the Conservation Area.
- Above awning signs may be reinstated where evidence substantiates their prior existence, and other reinstatement works are proposed which will provide a convincing heritage character.

Facade and Wall Signs

- Painted in situ signs on the pediments and parapets of the facades were a common feature, and are to be encouraged where appropriate, and historically accurate.

- Signs painted on the wall surface of the street or lane elevation were usually located at the top of the wall as a painted rectangle abutting the front corner or in some cases extending in a strip across the full depth of the building.
- Where signs are new rather than reinstatements, they should be a painted panel with a border or edge moulding and mounted on the facade in one of the following locations, if not historically clear from photographs – the pediment block above cornice or the frieze panel below cornice or the defined panels above the verandah or awning.

Signwriting and lettering

Photographs illustrate that the lettering most commonly used in the Conservation Area was of a simple unembellished type set out as uniform capital letters. **[Refer to Section 12.3].**

The basic faces include:

- Egyptian (Antique)
- Ionic (Fat Clarendon)
- Grotesque (sans serif)

The name and type of premises is generally set out in Grotesque (sans serif) in mixed face signs.

Traditional signs often incorporated ornamentation such as scrolls or illustrative figures. Lettering faces were also often given additional character by flaring letters, by presenting them as shaded faces, by highlighting parts of the letters or by giving them cast shadows. The lettering should be legible at a distance relative to its size and location. In principle, lettering is dark on a light background.

Use of these techniques is generally encouraged to promote variety where appropriate, with the proviso that it is always based on traditional forms.

Fluorescent and iridescent paints are inappropriate and not permitted.

Corporate graphics and colours

The use of modern logos and colour schemes as used by many retail franchise chains will need to be considered on a case by case basis. All parties, prior to any manufacture or erection, should allow for an appropriate period of time for consultation and design. The retail franchise group needs to be apprised of the status of the building and to review and respect these guidelines.

Layout

Lettering should be organised around an axis cutting through the centre of the sign and be arranged to neatly fill the available space.

The space should suit the frame created by the building facade. This may be rectangular, triangular, triangular pedimented, or segmental pedimented with a curved cornice. The type will be horizontal or in an up-curved line. **(Refer Figure 6)**

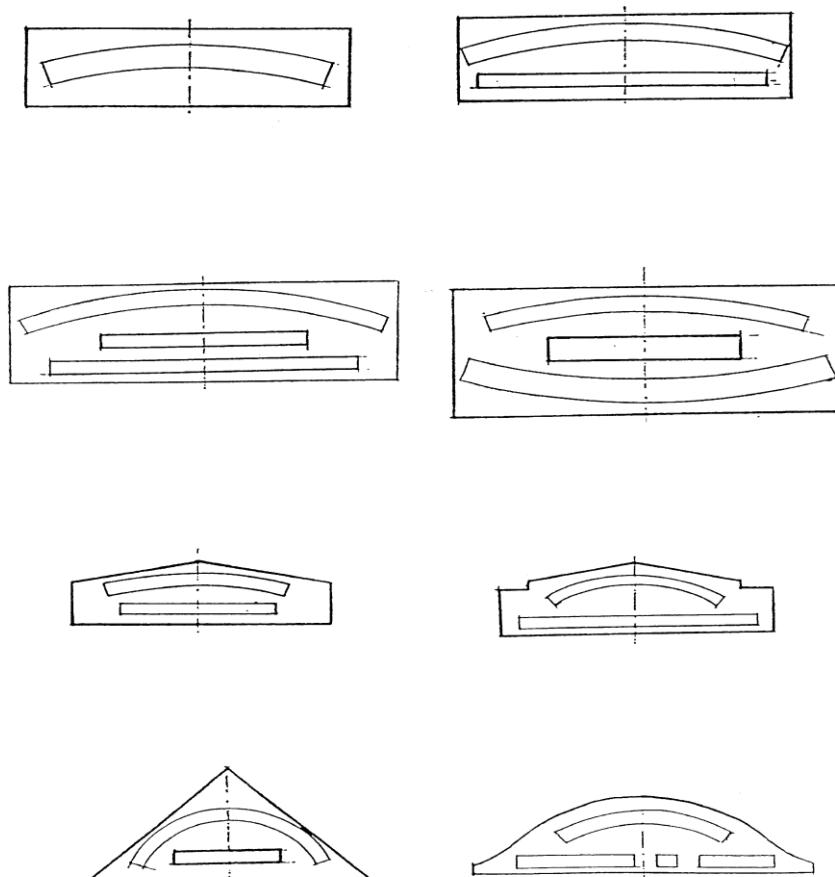


Figure 6 – Indicative layouts

BUILDING IN A SALINE ENVIRONMENT

13.1 OBJECTIVES

The objectives of this Chapter are to:

- minimise the amount of water being discharged from buildings or from gardening activities which will lead to intensification of acid sulphate soil conditions within the Junee township,

- minimise the extent of sub-soil seepage water from waste disposal facilities on recharge slopes by nominating effluent disposal facilities relying on spray irrigation and evaporation,
- specify measures within building construction to ensure that increased precautions have been taken to reduce the attack of acid sulphate soil conditions to the building structures and products, and
- outline precautions that property owners can take in safeguarding salt damp and acid salinity attack on buildings in other locations within the Shire.

13.2 BACKGROUND

The Junee urban area is located over the geology of a granite “saucer”.

This granite bed is impervious to water. As water penetrates to this layer, it subsequently resurfaces back through the ground, as it does, it acquires old deposits of sulphate salts which are acidic in nature and conveyed through capillary action with the water.

The problem is often called a “rising damp” or acid sulphate salt which makes a saline soil condition referred to as urban salinity.

Urban salinity is a problem that affects other towns and villages and has led to damage to building structures. The older the buildings, the more prone it is to attack. It is caused by the release of acid salts within the ground environment by a number of factors and impacts. Some of these are due to vegetation removal and replacement of shallow rooted high water using plants, stormwater draining into backyard rubble pits, leaking water pipes and over watering of gardens.

The impacts of underlying soil conditions are noticeable in the flatter parts of Junee immediately adjacent to natural drainage depressions. The condition is also influenced by water entering the recharge slopes of hills from gardening, stormwater and waste water disposal that may be penetrating down through the slopes and the granite barrier.

These impacts include ground conditions which usually are typified by:

- boggiess,
- clay areas which have stunted vegetation growth,
- white effervescent salt on the ground or on building wall surfaces,
- dull or darkened concrete slabs and footings that are easily cracked and holed,
- fretted out mortar,
- dark or discoloured brickwork which may also have the white effervescent salts on the surface,
- drummy cement render or plaster,
- rotted timber stumps and bottom plates.

Advice contained within this Chapter is general in nature and the services of a structural engineer may be required where bad salt conditions are encountered.

Council has a map available for perusal of the areas that have been designated as having high salinity and water table. Often, by checking the neighbourhood and surrounding buildings, conditions will surface which will show that buildings have been affected by salt damp as mentioned in these guidelines. In other circumstances, crystalline deposits or poor ground conditions could also indicate the presence of a high water table or salinity problems.

The measures outlined within this Chapter will help reduce salinity damage to buildings most affected in those environments. The requirements also apply to other measures that should be taken on the recharge slopes to prevent the entry of waters to the sub-soil and hence problems to the buildings located in the worst affected areas.

With additional protective measures of your dwelling to suppress salt attack there will be relative construction costs. This has to be offset with the life of your building being prolonged. The reality of salt damp attack requires very expensive and challenging repairs being needed in the future if these measures are not provided at the construction stage.

Council acknowledges the assistance in preparing this plan from reproduction of sections of the Wagga Wagga City Council's guidelines in its publication "Building in a Saline Environment".

13.3 DEVELOPMENT CONTROLS

Slabs and footings

- **Sand layer.** Provide a layer of at least 50mm of sand underneath the slab to prevent saline water from soaking into the slab and tearing of the damp proof membrane.
- **Slab damp proof membrane.** A damp proof membrane, rather than a vapour proof membrane should be laid under the slab. The damp proof membrane differs from the vapour proof membrane in thickness and impact resistance. Membrane product types include black industrial, orange industrial, orange premium and orange super. Note that orange premium and orange super are damp proof. Black industrial and orange industrial are vapour proof and only differ from each other in colour. Ensure the membrane extends up to the ground level at the slab edges.
- A membrane layer is also required under strip footings before placing reinforcement and concrete to prevent leaching of water and also to ensure proper curing of the concrete.

Bricks

- **Damp Proof Course.** In areas of high salt and dampness, carefully detailing of the damp proof course is required. Ensure material is correctly placed to prevent moisture moving past this point in the wall. Builders are required to install damp proof course. Extra care should be taken to ensure the damp proof course is correctly laid, not left short of corners and the outer wall because of aesthetic

considerations. On sloping sites, where a large number of bricks occur below the damp proof course, you may consider installing an extra damp proof course just above the ground level.

- **Brick Type.** Bricks resistant to water and salt are more suitable for saline environments. Product quality will vary between different brick companies, eg. concrete, extruded clay or dry pressed clay. When buying bricks, ask for the brick salt and water resistant test results. You may ask for a sample of the bricks for tests so that you are aware of the best product. Brick companies may have already done the testing for you and have classified more resistant bricks as “exposure quality bricks”. Some brick companies may require a test to be paid for. Factors such as the clay type and location in the kiln may affect brick resistance to salt and water. There is little cost difference between brick types.
- **Masonry Blocks & Concrete Bricks.** These come in a range of types and strengths. The manufacturer should be contacted for their recommendation regarding the suitability of the product if you have a saline environment which has been identified by a development consent condition for compliance.
- **Mortar.** The correct mortar type should be used below the damp proof course and may have water proofing added. Ensure mortar is not stronger than the bricks to prevent bricks from cracking.

Concrete mix

Concrete is made more resistant to saline water by:

- Increasing concrete strength to reduce permeability. Use normal class 32 mega Pascal (m32) strength concrete. The concrete strength needed depends on the site salinity level.
- Using cement that will reduce reinforcement corrosion. Use type SR (Sulphate Resisting) cement with a water cement ratio of 0.5-water weight divided by cement weight. Some general purpose cements are sulphate resisting. Your supplier will be able to advise you about this. The increased concrete strength will reduce the permeability of concrete and slow the rate in which saline water can infiltrate concrete. This helps protect the reinforcement corrosion.
- An increased strength concrete mix can usually be ordered and ideally the cement can have sulphate resisting additives.

Minimum concrete cover on slopes

- Australian Standard AS2870 specifies cover for reinforcement shall be 40mm to unprotected ground; 30mm to external exposure and 30mm to a membrane in contact with the ground and 20mm to an internal surface. In saline environments, minimum concrete cover of 65mm strip and slab reinforcement is advisable.
- It is advisable that any beams should have a 50mm minimum cover to reinforcement.

Add mixtures

- These substances may be used to extend the normal design life of concrete by water proofing add mixtures are used to reduce the concrete permeability and help keep salts out and containing corrosion inhibitors improve the resistance of the reinforcing steel to corrosion.

Concrete vibration

- Compact the concrete by vibration to reduce spaces where water and salt can move into. Note that the concrete can be over compacted causing aggregate to sink to the bottom of the pour.

Cure the concrete

- Concrete should be cured for at least seven days to ensure a hard dense surface that reduces saline water infiltration. This includes exposed slab surfaces and edges.

Water Supply Pipes

- Galvanised iron pipes will corrode in a saline environment. Copper piping is now generally used and reasonably tolerant against salt attack.
- Some grades of non-metal pipes such as polybutylene and polyethylene may be used subject to some restrictions.

Plumbing Pipes - Waste Water

- Use non-plasticised PVC.

Roof Water

- All roof water is to be conveyed to the kerb and gutter, a piped stormwater drain, or a sealed road pavement area.
- Where gravity gradients are not achievable, a collection stilling sump fitted with a pump to a kerb and gutter pump-out will be required.
- Other alternatives that would be considered as collection of roof waters into a rain water tank.
- Discharge to rubble pits will not be permitted.
- Discharge of roof water to the sewer main is not permitted.

Sanitary Plumbing and Water Plumbing

- Dual flush toilet systems will be required.
- Micro irrigation landscaping and water systems will be required and fitted with tap timers.

Septic Tanks

- Where an on-site waste management system, commonly referred to as a septic tank, is to be used, effluent disposal systems will be required to be extended aeration spray systems in lieu of sub-soil drains involving rubble pits or absorption trenches.
- Evaporation or transpiration beds may be considered, however, these installations do fail over the passage of time through impacts of animals, inappropriate landscaping and vehicle damage on such areas if they are not maintained and fenced off.

Garden areas and landscaping

- Do not build up the finished garden, lawns and mulch areas over the top of the slab or damp proof course. This allows for transmission of ground water to the building structure and hence salt damp attack.
- Do not locate garden beds close to your house. Excessive or irregular watering may affect the foundations. A garden bed situated up against a house wall may make the damp course ineffective. Rising damp in this situation moves past the damp course.
- Plant trees but keep large trees a safe distance from your building. This will prevent uneven drying of soil and foundation cracking. A tree root system will usually spread out as far as the height of the tree. Soil type is another important factor but clay soil more likely to cause problems. Some tree roots will penetrate sewerage drains, ie. willows, poplars and pine trees.
- Correct site drainage, garden design and watering your garden will protect foundation footings. It also reduces the amount of water seeping past plant roots and into the ground water system.
- Avoid fine mist sprays and use low trajectory sprinklers.
- Use timer taps to reduce forgotten sprinkler waste. A forgotten sprinkler can waste 1000 litres an hour.
- On the higher areas, re-charge can be a problem with over watering of lawns and gardens. This affects properties lower down in the high water table and high salinity zones. Direct micro sprays and sprinklers at the base of plants, not paths, fences or leaves.
- Plant a mixture of trees, shrubs and lawn that are suitable for the environment and consider issues such as water-wise gardening or salt tolerant soils.

PEEL STREET RESIDENTIAL PRECINCT

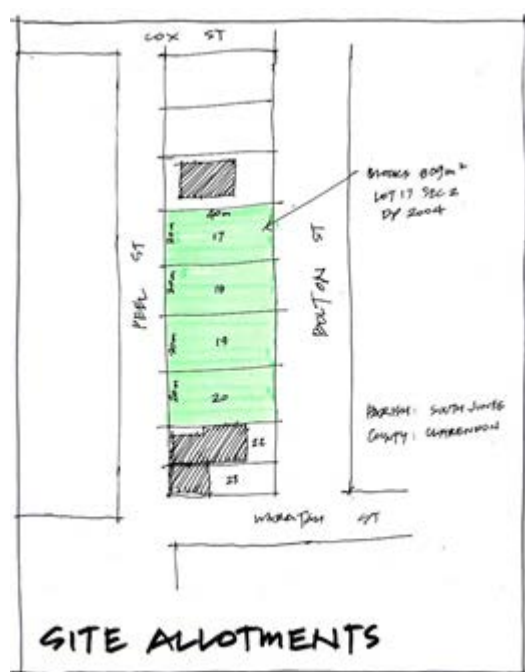
14.1 OBJECTIVES

The objectives of this Chapter are to:

- provide design guidelines for buildings that should be considered when planning new development,
- ensure that new development respects its context and is sympathetic in terms of form, scale, bulk, fabric, colours and textures in relation to their settings,
- provide controls for the development of land in the vicinity of the Conservation Area, and
- provide standards and clear information about the residential development proposed for the redevelopment of the Peel Street Precinct.

14.2 LOCATION OF PEEL STREET PRECINCT

The Precinct is located adjacent to the centre of town, opposite Memorial Park and is bordered by Peel, Waratah, Bolton and Cox streets including Lots 18, 19, 20 & 21 Section 2, Deposited Plan 2004, Parish of South Junee, County of Clarendon, being located in Peel Street, Junee.



The following photographs identify the streetscape and current buildings within the site.



View North End Peel St



View Peel St looking south



View 30 Peel St



View 28 Peel St



View 28 & 26 Peel St



View 24 Peel St



View Waratah & Bolton Streets



View Bolton St looking north

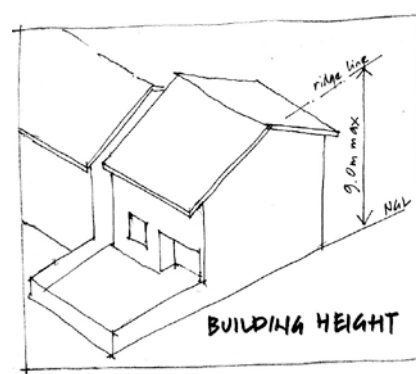
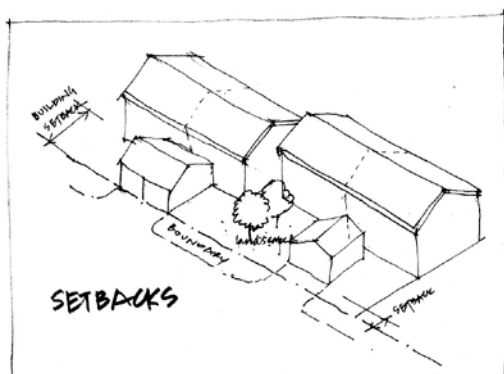
14.3 DEVELOPMENT CONTROLS

General

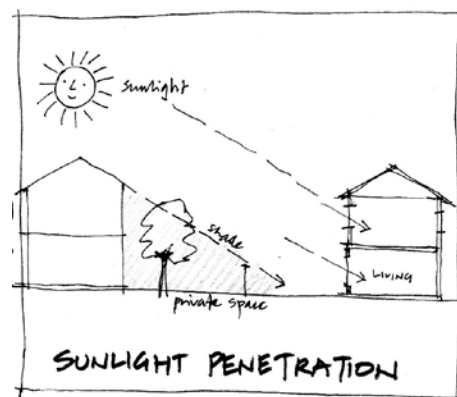
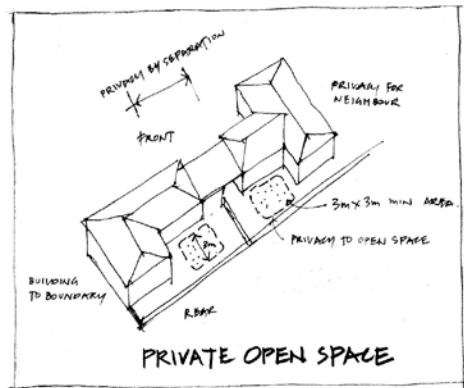
The design guidelines have been developed to maximize the precinct redevelopment potential, particularly with residential one and two storey low density development. The developments are 'small' developments, where the intention is to place a small number of units on single sites. It is important to establish criteria for the basis of good urban design as well as residential amenity.

Design

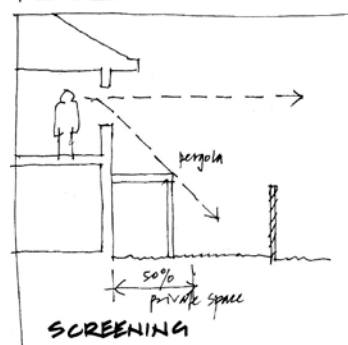
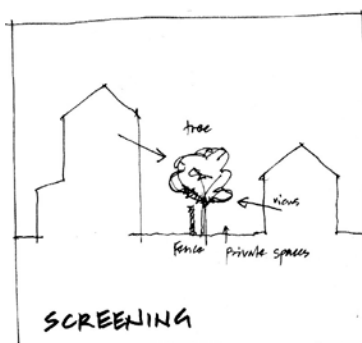
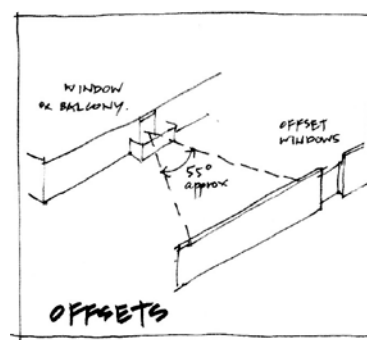
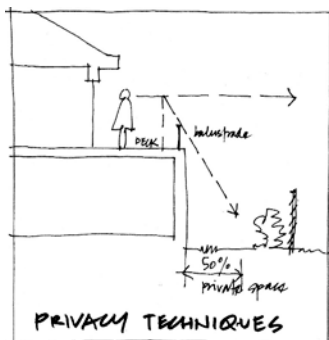
- The proposed development will provide a design response to the matters listed in **Table 1**.
- Site coverage and density using a combination of one and two storey units. This is to encourage a variety and choice of housing forms and dwelling sizes.
- Setbacks can vary to permit flexibility with siting of buildings.
- Building height considerations are essential to provide low rise residential character with a maximum height of 9.0m proposed.



- Each unit is to be provided with open spaces for recreation and use by residents. It is proposed flat private open spaces at ground level shall have a minimum functional area of 18m². The site has direct access to larger public open space in Memorial Park.
- Design of buildings is to include consideration of access to sunlight for living spaces within buildings and open spaces around buildings.



- The development will consider privacy between dwellings and design buildings to avoid overlooking of adjoining unit living spaces and private open spaces. Consideration is to be given to contain noise within dwelling units and avoid transmission to adjoining units.



- Landscaping and site design are important to enhance the settings of buildings and to provide for privacy and shade.
- Amenities and facilities including garbage areas are to be screened from view.

- Off-street parking for residents and visitors will be provided to ensure vehicular and pedestrian safety.
- The number of car spaces for the development will be 2 bed units - 1 car parking space, 3 bed units - 2 car parking spaces and 4 visitor car parking spaces to service the total development

Table 1 – Guidelines for Peel Street Residential Precinct

DESIGN CRITERIA	EXISTING CONTEXT	DEVELOPMENT
CHARACTER	<ul style="list-style-type: none"> • Mixed 19th & 20th century buildings used for commercial purposes • Industrial factories facing Peel St with rear of blocks facing Bolton St. • Generally 'large' single storey buildings 	<ul style="list-style-type: none"> • Early 21st century interpretation of traditional cottages
SCALE	<ul style="list-style-type: none"> • Single storey buildings, consisting of residential and commercial on flat site 	<ul style="list-style-type: none"> • Varying scales of single & two storey residences
FORM	<ul style="list-style-type: none"> • Typical factory forms, with gable facades • Some brick facades with parapets • Street verandah at residence 	<ul style="list-style-type: none"> • Varying roof forms in hip and gable. • Verandah forms desirable • Reduce impact of garages
SITING	<ul style="list-style-type: none"> • Some mature street trees at nature strip • Generally side and street setbacks • Blocks face both Peel & Bolton streets • Properties at far ends of street are built on front boundary 	<ul style="list-style-type: none"> • Look at varying block and residence sizes • Varying of council setbacks
MATERIALS & COLOURS	<ul style="list-style-type: none"> • Mixed materials used on buildings; include brick, painted brick, weatherboard, steel sheeting • 	<ul style="list-style-type: none"> • Combination of materials including; Solid face brick masonry, rendered finishes, weatherboards, etc. • Generally metal roofing • Painted timber finishes
DETAILING	<ul style="list-style-type: none"> • No significant details or materials used 	<ul style="list-style-type: none"> • Modern detailing of traditional materials • Fencing to be distinctive.

DESIGN CRITERIA	EXISTING CONTEXT	DEVELOPMENT
EXISTING USE	<ul style="list-style-type: none"> Mixed use of Industrial activity. 	<ul style="list-style-type: none"> New proposals to investigate potential site contamination and any remedial site work for the intended residential land use.

Site analysis

Figure I demonstrates the opportunities and constraints in regard to this development, within the Peel Street Residential Precinct.

This site analysis has addressed site access, current buildings on the site, views to and from the site, character of the area / setbacks, adjacent heritage conservation area, boundary allotments / fencing / boundaries, movement of the sun, etc.

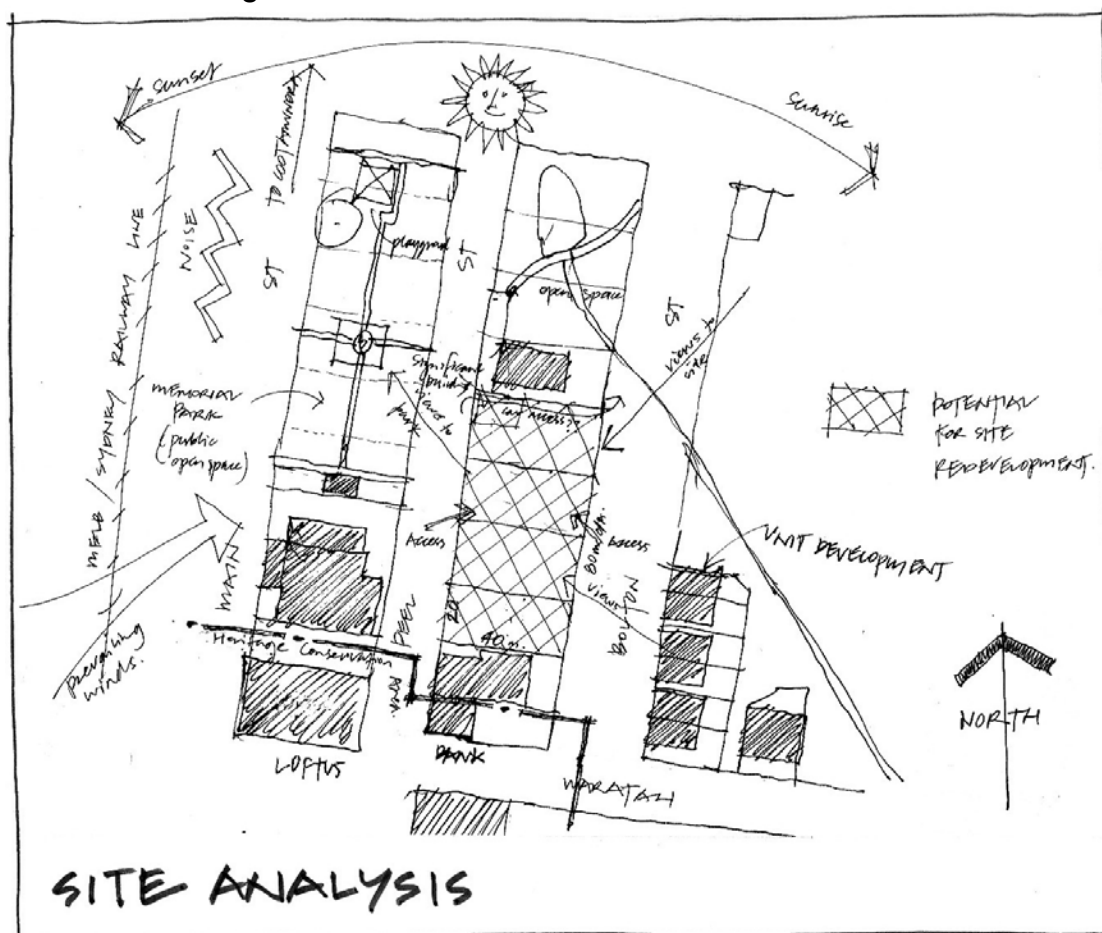


Figure I – Site analysis

Heritage assessment

A preliminary Heritage Assessment has been completed for the **Cottage at 30 Peel Street, Junee** (July 2006). This was prepared by Noel Thomson Architect Council's Heritage Advisor. The assessment noted that *"the cottage at 30 Peel Street, Junee, is a rare surviving reasonably intact example of late Victorian style, c1880 timber cottage in Junee."*

The assessment report found that *"the building was found to be of **Local** heritage significance using the guidelines set out by the Heritage Office in their publication 'Assessing Heritage Significance' (2001)."*

The assessment identified that if the building owner decide to demolish the building, the following recommendations are implemented:

- *Demolition of the building and compatible redevelopment of the site be consistent with the requirements of the 'Design in Context' - 'Guidelines for Infill Development in the Historic Environment' – by NSW Heritage Office and Royal Australian Institute of Architects (2005).*
- *That such demolition be undertaken only subsequently to the full and complete recording (in photograph / architectural documentation) of the existing site, including its buildings and any historic plantings: such recording to be in accordance with NSW Heritage Office Requirements for Archival Recording.*
- *That any proposed development seek to retain the current urban 'scale' and 'grain' of the area; and be approved by Councils Heritage Advisor; and*
- *That a Statement of Heritage Impact for any proposed development be approved **prior to** the demolition of the existing buildings."*

Master plan

Figure 2 provides a site master planning concept for the land. This has been developed having regard to the following:

- Maximising development potential. While the final design for the development may change in terms of unit types / room layouts, the objective criteria for the site buildings shall maintain the critical elements of:
- Varying styles of development including single & two storey residences.
- Two storey development facing Peel Street and one storey development facing Bolton Street.
- The redevelopment will maintain a consistent design theme across the land.
- Varying setbacks to Peel St, so that 'bland' design is avoided - Verandah forms desirable.
- Varying roof forms in hip and gable and reduce impact of garages.
- Combination of materials including; face brick masonry, rendered finishes, weatherboards, etc.
- No vehicle access available from Peel St - all access to the site via Bolton St.

- Cars/car parking areas not to be visible from the street - Garages can be incorporated into unit design.
- Accommodate visitor car spaces.

Unit design

Figures 4, 5 & 6 are typical unit designs for 2 Bed single storey and 2 Bed two storey units. These design concepts identify:

- neighbour visual and noise privacy,
- private open spaces – landscaping to be incorporated in concept designs,
- laundry with internal clothes dryer / drying facility at all units, and
- communal storage areas for units within the development.

These figures nominate the following unit sizes and allotment sizes:

- Two bedroom single storey units shall be nominally 136m² on say 270m² block (excluding garages), and
- Two bedroom two storey units shall be nominally 126m² on say 124m² blocks (excluding garages).

Note: The residential dwelling density for the subject site has been designed to its full potential – Alternative designs may include a lower density; higher density will not be permitted.

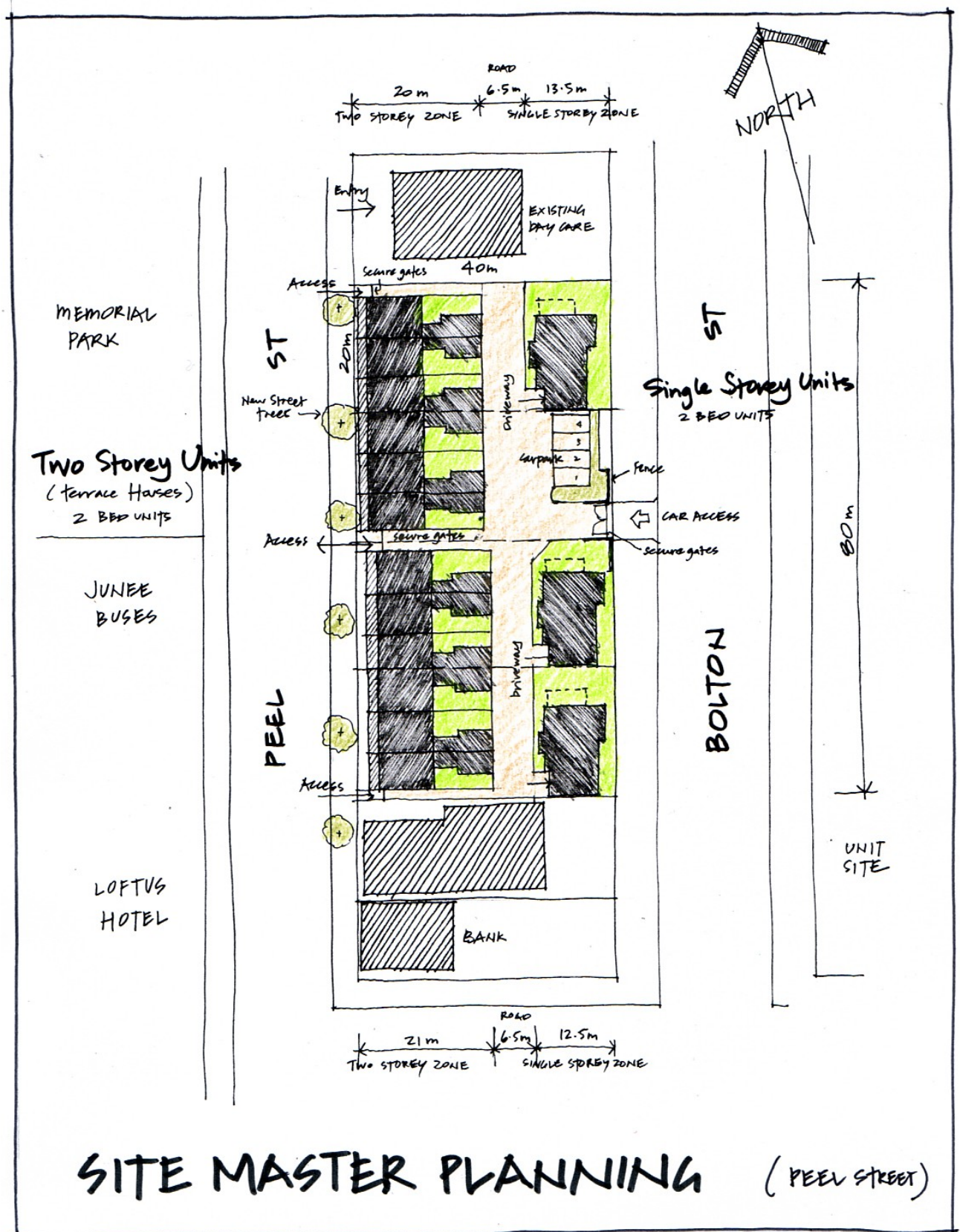


Figure 2 – Site master plan

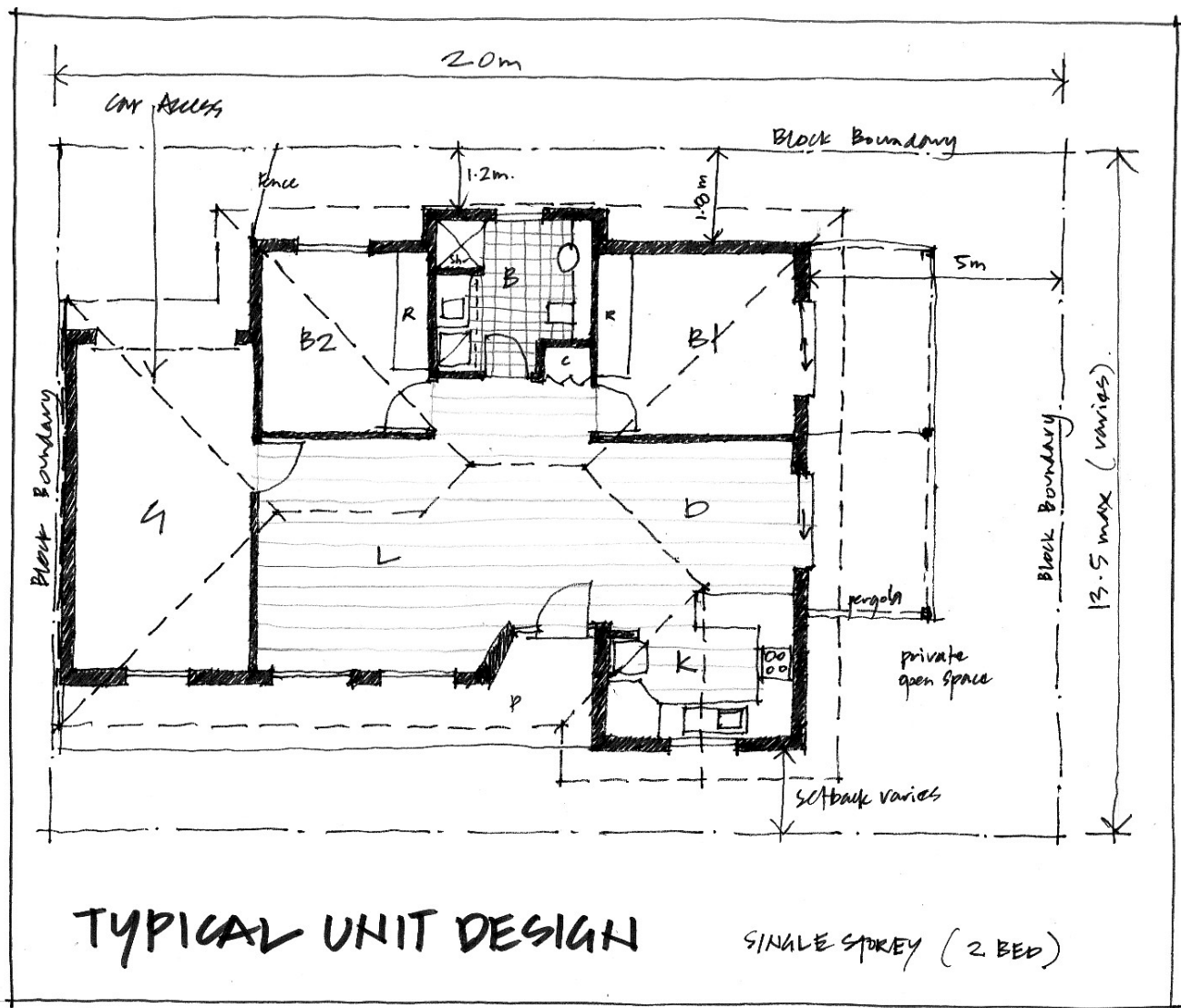


Figure 4 – Unit design – single storey (ground floor)

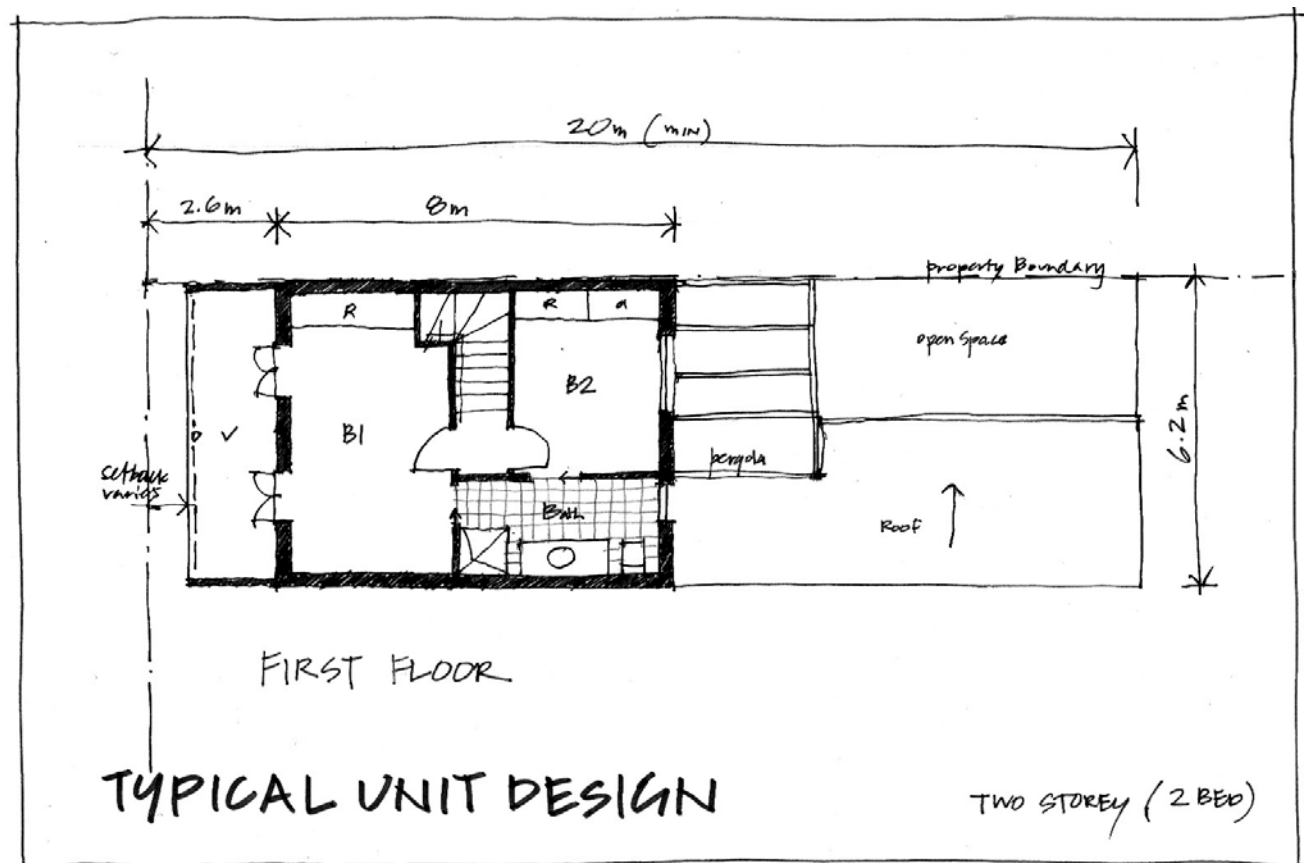


Figure 5 – Unit designs – two storey (first floor)

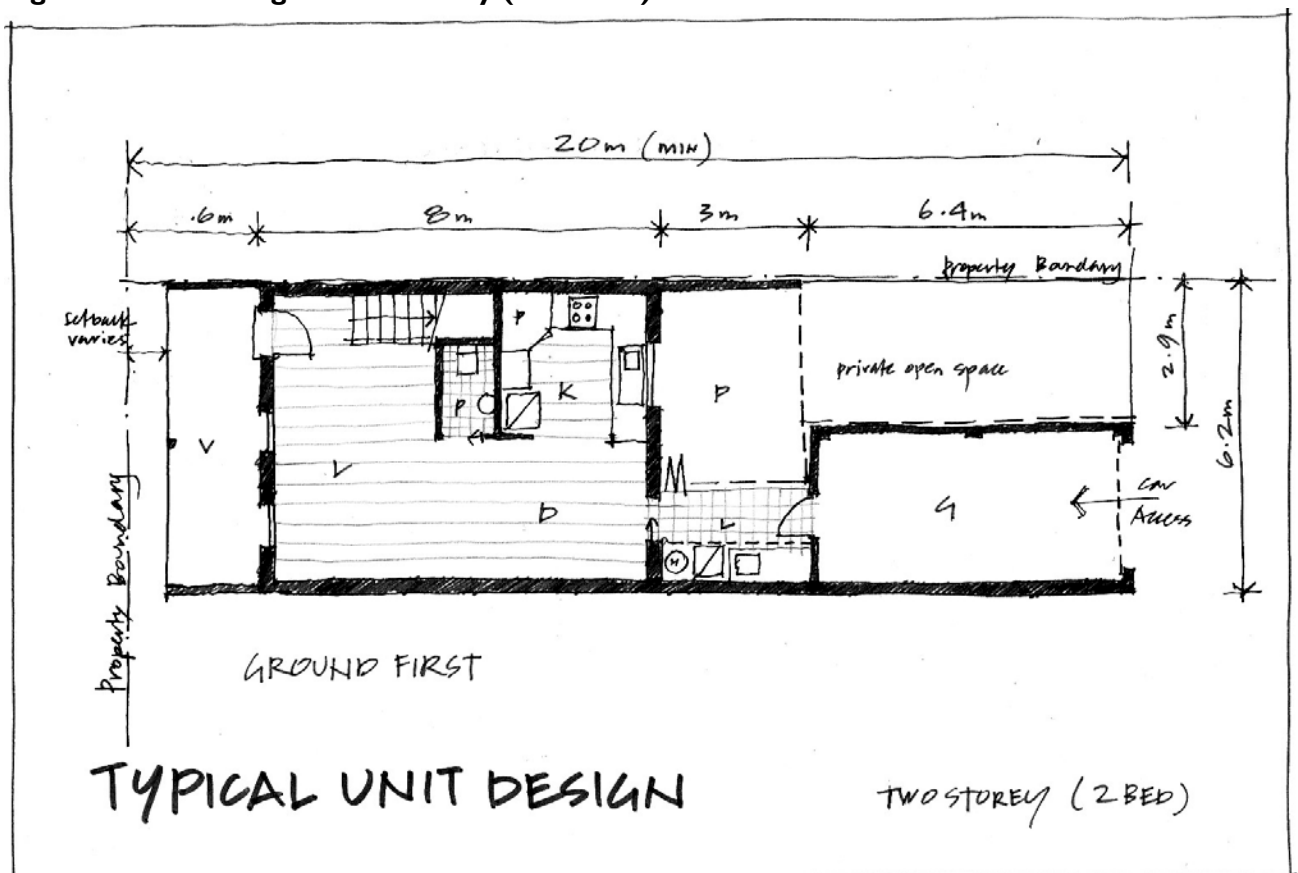


Figure 6 – Unit design – ground floor

ON-SITE SEWAGE AND WASTEWATER MANAGEMENT

15.1 OBJECTIVES

The objectives of this Chapter are to:

- prevent any risk to public health,
- protect the environment,
- protect surface and groundwater quality within the Shire,
- provide clear direction in relation to the standards required to ensure the effective, efficient and hygienic disposal of on-site sewage and wastewater,
- identify the type of sewage management system(s) preferred by Council,
- ensure the type of system installed is adequate for the long term on-site disposal of all sewage and wastewater, and
- provide direction on the on-going operation and maintenance of these systems.

15.2 BACKGROUND

All villages and the majority of rural properties within Junee Shire Council require an on-site sewage and wastewater management system for the treatment and disposal of all household effluent.

The NSW State Government introduced statewide legislation under the Local Government Act 1993 and Local Government (General) Regulation 1995 that requires Council approval is sought prior to the installation of on-site sewage management systems. This legislation outlines Council's responsibilities to inspect on-site sewage management systems during their installation and operation.

Additional standards should be taken in to account with regard to the design, construction and maintenance of an on-site sewage and wastewater management system. These include, but are not limited to:

- AS/NZ 1547-2000 – On-Site Sewage Domestic Wastewater Management.
- AS/NZS 3500.5:2000 - National Plumbing and Drainage Code - Domestic Installations.
- Protection of the Environment Operations Act (POEO) 1997 and associated regulations.
- Local Government Act (1993) and associated regulations.

These standards require that an on-site sewage and wastewater management system must be designed, installed and maintained to prevent, in both the short and long term, any risk to:

- public health (eg. the spread of disease),
- the environment (eg. pollution or contamination of groundwater, soil, land, surface waters and vegetation), and
- community amenity (eg. foul odours).

15.3 DEVELOPMENT CONTROLS

Subdivision/rezoning – geotechnical report

Any application to subdivide or rezone land to permit residential development where reticulated sewerage is not accessible will require a geotechnical report/land capability analysis (prepared by a suitably qualified person). Such an application will include any existing dwellings or other on-site sewage management systems. An investigation will include the individual lot capability for long term on-site wastewater disposal where:

- The proposed allotments are within land zoned RU5 Village under *Junee Local Environmental Plan 2012* where an on-site sewage and wastewater management system is required for the treatment and disposal of all household effluent,
- The proposed allotments are below 4000m² in area, and
- The land is located in an environmentally sensitive area or within any of the recommended buffer distances for all land application areas as specified.

The scale of information contained in a Geotechnical Report may vary, depending on the size or nature of the proposed development. It is recommended that all proponents contact Council prior to the commencement of this investigation. The information contained in this report will allow Council to make an informed decision regarding the suitability of the proposal.

General – system selection

Any proposed wastewater management system must be accredited by the NSW Department of Health and comply with all requirements in relation to their design, installation and operation. The associated land application area is approved by the consent authority and submissions to Council should take into account relevant standards and requirements.

Conventional septic tank

Septic tanks provide preliminary treatment for the entire wastewater stream by allowing solids to settle to the base of the tank, and oils and fats to float to the top to form a scum

layer. The solids that have settled in the bottom of the chamber undergo an anaerobic bacterial digestion which produces a sludge that must be pumped out periodically (dependent on use).

As septic tanks do not remove nutrients or bacteria, the wastewater is not disinfected. Due to this potential public health risk, the effluent must be applied to land below ground level via a suitable soil absorption system.

Figure 1 is an example of a typical design for a conventional septic tank

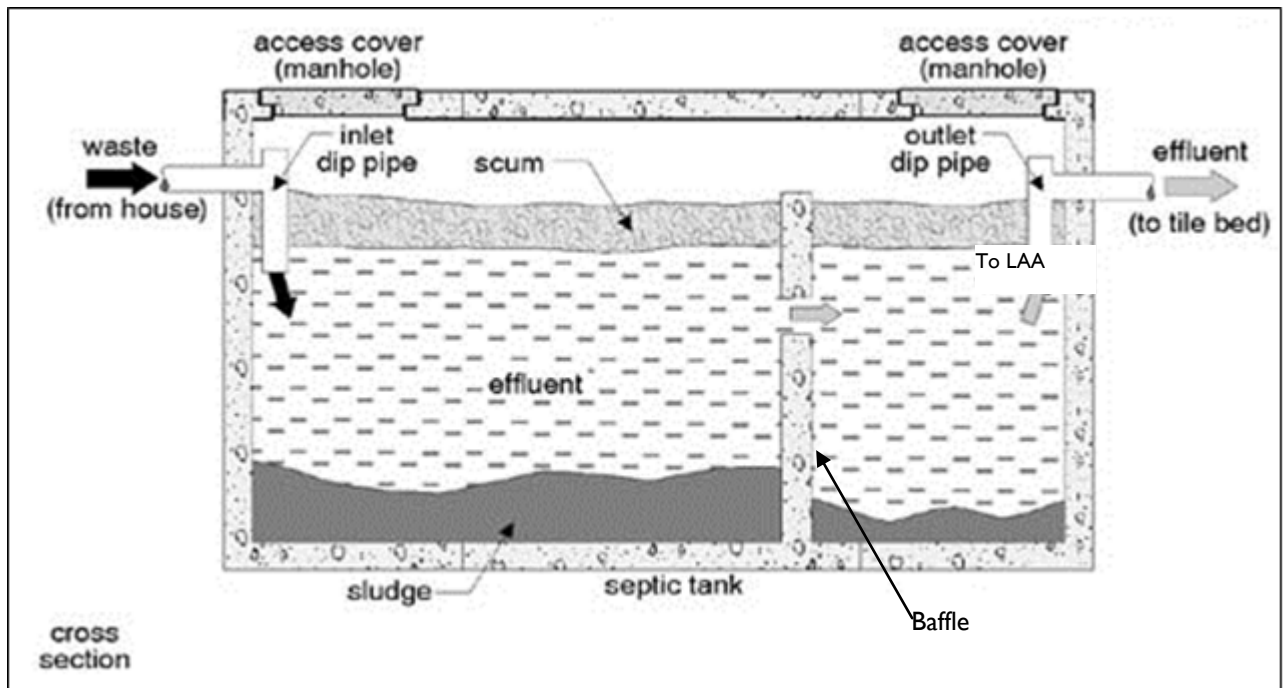


Figure 1- Cross section of a Septic Tank

Septic Tank Capacity

Council requires a minimum 3000 litre septic tank capacity for a three bedroom dwelling. Dwellings with 4 or more bedrooms will require an individual Council determination on the septic tank capacity required. This will be based both on the size of the dwelling and the number of persons able to reside within.

Land Application Methods Associated with Septic Tanks

Land application systems employ the combined effects of absorption, evaporation from soil and transpiration from plants to dispose of wastewater effluent.

There are two land application systems commonly used to dispose of effluent from a septic tank. These are:

- Evapotranspiration Areas (ETA).
- Absorption Trenches.

Other recognised land application methods will be considered on a case by case basis.

The following general standards apply to these land application methods and any proposed alternatives:

- The construction and design of an absorption system should be in accordance with all relevant standards and guidelines.
- Each application method has specific buffer requirements and minimum Land Application Areas.

The specific requirements of each land application system are as follows:

- Evapotranspiration Areas (ETA's).

The Evapotranspiration Area will be considered for all soil permeability types. The majority of the hydraulic load is absorbed by soil and released through evaporation, while the nutrient load is reduced by the vegetation. These areas must be vegetated by grass, which must be mowed regularly and the clippings removed. The Evapotranspiration bed should be designed to prevent the infiltration of surface waters.

ETA's must be constructed in accordance with the requirements of the Approving Authority (Council) to ensure the distribution of effluent equally over the LAA.

Evapotranspiration Areas are Council's preferred land application method for the disposal of the primary treated effluent from a septic tank.

Figure 2 is an example of a typical design for an ETA.

- Absorption Trenches

This effluent disposal method relies on absorption only, and has limited application under this plan.

Absorption Trenches will not be permitted on any lot less than 4000m² in area, and must be constructed in accordance with the requirements of the Approving Authority (Council) to ensure the distribution of effluent equally over the LAA.

Figure 3 is an example of a typical design for an Absorption Trench.

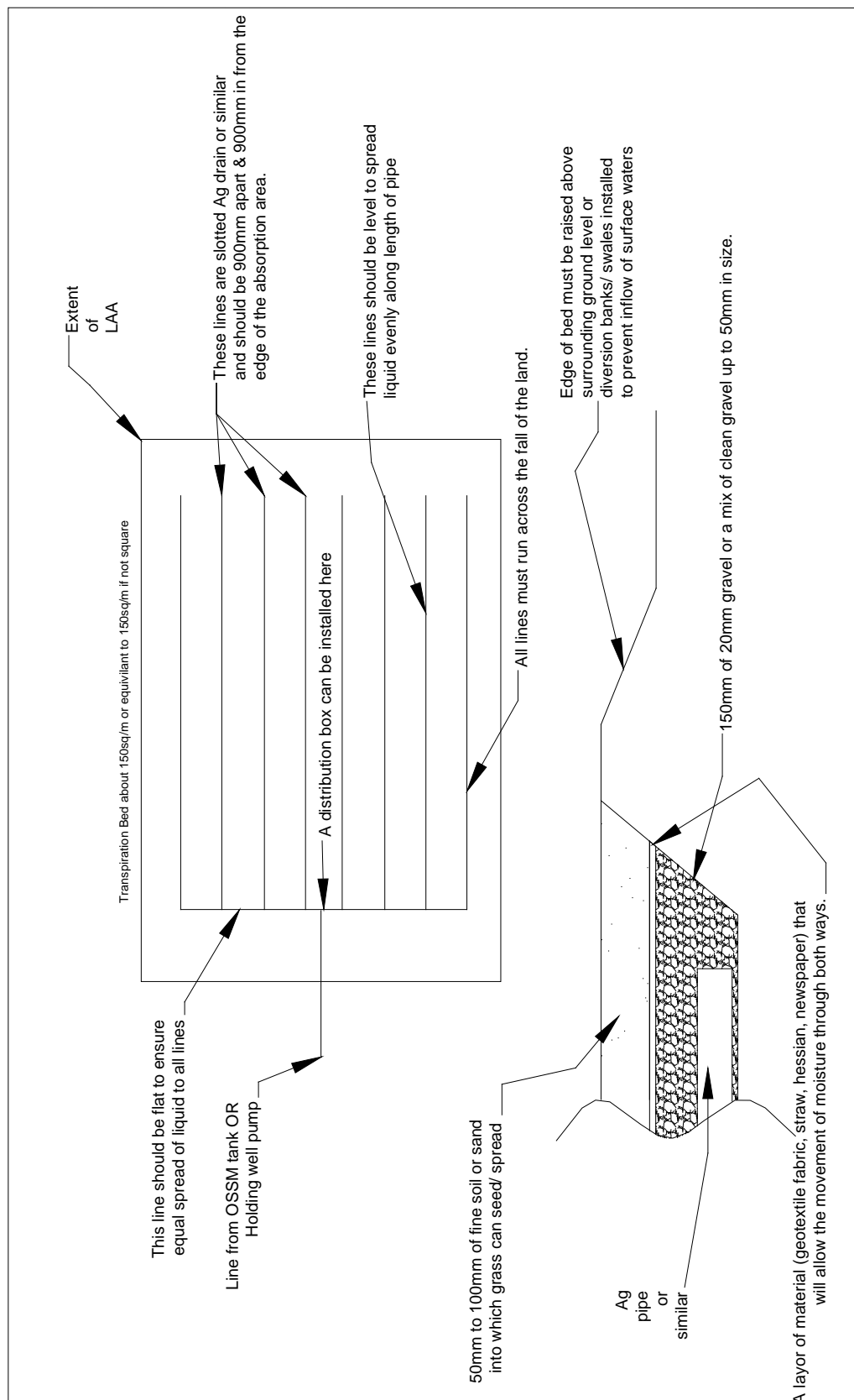
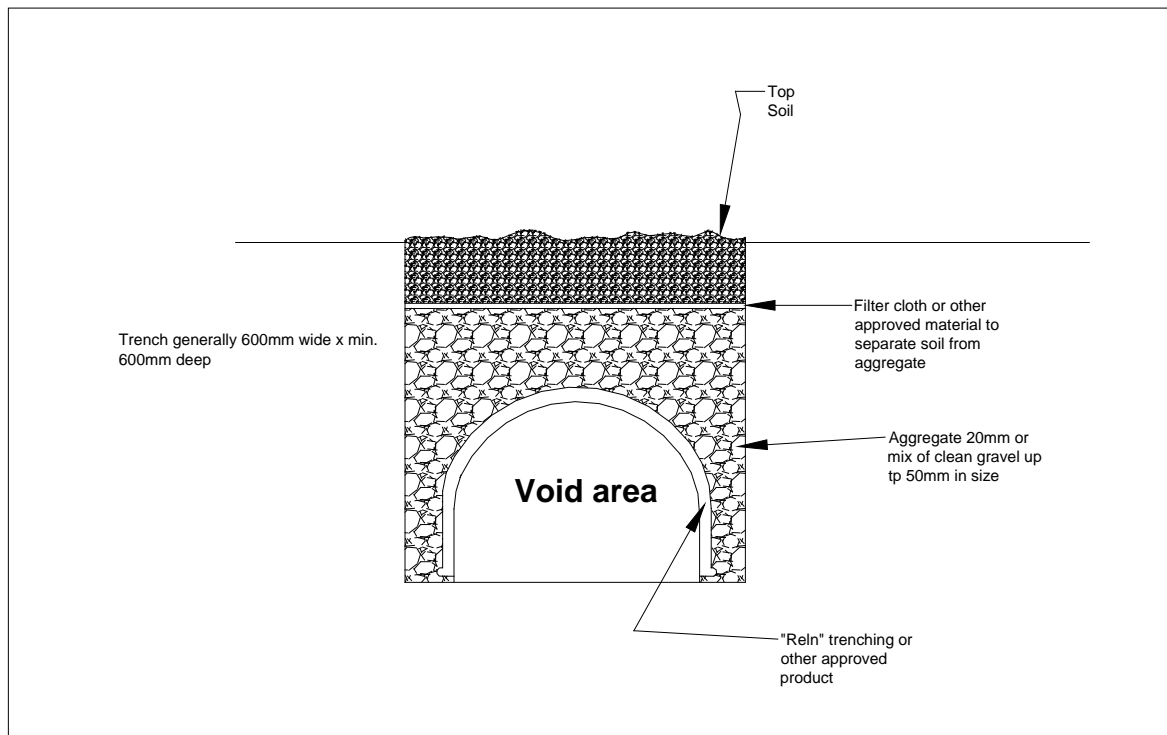


Figure 2 - Evapotranspiration Area (ETA)

Figure 3 - Typical Absorption Trench Design.



Aerated Wastewater Treatment Systems (AWTS)

An aerated wastewater treatment system consists of a series of treatment chambers combined with an irrigation system.

The AWTS will operate as a small scale treatment plant to allow for aeration, clarification and disinfection to treat wastewater.

Final effluent is treated to a higher standard than the traditional septic system, provided the system is maintained according to the manufacturers' requirements. Such maintenance will include (usually at a minimum) quarterly servicing by a qualified/ accredited service technician. Service records must be forwarded to Council following the quarterly maintenance. This regularly required maintenance will involve ongoing costs to the owner of the system.

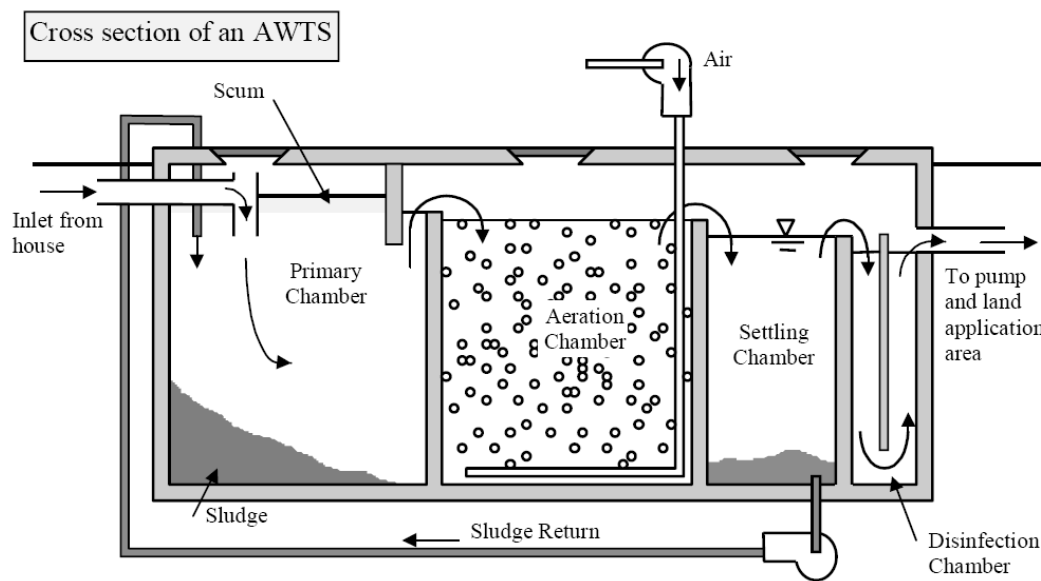
All AWTS must be accredited by NSW Health and have a 10 person capacity.

Figure 4 is an example of a typical design for an AWTS.

Land Application methods - Aerated Wastewater Treatment Systems

Several different Land Application Area options are available to accompany AWTS. The land application method should be in accordance with NSW Health and manufacturers' requirements.

Figure 4: Aerated Wastewater Treatment System



In general, the following standards apply:

- Treated effluent must not be used to irrigate passive or active recreation areas or used to grow fruit or vegetables for human consumption.
- Each application method requires specific buffer requirements and minimum Land Application Areas.
- Surface Irrigation.

This system utilises a specific area of land for the disposal of effluent via specially designed sprinklers which produce a large droplet size to reduce spray drift.

On all lots less than 1400m² in area and singularly owned, subsurface disposal is the preferred land application method.

Not all vegetation is suitable for spray irrigation of effluent. Advice should be sought for suitable vegetation types.

- Sub-surface Disposal

This is the land application method which discharges effluent evenly below ground through an arrangement of specially designed pipes. Effluent is applied to the root zone of plants to increase nutrient uptake, adsorption, treatment and evapotranspiration.

Sub-Surface Disposal is Council's preferred land application method for all systems including an Aerated Wastewater Treatment System as it is detached from human contact and therefore reduces public health concerns.

Council will consider individual proposals for systems outside these specifications on a case by case basis.

Design and locational requirements

When installing an on-site waste management system, sufficient and appropriate land must be available within the boundary of the premises for the following uses and requirements (where appropriate):

- sewage management system, including treatment system, dedicated land application areas,
- buffer distances from structures and boundaries,
- dwellings, associated structures and future structures, and
- social and recreational uses.

If it cannot be satisfactorily demonstrated to Council that sufficient land is available to accommodate the appropriate structures, uses and required on-site sewage and management system; development will not be permitted on the site.

These performance requirements are as follows:

Minimum land application area (LAA)

Based on soil type and vegetation, the LAA must be of sufficient size to manage the disposal of effluent in the long term. The design of a LAA must consider factors such as the level of treatment required, site constraints, lot size, nitrogen and phosphorus loads, and buffer distances.

The LAA must be of sufficient size and design to dispose of all household sewage and wastewater on site during a range of climatic conditions and usage variables. **Table 1** provides an indication of the minimum land area required subject to specific on-site conditions.

Table 1: Minimum Land Application Area

Type of Dwelling	ETA	Trench
1-4 bedroom	150m ²	Based on soil assessment

Any dwelling type that differs to that above will require an individual assessment to determine the required minimum Land Application Area.

Buffer Distances

These buffer zones are specific to OSSM systems and also to the conventional septic tank. In some instances, the unique nature of a site in relation to soil type (eg. High clay or low

absorption) or slope (eg. steeply sloping land) may require buffer distances greater than those included in **Table 2** below.

Table 2: Recommended Buffer Distances for On-Site Systems

System	Recommended Buffer Distances
All land application areas	<ul style="list-style-type: none"> • 100m to all permanent surface waters eg. rivers, creeks, lakes, public dam • 250m to a domestic groundwater well/bore used for human consumption • 40m to other waters eg. farm dams, intermittent waterways and drainage channels • Clear of all areas used for the growing of fruit and vegetables or any food used for human consumption
<ul style="list-style-type: none"> • Absorption System (Note: minimum lot sizes apply) • Surface spray irrigation • Subsurface irrigation 	<ul style="list-style-type: none"> • 6m to downhill or 3m to uphill property boundaries, swimming pools, driveways and buildings (may be altered depending on slope)

Examples of buffer distances are provided in **Figure 5 and 6**.

Figure 5: Buffer Distances All Land Application Areas

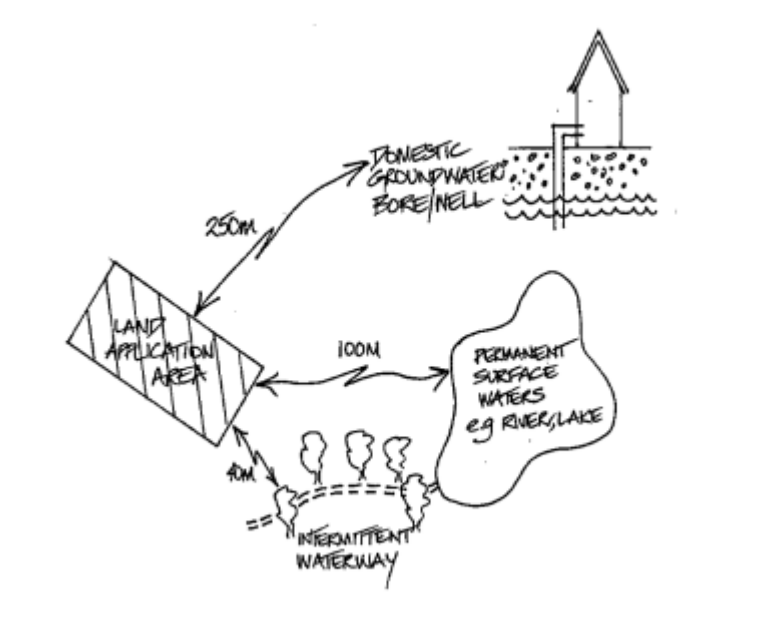
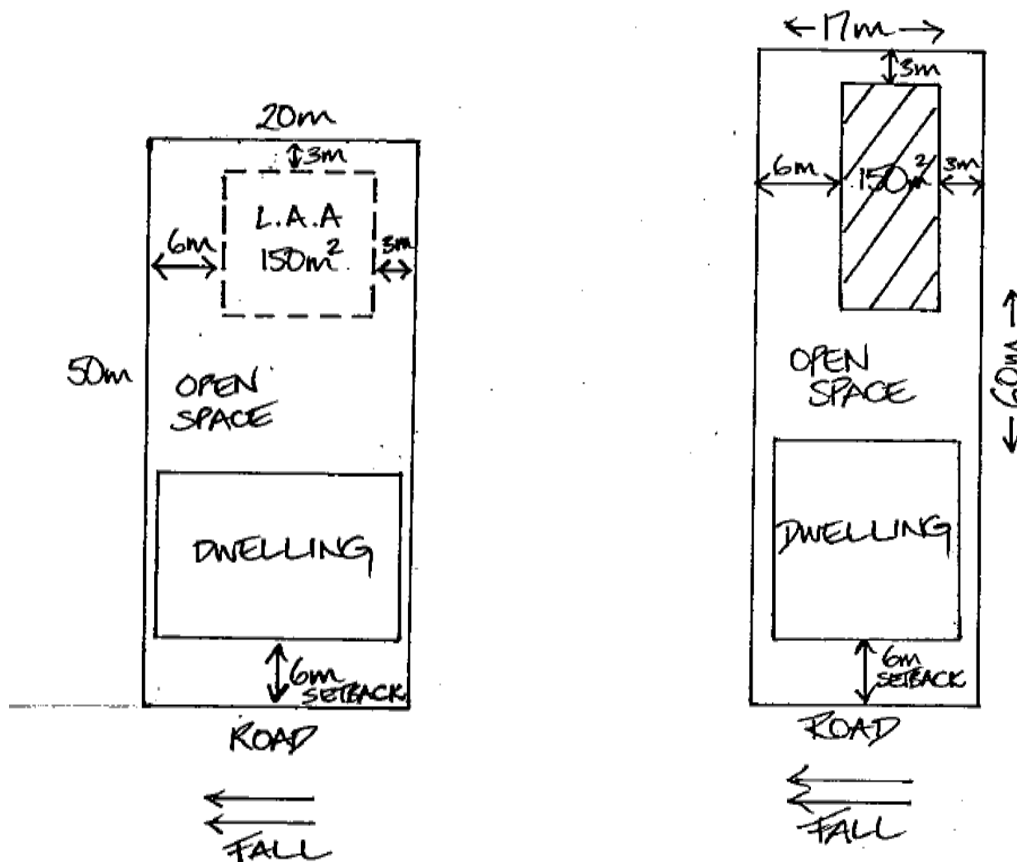


Figure 6: Lot Layout Examples

1000m² lot Old Junee (not to scale)

1000m² lot Illabo (not to scale)



Installation and operation of on-site waste management systems

Council approval is required for all alterations to or applications for new on-site sewage management systems. All work must be carried out by an appropriately licensed plumber and be subject to inspections by Council.

Existing Systems

Council is required to keep records of identification, registration and inspection of all on-site sewage management systems.

All existing operating systems should already be registered with Council, through the submission of an on-site sewage management system application. If not an application should be lodged with Council and will be assessed for risk and inspected.

Council can take legal action against owners of any property that has an on-site sewage management system operating outside approved design and operating conditions.

System Inspection

It is a requirement of Council to carry out periodic inspections of all on-site waste management systems. The frequency of these inspections will depend on the risk assessment of the system and may be classed as high, medium or low.

The level of risk is based on, but not limited to, one or more of the following criteria:

High Risk

- Located within a RU5 Village Zone under Junee Local Environmental Plan 2012, on land or allotments less than 4000m².
- Within 100 metres of a permanent surface water (river, creek, stream, lake or public dam).
- Within 40 metres to other waters (dam, intermittent waterway, drainage depression).
- Within 250 metres to a domestic groundwater bore/well for human consumption.
- Located in an area prone to flooding in a 1 in 100 year flood event.
- A type of sewage management system which serves more than ten people.
- OSSMS servicing schools, child care centres or other high risk populations
- Where the system is not operating in accordance within the objectives of this plan, the conditions of accreditation imposed by the NSW Health Department, and any installation and operating conditions set by Council.

Low Risk

- The system is clearly located outside the recommended buffer distances as indicated in this plan.
- System is located on a property with a total land area greater than 4000m² in area.

Notwithstanding the above risk criteria, Council maintains the ability to conduct on-site inspections at any time where it is considered necessary.

Fees and Charges

The costs of the inspections will be in accordance with the Local Government Act 1993 and be charged based on the fees prescribed in Council's Management Plan.

DICTIONARY

In addition to the land uses and definitions under the *Junee Local Environmental Plan 2012* and *Environmental Planning and Assessment Act 1979* and *Regulations* the following common terms and references are used in this DCP.

Access	<i>means the entry over a footpath or public road to private land by an all-weather pavement, grade, and location acceptable to the Council.</i>
Access area	<i>means the area of access in a “battle axe” allotment which is not included in the “absolute” minimum lot size.</i>
Adjoining	<i>has the same meaning as defined in the Local Government Act 1993.</i>
Advertised	<i>means the placing of a specific advertisement referring to a development proposal, in a newspaper regularly circulating within Junee.</i>
Allotment	<i>means an area of land contained within the boundaries as detailed in its certificate of title.</i>
Alteration	<i>means in relation to a building includes an addition or extension to a building, or to the changing of the exterior of the building including signage.</i>
Amenity	<i>means the ‘liveability’ of a place that makes it pleasant and agreeable for individuals and the community.</i>
Animal ratio	<i>means the agistment of eight dry sheep equivalents per hectare or the equivalent loading of cattle, horses and goats, but does not include pigs.</i>
AWTS	<i>means Aerated Wastewater Treatment System.</i>
Building	<i>means including that part of a building and any structure or part of a structure and includes a swimming pool;</i>
Bulk	<i>means the combined effect of the arrangement, volume, size and shape of a building or group of buildings.</i>
Capillary rise	<i>means the upward movement of water caused by molecular attraction between soil particles and water. The action is like water being drawn into a dry sponge.</i>
Catchment	<i>means the terrain that forms the natural depressions arising from the hills surrounding Junee Township and directing itself within the granite basin.</i>

Character	<i>means the combination of the particular characteristics or qualities of a place.</i>
Complying	<i>means development which must comply with certain pre-determined standards which is certified by the Council or a private accredited certifier.</i>
Context	<i>means the specific character, quality, physical, historical and social characteristics of a building's setting.</i>
Cut and fill	<i>means a building site that is benched into the slope exposing bedrock or water tables where the excavated material is used and elevated to form part of the building site foundation.</i>
Dwelling Entitlement	<i>means certain land parcels that are “existing holdings” that have a concessional dwelling entitlement.</i>
Erection	<i>means in relation to building includes any structural work or any alteration, addition or rebuilding.</i>
ETA	<i>means Evapotranspiration Area – a method of wastewater disposal to land.</i>
Exempt	<i>means exempt structures for ancillary uses permitted for which no development consent is required by the Council, provided nominated standards are observed.</i>
Evapotranspiration	<i>means water returned to the atmosphere by evaporation (by the solar wind) and by plants emitting water vapours from their leaves.</i>
Form	<i>means the form of a building is its overall shape and volume and the arrangement of its parts.</i>
Ground water	<i>means water found in the ground in a saturated zone of soil.</i>
Height	<i>means in relation to a building, it is the vertical distance measured from the ground level at any point at which the building is sited, and the roof of the top most floor of the building above that point.</i>
Historic Character	<i>means the combination of particular characteristics or special qualities of a place related to its period or style of construction.</i>
Infill	<i>means a new building in an established and valued context.</i>
LAA	<i>means land application area - The area where the treated wastewater is disposed of on-site after passing through the treatment device (eg. septic tank or AWTS).</i>

Large dwelling unit	<i>means a dwelling unit containing three or less bedrooms having a floor area greater than 110 square metres (floor area excludes balconies, patios, garages and carports).</i>
Massing	<i>means the size and volume of a building.</i>
Medium dwelling unit	<i>means a dwelling unit containing two or less bedrooms having a floor area of no greater than 110 square metres (floor area excludes balconies, patios, garages and carports).</i>
Muted	<i>means non-reflective, non-shiny, or non-prominent light shaded colours.</i>
Neighbourhood	<i>means adjoining land but can extend to other properties where the Council may determine could be detrimentally affected by any development.</i>
Notification	<i>means the posting of a letter to the landowner or land occupier.</i>
OSSMS	<i>means On-site Sewage Management Systems.</i>
Outbuildings	<i>means ancillary structures that are detached from the main dwelling structure.</i>
Recharge areas	<i>means where rainfall, irrigation, garden water or water from waste water systems seep into the ground, it adds water to the ground water system.</i>
Resited buildings	<i>means an existing building that has been used for previous residential purposes on other land, but does not include a new structure built as a transportable structure.</i>
Rubble pits/Silage pits	<i>means pits which have been installed on private land where the stormwater is collected from house roofs and drained into the ground. The water from these pits then seeps away into the sub-soil drainage system.</i>
Salinity	<i>means the salt content in water or soil.</i>
Salinisation	<i>means the accumulation of soluble salt within the soil.</i>
Scale	<i>means the size of the building and its relationship with its surrounding buildings or landscape.</i>
Setbacks	<i>means the horizontal distance from the building to a prescribed boundary or other relevant marker (such as the alignment of houses in a street).</i>

Setting	<i>means the area around a place that contributes to the significance of that place.</i>
Site	<i>means the allotment(s) of land on which a building or structure stands or is proposed to be erected.</i>
Small dwelling unit	<i>means a dwelling unit containing one bedroom or a studio having a floor area of no greater than 75 square metres (floor area excludes balconies, patios, garages and carports).</i>
Soil sponge	<i>means the drying effect of plant roots drawing water from the soil.</i>
Unit Development	<i>means multi-dwelling housing or residential flat buildings or seniors housing as identified under the definition of residential accommodation in the Junee Local Environmental Plan 2012.</i>
Water logging	<i>means when soils become saturated by rising water tables.</i>
Water table	<i>means the upper surface of the ground water that comes in contact with building foundation material.</i>
Zone of influence	<i>means the backfilled ground measured to the depth of the sewer main at an angle of 45 degrees to the surface of the ground.</i>