

HB.147-96.2

DEVELOPMENT CONTROL PLAN – BUILDING LINE

1. OBJECTIVE

To ensure the integrity of the streetscape through the provision of an appropriate building setback.

2. POLICY

BUILDING LINE (Set back of building from front property boundary)

- 2.1** Land zoned general business under a Local Environmental Plan applicable to the subject land shall not be required to observe a building line.
- 2.2** Land zoned 1(a) General Rural under a Local Environmental Plan applicable to the subject land Council recommends a minimum distance from a gravel/natural earth road of 200metres.
- 2.3** All other buildings are to be erected a minimum of 6m from the front boundary of an allotment, however, the Director of Environmental Services may vary this requirement under the following circumstances:-
- 2.3.1** Properties having frontages to two streets must observe the building line to the street which the building faces only.
- 2.3.2** Open type structures such as verandahs, patios, pergolas, trellises and carports may extend into the building line setback if Council considers there will be no significant detrimental affect on adjoining properties or the streetscape and that there are no other reasonable opportunities elsewhere on the allotment.
- 2.3.3** Existing buildings in the street are generally erected at a lesser distance and the proposed structure is intended to be erected in conformity with existing buildings.
- 2.3.4** Where there are no other viable opportunities on the site the application will be considered having regard to the likely affect on adjoining properties and streetscape.
- 2.3.5** The topography of the land and shape of the allotment will also be considered.

HB.147-96.3

DEVELOPMENT CONTROL PLAN – BUILDING NEAR SEWER AND STORMWATER MAINS

1. OBJECTIVE

To ensure that a building (when erected) will not exert any load onto a Council main. To ensure that Council has reasonable access to the Main for servicing and/or replacement.

2. POLICY

Where an application is received to erect or alter a building near a sewer or stormwater main the following will apply:

- 2.1** Generally the structure must be located clear of the main by a minimum distance of one (1) metre from the main centreline or the equivalent invert dept of the main, whichever is the greater. The minimum distance shall be measured from the external face of any footing or structural component to the centreline of the main.
- 2.2** Where there is no viable alternative or in exceptional circumstances, the General Manager may permit a building to be erected not in accordance with Sub Clause (i) subject to any additional works considered necessary to protect and allow access to the main should the need for repair become evident.

HB.147-96.4

DEVELOPMENT CONTROL PLAN – DRAINAGE TO BUILDINGS

1. OBJECTIVE

To ensure that there is adequate provision for the control and disposal of roof waters; to specify the method of disposal of wastes from sanitary fittings; to ensure that Trade Wastes are adequately treated and to specify the method of disposal.

2. POLICY

The following will apply:-

2.1 Roofwater Drainage

All buildings, (except those exempted from the need to obtain approval in the circumstances listed in Part 1.2) shall be fitted with roof guttering, downpipes and drainage system connected to either:-

- 2.1.1 The street gutter (using an approved outlet); or
- 2.1.2 A Council stormwater main (at an approved point of connection or to Council's direction); or where is not possible to comply with Subclause 2.1.1 or 2.1.2.
- 2.1.3 An absorption trench (located a minimum of 3 metres from any buildings and the boundaries of the allotment); or
- 2.1.4 3 metres from the Building in a downhill direction and splayed for even distribution (buildings on rural land only).

2.2 Sanitary Drainage

Where an application is received to erect or alter a building, all soil and waste fixtures shall be connected to either:

- 2.2.1 The sewer if sewer is available or
- 2.2.2 A septic tank (or sullage trench in the case of approved waste fixtures) if sewer is not available.

2.3 Effluent Disposal

Effluent is to be piped to a transpiration area of a type specified in AS 1547 – Small Septic Tanks and NSW Department of Health Guidelines or disposed of in accordance with written directions given by Council's Environmental Services Department to suit the particular conditions of the site.

The number of persons deemed to occupy a dwelling shall be the greater of:-

- 2.3.1 the number of person specified in the application; or
- 2.3.2 one person for each bedroom plus one person.

2.4 Trade Waste

Liquid wastes, other than from dwellings or human sanitary facilities may require pre-treatment before it can be discharged into the sewer. For example:-

- Premises used for the preparation of food.
- Mechanical workshops, services stations, carwashing facilities.
- Photographic studios or processing.
- Dental surgery.
- Industrial waste etc.

Where sewer is not available, then approval of the Environmental Protection Authority is required to dispose of Trade Waste Effluent.

HB.147-96.5

DEVELOPMENT CONTROL PLAN – ENCROACHMENTS ONTO PUBLIC ROADS

1. OBJECTIVE

To ensure that users of the footway and carriage way are not obstructed. To encourage uniformity of projections in relation to the streetscape.

2. POLICY

Generally buildings will not be allowed to encroach onto the Road Reserve. For buildings not the subject of building line the following exemptions will apply:

Awnings - The height above the footpath is to generally conform with awnings on adjoining properties but shall not be less than 2.6 metres.

Awnings/Blinds - The height above the footpath shall not be less than 2.6 metres.

Advertising Signs - The height above the footpath shall not be less than 2.6 metres.
- Awning signs shall be a minimum 600mm from the vertical projection of the kerb line or carriage way.
- Pole signs shall not project further than 1.2 metres into the road reserve. The pole and footings must be within the property boundaries.

Eaves, Cornices etc - The height above the footpath shall not be less than 2.6 metres.
- The maximum projection shall be 450mm.

HB.147-96.6

DEVELOPMENT CONTROL PLAN – WATER SUPPLY TO BUILDINGS

1. OBJECTIVE

To ensure that there is an adequate supply of water for domestic purposes; and, to ensure that there is adequate provision to prevent contamination of Council's water supply.

2. POLICY:

- 2.1 Residential buildings erected on land not connected to Council's Water Supply shall have a minimum 45,000 litres of rainwater storage tank for domestic use. *(45,000 litres of above ground water storage, being delivered to the household at a minimum 0.15 litres per second, with an annual sustainable supply capacity of 800 kilolitres or greater.)*
- 2.2 Any fitting or appliance identified as a possible source of contamination in Table 4.2 of Part 1 – AS 3500 that is connected to Council's water supply or a private supply used for human consumption, shall be fitted with a back flow prevention device as specified in AS 3500 National Plumbing and Drainage Code.