

Temora Shire Development Control Plan 2012



Adopted: 16th August 2012
Council resolution: 297/2012

TEMORA



NSW
Riverina

“Our community strives to reflect the qualities of its greatest asset – its people – friendly, supportive, practical, hardworking and successful people. Whilst holding on to the strengths of our past, we embrace change and grasp every opportunity to enhance our environment, economy and lifestyle.”

Version	Date	Changes/Amendments	Prepared
Issue 1	27 May2011	Draft Version 1	DO
Issue	14 June 2011	Draft Version 2	DO
Issue	23 June 2011	Draft Version 3 with Council actions	DO
Issue	28 June 2011	Draft Version 4 – home business tion	DO
Issue	5 July 2011	Final draft proof	DO/KM

Contents

Section A - Introduction to the DCP	2
Section B - Amendment to the DCP	6
Section C - Development Controls	9
Activities in Public Places	9
Bed and Breakfast Accommodation	17
Bushfire Protection	24
Car Parking	26
Commercial Development	31
Contaminated Land	34
Development Applications	40
Development in the B6 Enterprise Corridor Zone	50
Dwelling Houses (Second Hand)	53
Engineering Standards	55
Environmentally Sensitive Areas	67
Erosion and Sediment Control	71
Flood Prone Land	73
Food Premises Fitout and Construction	75
Heritage and Conservation	77
Home Based Business	95
Industrial Development	97
Landscaping	100
Large Lot Residential Development	109
Multi-Unit Housing	112
Notification of Development Applications	122
Rural Development	127
Sewage Management	137
Signage	144
Subdivision	147
Temora Aerodrome Estate	152
Temporary Occupation of Land	160
Village Development	162
Section D – Glossary, Definition of Terms and Appendices	166

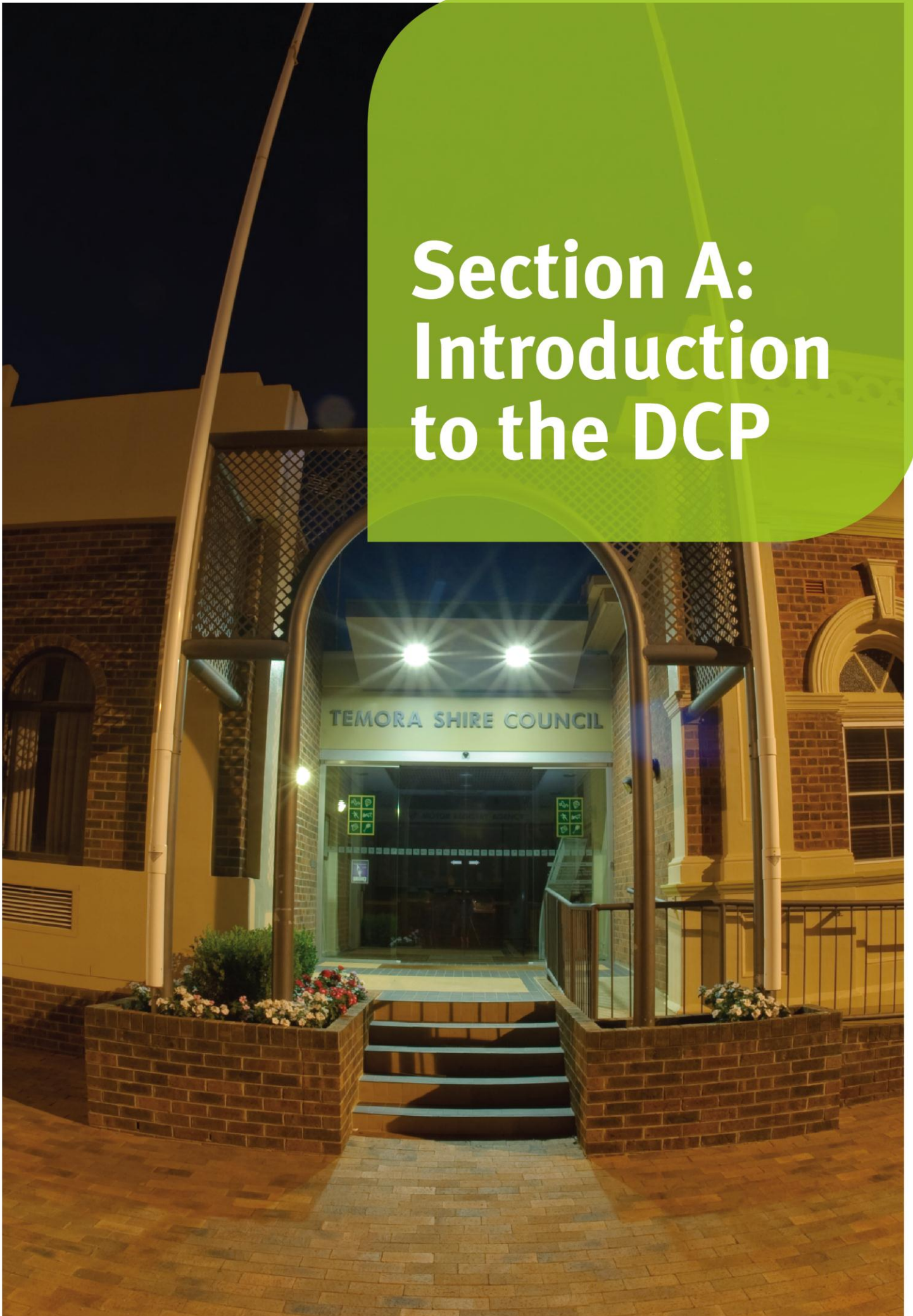
List of Tables

Table - Bed and breakfast accommodation development controls	19
Table - Council key strategies for the management of contaminated land	36
Table - Engineering standards by development type – Temora Shire	56
Table - Landscaping requirements for different categories of development	105
Table - Buffers and separation distances for rural dwellings	132
Table - Soil Assessment of On-site Systems	140

Appendices

Appendix 1 - Applicants Kit: Additional information required for Development Applications within the Biodiversity Overlay	169
Appendix 2 - Applicants Kit: Additional information required for Development Applications within the Sensitive Land Overlay	173
Appendix 3 - Applicants Kit: Additional information required for Development Applications within the Sensitive Waterways Overlay	176

Section A: Introduction to the DCP



Section A - Introduction to the DCP

1. DCP Objectives

The overall objectives of the Temora Shire Development Control Plan 2012 are to:

- help achieve the aims and objectives of the Temora Local Environmental Plan 2010 by providing more detailed controls for development.
- outline Council policies, standards and indicate the preferred future direction for development within Temora Shire.
- assist in the preparation of development proposals by providing applicants and owners the relevant details of Council requirements.

2. 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 **Temora Shire Development Control Plan 2012** pursuant to Division 6 of the *Environmental Planning and Assessment Act 1979*.

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

This DCP contains more detailed provisions than in the *Temora Local Environmental Plan 2010*. In the event of a conflict between the DCP and the *Temora Local Environmental Plan 2010* the Local Environmental Plan prevails.

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

3. How to use the Development Control Plan

The Development Control Plan (DCP) is designed to assist with various types of issues that may relate to a development proposal.

Section C contains separate controls to address specific development issues within the Shire. Section C forms only a single component of the overall DCP and should not be read in isolation.

Each part of Section C may include one or all of the following:

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

4. 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 specifying the grounds for non-compliance is submitted for Council's consideration.

Council may consider advertising any variation 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.

5. 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*.

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.

6. Starting your business

Council maintains a "Start your Business Here" website which helps to guide prospective developers through a series of questions and prompts. This website also helps with the types of questions Council will ask. It also helps to identify early on in the planning process the types of issues that may need to be addressed. It also highlights state and federal requirements that a particular type of business may need to know about.

The link to this web site is www.temora.nsw.gov.au/planning/9139/5524.html

7. Further information

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

Phone (02) 6980 1100

Fax (02) 6980 1138

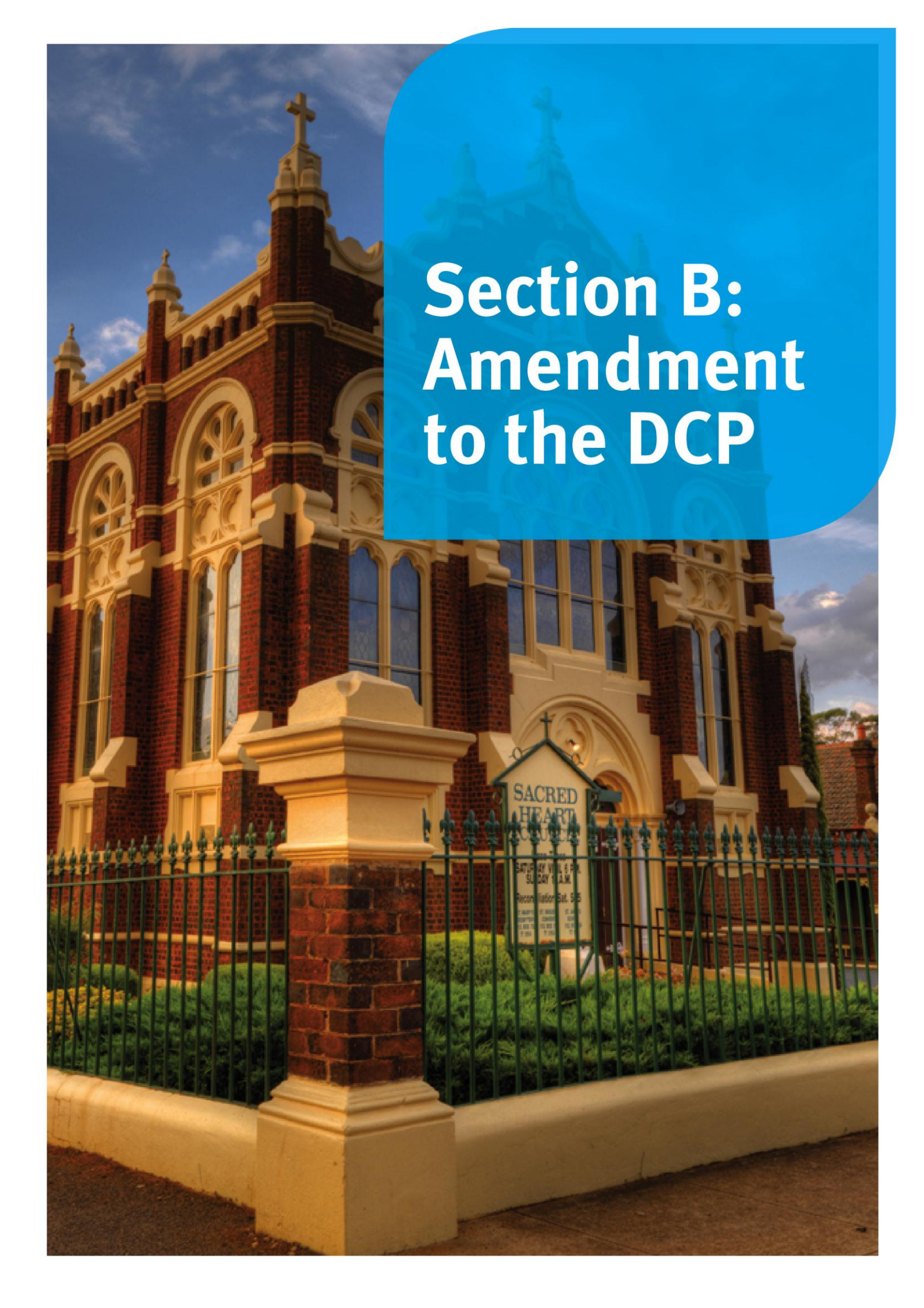
Email: temshire@temora.nsw.gov.au

Address

105 Loftus Street

PO Box 262

TEMORA NSW 2666



Section B: Amendment to the DCP

Section B - Amendment to the DCP

1. Objectives

The objectives of this Section are to:

- identify the process for amending the DCP and providing for public participation
- provide an update on amendments to the Temora Shire Development Control Plan 2012
- identify the date of adoption of the DCP by Council and subsequent amendments

2. Date of adoption of original plan and date 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 the **16th August 2012**.

Subsequent amendments to the plan are listed below.

This plan came into force as of the **7th September 2012** (being the date of public notice in the local newspaper in accordance with Clause 21 of the *Environmental Planning and Assessment Regulations 2000*)

3. Amendments to Temora Shire Development Control Plan 2012

Where Council resolves to prepare an amendment to the Temora Shire Development Control Plan 2012 these must be exhibited for a minimum period of 28 days. Public notice must be given in the local newspaper, the Temora Independent. 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.

Table 1: List of DCP Amendments

Purpose of Amendment	Section Amended	Date Amendment effective (Public notice under Clause 21 EPA Regulations 2000)

Section C: Development Controls



Section C - Development Controls

Activities in Public Places

1. Objectives

The objectives of these controls are to:

- encourage value-adding opportunities for businesses to create vibrant atmospheres for the commercial centres of Temora Shire
- provide simple urban design guidance for commercial use of public footpaths for the purposes of displaying goods, merchandise, business icons, A-Board advertising signs, shade structures, café furniture etc.
- enable Council to give consideration to the multiple use of footpaths in a manner which complements the best interest of the business community, residents and visitors
- provide assistance on the procedural arrangements for business operators to obtain Council approval for the use of the footpath areas
- outline the requirements for a range of other activities including: filming, street stalls, busking, street festivals, fairs and other special events
- ensure that activities undertaken by non-profit organisations are appropriately coordinated
- to meet access and equity standards and ensure the safety of the community

2. Legislative controls

There are a number of statutory approvals may be required for commercial use of public footpaths and activities in public places

These include:

- *Environmental Planning and Assessment Act 1979* (Section 76A)
- *Local Government Act 1993* (Section 68)
- *Roads Act 1993*
- *Liquor Act 2007* and *Liquor Regulation 2008*

3. Application of legislation

These controls apply to the use of Council's footpath and public land for commercial or non profit use including:

- the use of footpaths by shopkeepers, for the storage of a variety of goods and articles which may include but not be limited to flowers, fruit and vegetables, clothing & accessories, sporting equipment and tourist promotion material on the footpath directly outside their premises
- outdoor dining being the use of the footpath directly outside an existing food business
- erection of a memorial on public land
- busking and street theatre
- public addresses, preaching and religious services
- information and promotional displays
- street collections and badge/pin days
- street stalls operated by charities and non-profit organisations
- street festivals and fairs
- commercial filming.

4. Activities that require formal approval from Council

Activities that use a footpath for the display or sale of merchandise, cafe dining, a large street festival or the erection of a memorial in a public place require approval under the *Environmental Planning & Assessment Act 1979* and *Roads Act 1993*.

Short term uses or activities (i.e. street collections, street stalls and filming) do not require approval under the *Environmental Planning & Assessment Act* but do require approval under the *Roads Act 1993*.

5. Annual Licence Agreements

Council does not require annual licence agreements or ongoing annual rental fees for use of footpath areas.

6. Insurances

Copies of certificates of currency for public liability insurances (20 million dollars minimum) including indemnification of Council will be provided prior to use of any public area.

Approval may be transferred to a new business proprietor upon written notification to Council and provision of appropriate public liability insurance cover.

7. Use of footpaths for the sale and display of products

Council's minimum requirements for using footpaths for the display of goods are as follows:

- a two (2) metre wide unobstructed section of the footpath is to remain clear for pedestrian access
- any goods to be displayed are only to be placed on the footpath adjacent to the business premises and are not to extend beyond the property side boundaries.
- goods displayed are only to relate only to that business occurring at the premises
- the business owner will maintain the display area in a clean and tidy condition
- all goods display stands are to be secure and finished not to cause injury to pedestrians and will be removed from the footpath when the business is closed
- public address systems and cash registers are not acceptable
- only two (2) items per business are to be located on the footpath such as a sandwich board sign, trading table, display stand and/or display rack

8. Outdoor Dining

Council's minimum requirements for using footpaths for outdoor dining are as follows:

- a two (2) metre wide unobstructed section of the footpath is to remain clear for pedestrian access. This distance may be increased or reduced subject to assessment by Council
- outdoor dining furniture is to be strong, durable and robust to withstand heavy use and movement
- public safety and comfort is to be observed at all times. Outdoor furniture must be safe in design and not cause any hazard to the patrons, shopkeepers or pedestrians
- tables must be sturdy and breakable glass tops are not acceptable
- one (1) menu board per business is acceptable. Boards are to be maintained and may be A- Board or single board style
- each business is to consider adopting a single colour and style for seats and tables in its particular area to provide consistency and identity. Colours should be practical and serviceable
- any umbrellas are to be firmly anchored and free of sharp protrusions. Preference is given to market style umbrellas offering generous shade protection. Umbrellas are to consistent in style and colouring
- no part of the footpath is to be used for storage purposes
- if outdoor heating devices are proposed, details of the type, location and design must be provided for Council approval. All outdoor heaters are to comply with the relevant Australian Standards
- outdoor furniture is to be located a minimum distance of 600mm from the kerb, Council bins, street light poles and at least 800mm from any fixed public seats
- tables, chairs, umbrellas, pot plants and any other outdoor furniture is only to be placed on the footpath adjacent to the business premises and is not to extend beyond the property side boundaries.

- tables, chairs, umbrellas, pot plants and any other furniture are not be fixed to the pavement without prior approval of Council
- the canopy of any umbrella/s will have a minimum clearance above the footpath level two (2) metres
- the outdoor dining area, together with tables, chairs and any other associated furniture, are to be maintained in a clean condition at all times
- all tables, chairs and other furniture shall be removed from the footpath when the business premises are closed
- the use of food and drink preparation equipment is not acceptable on the footpath

9. Erection of public memorials

Memorials can only be erected in specific areas of the shire. Such areas are at the discretion of the Council.

A memorial must commemorate or celebrate a recognised person, organisation, action incident or event that has significance for the larger community of the Temora Shire. Memorials for non-specific events or incidents are not permitted.

Council minimum requirements for location of memorials are as follows:

- they are to be located in a position that has been agreed to by Council
- a two (2) metre wide unobstructed section of the footpath or similar public place is to remain clear for pedestrian access. This distance may be increased or reduced subject to assessment by Council
- the memorial is to be designed in a way so as not to be offensive or to unduly offend the community of the Temora Shire.
- the memorial is to be designed and constructed not to pose a health and safety risk
- the memorial is to be constructed of material blends with the surrounding environment such as stone, rock, bronze and the like.

10. Street festivals and fairs

Council recognises that street festivals and other special events are an important part of community life and a well organised and successful event benefits the community in many ways. Poorly planned and badly organised events can impact on the community in terms of health and safety. For this reason Council has identified two separate categories of events.

- **Small scale events** - catering for less than 100 persons, and
- **Large scale events** – catering for more than 100 persons.

Small scale events do not require development consent but may require an approval under the Roads Act.

Council's expectation in regard to large scale festivals is that organisers will take into consideration the amenity of local residents in planning the various activities associated with that particular event. In the case of any events or festivals involving

the erection of stages, public road closures, food stalls or fireworks displays, consultation with Council and any other relevant agencies is encouraged.

Council will require the following information:

- details of the program and times for all events and activities and any proposed street closures
- a plan of the area indicating the location of stalls, toilets, street closures, etc.

While not all of the following activities are part of every festival Council will also require details on the siting of all stalls and facilities or activities including:

- amusement devices
- fireworks displays
- animals
- crowd control barriers
- first aid facilities
- electrical facilities and cabling
- fire safety
- provision of rubbish receptacles and clean up arrangements of surrounding areas after the event
- traffic control
- parking
- food facilities
- security
- signs, structures, seating and stages
- toilet facilities
- environmental management

All licenses/permits/approvals from relevant government agencies must be submitted to Council. Permits may include some or all of the following:

- Permits from the WorkCover Authority of NSW in regard to amusement devices and fireworks displays refer to website www.workcover.nsw.gov.au/licensing/Pages/default.aspx
- Approval from NSW Police in regard to the consumption of alcohol
- Approval from NSW Roads and Traffic Authority/Police in regard to any proposed road closures

Council may require a financial bond to cover the cost of Council carrying out street cleaning and/or rubbish removal.

In the interest of public safety the use of glass containers for drinking purposes at any small or large scale events is to be avoided.

11. Commercial filming:

Commercial filming on streets, parks and reserves under Council control requires Council approval and is not exempt under *Schedule 2* of the *Temora Local Environmental Plan 2010*.

Council minimum requirements for commercial filming are as follows:

- details of the location, time and date/s of filming, equipment involved, size of crew and support team
- a minimum of two (2) weeks notice to Council prior to commencing filming. Differential notice periods are relevant to the different categories of commercial filming such as advertising, fashion shoots, television programs, documentaries, and major feature films. If a street closure is required at least three (3) months notice is necessary to allow for consideration by Council
- repairs or reinstatement of any public property is to be at no cost to Council
- evidence of risk management practices are to be provided to Council to avoid injury or loss to others and any damage occurring on the location
- necessary approvals are obtained from all relevant authorities including police, ambulance, fire brigade, etc.
- Temora Shire Council is to be acknowledged in all feature film credits.

12. Other activities

The following information is to provide assistance to those members of the Community wishing to undertake any of the following activities:

- Busking and street theatre
- Public address
- Information and promotional displays
- Preaching and religious services
- Street collections and badge/pin days
- Street stalls
- Street stalls for political purposes

These activities are permitted in public places within Temora Shire, without prior approval, except for those areas designated by Council signage or where those activities have the potential to create a nuisance or a hazard to pedestrian and vehicular traffic.

Council considers that the following locations are not acceptable for any of the listed activities:

- within five metres of a bus stop, pedestrian crossing, taxi stand or intersection
- any public area adjacent to residential premises or to a school or place of public worship
- all parks and reserves, except with Council's written approval
- any footpath unless a 2.5m unobstructed section is available for pedestrian movement
- public address systems are not acceptable

An individual or group carrying out these activities need to be aware that if they cause offence or obstruction they will be subject to action by authorised Council Officers or the Police. Any individual or group will be required to obtain any necessary approvals from State or Federal authorities.

12.1 Busking and street theatre

The following practices are unacceptable for busking or street theatre:

- the obstruction of pedestrians or vehicles
- creating any nuisance or objectionable noise
- affix any thing or to mark or draw on any footpath

A busker may solicit for money by placing a receptacle on the ground however will not ask members of the public for money or approach the public for the purpose of selling goods.

12.2 Street Stalls

Council's footpaths are available to be used by charity and non profit organisations. Their use is not adversely impact on residents and/or visitors and is to provide an equitable opportunity for fundraising for all appropriate organisations.

Council minimum requirements for street stalls are as follows:

- the name of the organisation, together with the date/s, location and brief description of goods to be sold at the proposed stall/s
- street stalls may only be set up and operated by non- profit community groups
- to provide equitable access, groups are to limit their stalls to no more than one per month in any town or village in the Shire
- the approval of the business or organisation, where the street stall is to be located outside of, is required
- the organisation operating the stall will display a sign on the stall indicating its name
- no other signage is acceptable and the stall is to maintain a minimum unobstructed footpath width of two (2) metres
- any street stalls selling food will comply with the requirements of NSW Food Act and regulations

Each organisation authorised to conduct a Street Stall in Temora **must** complete and sign a copy of Council's Street Stall Policy and comply with the conditions of that policy.

13. Relevant Section C – Development Controls

The following other parts of *Section C – Development Controls* relevant to Activities in Public Places includes:

- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Food Premises Fitout and Construction*
- *Heritage and Conservation*
- *Landscaping*
- *Signage*
- *Village Development*

Bed and Breakfast Accommodation

1. Objectives

The objectives of these controls are to:

- provide development standards for bed and breakfast accommodation
- maintain the residential amenity of the property and surrounding locality
- establish satisfactory standards of service to be provided by bed and breakfast accommodation
- ensure that the bed and breakfast accommodation establishment is operating to a standard that is acceptable to Council

2. Background

Bed and breakfast accommodation has been increasing in popularity over the past decade.

These controls reflect the standards from the 1998 publication “*Bed and Breakfast Guidelines – Best practice assessment and policy guidelines for use by Local Government and the Bed and Breakfast Industry in N.S.W.*”. Copies of the publication and relevant updates are available from the Local Government and Shires Association of N.S.W. and Council

3. Temora Local Environmental Plan 2010

The *Temora Local Environmental Plan 2010* defines bed and breakfast accommodation as

tourist and visitor accommodation comprising a dwelling (and any ancillary buildings and parking) where the accommodation is provided by the permanent residents of the dwelling and:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests’ rooms, and
- (c) dormitory-style accommodation is not provided.

Clause 5.4 of the *Temora Local Environmental Plan 2010* limits bed and breakfast accommodation to no more than 4 bedrooms.

Tourist and Visitor Accommodation (i.e. Bed and breakfast accommodation) is permitted with the consent of Council within *Zone No RU1 – Primary Production, RU5 – Village, R1 – General Residential, R5 - Large Lot Residential, B2 – Local Centre, B4 – Mixed Use and B6 - Enterprise Corridor*

4. Specific Development Controls

Council has developed the following controls to reflect performance criteria for each aspect of a bed and breakfast operation. These controls also provide acceptable solutions as those options to assist with planning and developing bed and breakfast accommodation.

Table 1 outlines these specific performance criteria and acceptable solutions. This also provides a checklist for prospective bed and breakfast operators.

5. Relevant Section C – Development Controls

The following other parts of *Section C – Development Controls* relevant to Bed and Breakfast Accommodation includes:

- *Bushfire Protection*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Heritage and Conservation*
- *Landscaping*
- *Large Lot Residential Development*
- *Sewage Management*
- *Signage*
- *Village Development*

Table 1 – Bed and breakfast accommodation development controls

Development standard	Performance Criteria	Acceptable solutions
Site Analysis	Site analysis permits a new development to “fit - in” the locality. A site analysis will assist in assessing the impact of new development.	<input type="checkbox"/> In urban areas a site analysis to form part of the development application to Council <input type="checkbox"/> In rural areas identify the location of adjoining owners, dwellings and other rural activities (e.g. cattle yards, sheds)
Relationships with neighbours	Limit the impact of the bed and breakfast development on adjoining properties	<input type="checkbox"/> Provide notice to all residents in the reception and/or office area asking guests to respect the residential or rural nature of the immediate area and the amenity and privacy of neighbours <input type="checkbox"/> Store business goods and equipment within a building <input type="checkbox"/> Ensure deliveries occur only during normal office hours
Cultural Heritage	The proposed bed and breakfast accommodation should not impact on or detract from an item of cultural or heritage significance.	<input type="checkbox"/> Care should be taken to conserve the value of significant features and qualities in upgrading works
Accommodation limits	Only four (4) bedrooms are to be available for guests	<input type="checkbox"/> The operator of the Bed and Breakfast must be the owner of the premises <input type="checkbox"/> Visitors can stay at the Bed and Breakfast establishment for a maximum of 1 month
Parking and access	To prevent parking problems the development will have sufficient car parking on the site.	<input type="checkbox"/> In urban areas car parking is to be provided in accordance with <i>Section C Development Controls - Car Parking</i> <input type="checkbox"/> All spaces to be behind the building line with vehicles leaving only in a forward direction <input type="checkbox"/> Access In rural areas is to be 2 wheel drive all weather access only

Development standard	Performance Criteria	Acceptable solutions
Visual and acoustic privacy	The use of a dwelling for short term accommodation is not to affect the privacy of neighbours	<input type="checkbox"/> No overlooking from guest common areas to the living areas of neighbouring dwellings <input type="checkbox"/> No noise source is to be located adjacent to neighbour sleeping or living areas <input type="checkbox"/> Signage is to be installed to alert guests
Signage	Signs advertising the property are to be aimed at attracting the attention of guests without detracting with the visual character of the area	<input type="checkbox"/> No more than 1 sign per property <input type="checkbox"/> The sign is to be displayed wholly within the property
Sleeping rooms	To provide safe, healthy, clean and functional areas for sleeping, storage and amenity of guests sleeping rooms	<input type="checkbox"/> Clear floor space (excluding beds and furniture) of at least 60% of the total floor area in sleeping rooms is to be provided <input type="checkbox"/> Each sleeping room will contain: <ul style="list-style-type: none"> ✓ a waste container ✓ appropriate window coverings ✓ a non key operated latching device on the door ✓ a night light or other suitable light ✓ sufficient coat hooks, hanging space and secure storage for each person's possessions ✓ a flyscreen to at least one openable window ✓ a mirror ✓ impermeable coverings on mattresses and pillows <input type="checkbox"/> All new construction will include a sound transmission class (STC) rating of 50 for all separating walls and floors between sleeping rooms, toilets, bathrooms, laundries and kitchens. An STC rating of 45 for walls and floors will apply in all other cases.

Development standard	Performance Criteria	Acceptable solutions
Fire safety	<p>Fire protection for guests is essential.</p> <p>Fire safety assessment for bed and breakfast developments is required under the Building Code of Australia.</p>	<p><input type="checkbox"/> The following are the minimum requirements for fire safety :</p> <ul style="list-style-type: none"> ✓ Smoke detector alarms to be installed in all bedrooms and hallways and on each storey of the building not provided with an alarm ✓ Alarm systems are to be approved under AS 3786 as single station detector systems connected to a permanent 240v electricity supply with a battery back-up device ✓ A portable fire extinguisher 3.5 kg and 1.2m square fire blanket is to be mounted on the kitchen wall with clear instructions for their use ✓ No deadlocks are to be provided to bedrooms or exits that require an internal key release ✓ No bars or restrictions to egress is to be provided to windows ✓ Fire evacuation instructions are to be provided in each guest room ✓ All escape paths are to be kept clear
Kitchens and food handling	<p>Food storage, preparation and handling as well as the preparation areas and processes are to be safe for guests</p>	<p><input type="checkbox"/> All owners must have demonstrated skills and competencies in food hygiene and have completed a short course of study in food hygiene</p> <p><input type="checkbox"/> In rural areas, the owner must identify the potable water source to be used. The potable water supply must meet the standards set by the <i>National Health & Medical Research Council – Australian Drinking Water Guidelines 1996</i></p>
Toilets and showers	<p>Adequate toilet and shower facilities will be available to guests. All facilities are to be of an acceptable standard.</p>	<p><input type="checkbox"/> One (1) bathroom and toilet are to be available for the use of guests which are separate from the permanent residents of the dwelling</p> <p><input type="checkbox"/> Toilets and bathrooms are to be located in the dwelling where access is available without entering another bedroom</p> <p><input type="checkbox"/> Low key developments involving only one (1) bedroom may be permitted to have shared facilities</p>

Development standard	Performance Criteria	Acceptable solutions
<i>Access for people with disabilities</i>	<p>Bed and breakfast accommodation is to make reasonable access for persons with disabilities and address the objectives of the Federal Disability Discrimination Act 1992.</p> <p>Bed and breakfast establishments are to consider in their design the access opportunities for all disabilities included in AS 1428 and Adaptable Housing under AS 4299</p>	<p><input type="checkbox"/> Design of bed and breakfast accommodation is to address access for persons with the following disabilities:</p> <ul style="list-style-type: none"> ✓ physical (mobility) ✓ sensory (vision and hearing) ✓ intellectual
<i>Essential services</i>	<p>To ensure that adequate services are provided to any bed and breakfast establishment</p>	<p><input type="checkbox"/> On rural land, without reticulated sewerage, effluent disposal will be in accordance with <i>Section C – Development Controls – Sewage Management</i></p> <p><input type="checkbox"/> A water supply of 100,000 litres for domestic supply and fire fighting will be available in cases of no reticulated water supply.</p> <p><input type="checkbox"/> Telephone and electricity services are to be made available to guests</p> <p><input type="checkbox"/> Maintenance and monitoring of all services is to be included in the Management Plan for the development</p>

Development standard	Performance Criteria	Acceptable solutions
<i>On-going management</i>	Good on-going management will reduce the impact of the development on neighbours and ensure compliance with the relevant health and safety standards.	<p><input type="checkbox"/> Submit a plan of management for the establishment that will address the following issues :</p> <ul style="list-style-type: none"> ✓ waste management ✓ provision and maintenance of essential services ✓ natural hazard protection (i.e. bushfire) ✓ registration of the Bed and Breakfast establishment with Council. <p><input type="checkbox"/> Arrange with Council for an annual inspection of :</p> <ul style="list-style-type: none"> ✓ kitchen and food preparation areas ✓ food handling procedures ✓ general cleanliness ✓ fire protection measures ✓ potable water supply <p><input type="checkbox"/> Operators to undertake an approved food handling course</p> <p><input type="checkbox"/> Seek accreditation through the Bed and Breakfast Council of N.S.W.</p>

Bushfire Protection

1. Objectives

The objectives of these controls are to:

- outline the aim and objectives of the *NSW Rural Fire Service Planning for Bushfire Protection 2006*
- explain the statutory requirements of the *Environmental Planning and Assessment Act 1979* for the assessment of development applications on land that is identified as Bushfire Prone Land

2. Background

Applicants must determine whether their land is classified as “bush fire prone” land. This determination can be made by viewing the bush fire prone land maps held at the Council offices Loftus Street Temora. The assessment of development on bush fire prone land is governed by the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Rural Fires Act 1997*.

Section 63 of the *Rural Fires Act 1997* places a ‘duty of care’ on all land managers/owners to prevent a fire spreading on or from their land. This duty is related to future developments in that the provision and maintenance of appropriate setbacks and landscaping must be addressed at development application stage.

Section 100B of the *Rural Fires Act 1997* enables the Rural Fires Commissioner to issue a ‘bush fire safety authority’ for developments that comply with the bush fire protection guidelines approved by the Rural Fire Services (RFS). In assessing development applications on bush fire prone land the Rural Fire Service relies in part on the publication - “*Planning for Bush Fire Protection 2006*”, (PBP). It provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and urban areas when development sites are in close proximity to areas likely to be affected by bush fire events.

Section 79BA of the *Environmental Planning and Assessment Act 1979* requires that a consent authority not grant approval to a Development Application for any purpose on bush fire prone land, unless it:

- a. is satisfied that the development conforms to the specifications and requirements of PBP, or
- b. consults with the RFS concerning measures to be taken to protect persons, property and the environment from danger that may arise from a bush fire.

Planning law in NSW requires new development on bush fire prone land to comply with the provisions of *Planning for Bush Fire Protection 2006*. The NSW Rural Fire Service provides a range of information to support assessment of bushfire protection for a range of types of development. It is recommended that applicants contact Council or access the Rural Fire Service web site for further information. (www.rfs.nsw.gov.au) In most cases development applications on bush fire prone land must be accompanied by a Bush Fire Assessment Report (BFAR) within the statement of environmental effects. There is a single dwelling application kit available from the NSW RFS website.

If the development requires submission of a BFAR this must include all the information listed in *Appendix 4 (A4.1)* of *Planning for Bush Fire Protection 2006*.

3. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Bushfire Protection include:

- *Bed and Breakfast Accommodation*
- *Commercial Development*
- *Development Applications*
- *Large Lot Residential Development*
- *Subdivision*
- *Village Development*

Car Parking

1. Objectives

The objectives of these controls are to:

- identify those standards affecting the provision of adequate and efficient car parking including loading/unloading facilities
- ensure a consistent and equitable approach to assess car parking requirements
- provide guidance as to the functional layout of parking areas, loading bays and access driveways
- identify the relevant parking standards applicable to Temora Shire recognising the strategic function in relation to public access and economies of scale.

2. Car parking requirements

On site car parking should be provided in accordance with the Roads and Traffic Authority publication *“Guide to Traffic Generating Developments Version 2.2”*.

3. Loading and unloading facilities

Adequate provision should be made on site for the loading and unloading of delivery vehicles within designated loading bays. The number and dimensions of loading bays required in any particular case will be assessed by the Council having regard to the nature and scale of the proposed development, the estimated frequency of deliveries and the type of delivery vehicle likely to be involved.

Loading bays should be provided with sufficient manoeuvring area to enable delivery vehicles to conveniently turn on site to ensure that they are not required to reverse to or from the street.

4. Historic Parking Deficiency

The parking requirement calculated under these controls for proposals to redevelop, carry out alterations or additions or change the use of an existing building will be discounted by any historic parking deficiency which applies to the building.

The historic parking deficiency is determined by calculating the number of parking spaces required for a lawfully established existing building and subtracting the number of parking spaces currently available on site or elsewhere for use in association with such building.

5. Small scale additions

Council may waive the car parking requirements for small scale additions where:-

- The proposed extension is of a minor nature requiring the provision of not more than one additional car parking space; or
- The extension is not directly related to the parking generation potential of the development e. g amenities.

6. Low intensity uses

Where the proponent of a development is able to demonstrate that it is unnecessary to provide the total number of parking spaces on site as required by *Section C – Development Controls* a lesser provision may be accepted by Council. Where a deviation from the standards in *Section C – Development Controls* is proposed a detailed car parking analysis and statement justifying this variation is to be submitted with the Development Application.

7. Change of use

Where a proposal involves the change of use of premises for a purpose which generates a greater car parking requirement under this Plan, Council will require additional car parking equivalent to the difference between the current and proposed use of the premise.

The possibility of a future change of use should be taken into consideration when preparing a development proposal and if allowance made for the provision of supplementary parking spaces. This applies particularly to premises being constructed for leasing or renting or in those premises where the type of occupancy could be subject to variation. Failure to provide adequate parking spaces under these circumstances could result in the refusal of a future Development Application for a change of use.

8. Major traffic generating developments

Large developments within the Temora Shire will have their traffic and parking requirements considered on merit considering:

- Likely peak usage times
- Extent to which development will attract additional patronage as opposed to drawing on existing visitations

Major traffic generating developments may be considered by either Local or Regional Traffic Committees including the NSW Roads and Traffic Authority under the provisions of *State Environmental Planning Policy (Infrastructure) 2007* including Schedule 3 of that policy.

Where a development has the potential to generate significant amounts of traffic, or are located on an arterial road, traffic study/impact shall be carried out and submitted with the application.

Council may required the provision of certain traffic facilities (e.g. traffic islands, speed humps, 'exit', 'entry' and 'parking' signs, etc), should the proposed development generate sufficient traffic, or be of such a nature and layout, to warrant it. These facilities will be located and constructed in accordance with Council and Committee directions.

9. On site and off site parking

The number of parking spaces to be provided on site or elsewhere, either by the developer or through contribution to Council, will be determined on the merits of the case. Council gives credit for those spaces legally available for the parking of vehicles on the street for the width of the land.

This merit assessment includes consideration of the following:

- avoiding the inefficiencies and traffic problems associated with the creation of numerous small car parks
- concentrating car parking at convenient locations adjacent to the main road system and ensuring as far as possible, that car parking stations do not interrupt the integrity of existing commercial and shopping frontages, and
- limiting on site parking within the core precincts to essential vehicles as determined

In the case of a combination of land uses on the site, each proposed use shall be identified and the respective floor area used for the purpose of calculating the total car parking requirement. Any departure from this requirement will only be supported where it can be demonstrated that the peak demand for each land use component of the development is staggered.

10. Car parking design requirements

In determining the design and location of off street car parking the following issues are to be considered:

- how many spaces will be needed?
- what proportion of the site will be required for parking?
- the impact of car parking on adjacent land uses
- accessibility
- convenience and proximity to pedestrian destinations, security and safety for the users
- identify the type of user for whom the car park is being provided, e.g. short term shoppers, long term commuters, truck drivers, etc. This will influence the number of access points, and
- requirements for shelter and shade

11. Pedestrian movement

Pedestrian movements from car parks are not to conflict with major vehicle aisles. Analysis is required of land use activities near the car park to determine the type and extent of pedestrian facilities to be provided (e.g. pathways, special crossings, furniture). This also requires examination of the potential for pedestrian movement through the car park from adjacent residential areas and the need for pedestrian shelter in the car park.

12. Design of access for commercial and industrial development

Commercial and industrial development should be designed to ensure that all vehicles can enter and leave the site in a forward direction. Details of vehicle size and manoeuvring areas should be submitted with the development application to enable an adequate assessment of these aspects.

Access driveways should be located away from common side boundaries and designed to provide safe entry and exit for vehicles within minimum interference to vehicular and pedestrian flow on the street.

In general, access driveways should be divided at the property line into separate ingress and egress driveways where there is any likelihood that it will be used by vehicles both entering and leaving the site simultaneously.

13. Car parking design for commercial and industrial development

Wherever practical, car parking is to be provided in front of a development rather than at the rear of a site. Council may consider reducing the amount of on-site car parking if this strategy is adopted. All car parking facilities must be located behind the required landscaped setback.

Where it is proposed to locate parking facilities behind an industrial building or to the rear of an industrial site, separate provision for visitor parking should be made at the front of the building. This parking is to be located behind the front landscape setback as required above.

14. Loading and unloading for commercial/industrial development

In the case of all commercial and industrial development, adequate provision shall be made on site for the loading and unloading of delivery vehicles within designated loading bays. All loading and unloading of goods is to be contained on-site.

15. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Car Parking include:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Commercial Development*
- *Development Applications*
- *Engineering Standards*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Multi Unit Housing*
- *Notification of Development Applications*
- *Signage*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

Commercial Development

1. Objectives

The objectives of these controls are to:

- ensure that commercial development is carried out in such a way as to protect and enhance the environmental quality of the Shire
- encourage development that reinforces the “country town” character of urban Temora
- guide owners, developers and the wider community to the standards required by Council in the planning and design of commercial developments
- assist applicants in the compilation and submission of development applications
- promote and encourage commercial development within the Shire of Temora
- maximise the utilisation of services for commercial development
- ensure the most efficient use of commercial land while safeguarding environmental factors through careful site planning

2. Definition of commercial development

The *Temora Local Environmental Plan 2010* provides for a range of commercial type land uses.

These include, but are not limited, to *Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Office premises; Places of public worship; Registered clubs; Retail premises; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals*

3. Specific Development Controls

Building Setbacks

Land within Zone No B2 Local Centre is generally permitted to have a zero building line.

Setbacks for the erection of buildings in residential and other zones, for commercial purposes (where permitted), will depend on the location and use of the building. Where it can be demonstrated hardship would occur in complying with any non-mandatory set back Council is prepared to consider alternative methods to achieve the desired result.

Aesthetics, streetscape, building design and materials

Council has adopted the following general principles for the design and development of all commercial development.

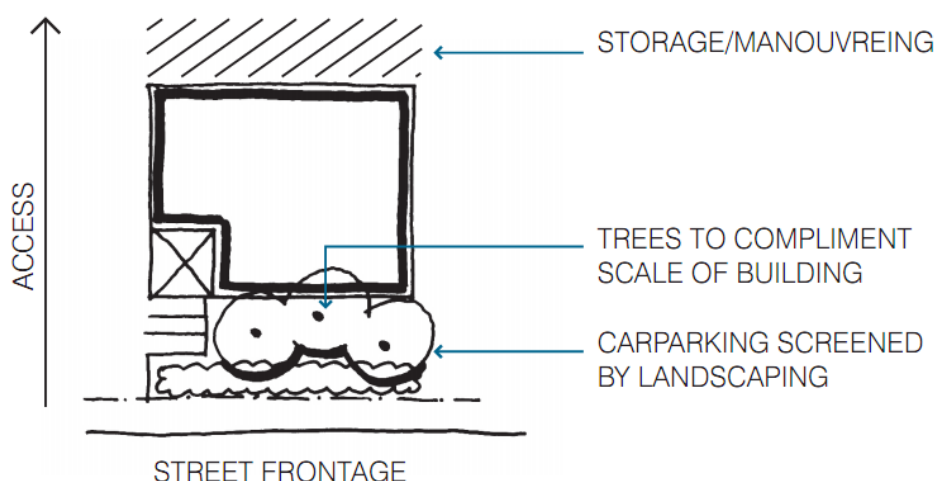
These principles are to:

- encourage good building design
- address street context and streetscape in building design
- ensure consistency in the use of building materials and existing streetscapes

Depending on the nature, type and location of the commercial development, the proposal may be referred to the Temora Main Street Committee, for comment.

The front façade of any commercial development building is to be constructed of an approved material such as face brick, decorative masonry block, glass, etc. Other types of materials will be considered on merit taking into consideration aesthetics and the streetscape in the immediate area.

Where corner developments or intermittent industrial blocks are involved, the front façade treatment shall extend 5 metres down each side.



Heritage items and Temora Heritage Conservation Area

Section C Development Controls – Heritage and Conservation will apply to commercial development of heritage items or buildings/land within the Temora Heritage Conservation Area.

Commercial Food Premises

Section C Development Controls – Food Premises Fitout and Construction will apply to commercial development of any food premises

Commercial Regulated Premises

Any commercial activities carried out in premises identified in the Public Health Act, 1991 (e.g. hairdressing salons, barber shops, beauticians, mortuaries, etc), are to be carried out in accordance with that Act and regulations. Regulated premises are inspected routinely, and Council charges an inspection fee, which is calculated in accordance with Council's Fees and Charges Policy.

Nuisance

Any business will not interfere with the amenity of the locality be reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products or grit, oil or otherwise.

Use of Council's footpaths

Any goods display or use of the footpath for outdoor dining will comply with the requirements of *Section C Development Controls – Activities in Public Places*.

Storage of material/goods/rubbish

Materials, goods, rubbish, etc., are to be stored within the curtilage of the building at all times; or within suitable screened enclosures within the land. Waste material is to be stored in appropriate receptacles, and removed on a regular basis so as to not provide a harbour for vermin.

Use of a commercial building or premises

The use of a commercial building or premises requires approval from Council prior to occupation unless the use has been identified within a development application. Any changes in use may require separate approval from Council, if the use is different to the business currently occupying the building or premises.

Car parking and loading/unloading

Car parking and loading and unloading for commercial development is to comply with *Section C Development Controls - Car Parking*

Consolidation of land

Commercial development over two or more lots will require the consolidation of those lots into a single title with the Register General of the Land Titles Office. Consolidation is to be completed prior to occupation of the development.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Commercial Development include:

- *Activities in Public Places*
- *Car Parking*
- *Contaminated Land*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Heritage and Conservation*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Village Development*

Contaminated Land

1. Objectives

The objectives of these controls are to:

- provide policy guidance for the management and remediation of contaminated land
- ensure best practice approaches are used for the remediation of contaminated lands
- provide a link between the development of land and land contamination.

2. Land Contamination

Land contamination is usually the result of past uses. It can arise from activities that took place on or adjacent to a site. This can be caused by a variety of land use practices as listed in these controls. When carrying out planning functions Council must consider the possibility that a previous land use has caused contamination of a site. This may pose a risk to the health of the community and environment.

To reduce this risk Council has sought to integrate planning and land contamination management by adopting the following key principles:-

- To consider the likelihood of contamination as early as possible in the planning process
- To identify an appropriate approach to the remediation of contaminated land
- Adopt a cautionary approach to land contamination
- Link the information available to Council about land contamination with the possible future development of land

To achieve these key principles these controls have been prepared having regard to the principle land use planning guidelines endorsed by NSW State Government *“Managing Land Contamination – Planning Guidelines”* prepared by the NSW Environment Protection Authority and the Department of Urban Affairs and Planning (1998). Other information and guidelines regarding assessing specific types of contaminated sites are available from the NSW Office of Environment and Heritage (previously NSW EPA) web site –

www.environment.nsw.gov.au/clm/guidelines.htm

3. Implementation of Council Strategies

Council has adopted a number of strategies to deal with land contamination within the Shire based on implementing the key principles.

These strategies are:-

1. Adoption of the planning guidelines for managing land contamination as prepared by the Environment Protection Authority and the Department of Urban Affairs and Planning.
2. Restricting the use of land in the following ways:-
 - where contamination of land is unknown, no change in land use, which may increase the risk of harm, is permitted until the land has been investigated
 - where contamination causes an unacceptable risk of harm the use of the land is to be restricted
 - where remediation has reduced the risk to acceptable levels, no restriction on land use is necessary
3. Developing suitable standards for site auditing.
4. Developing suitable standards for remediation works.
5. Provide information to the community and identifying land that is contaminated on certificates issued under Section 149 of the *Environmental Planning and Assessment Act 1979*.

The details of these strategies are identified in **Table 1**.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Contaminated Lands include:

- *Commercial Development*
- *Engineering Standards*
- *Industrial Development*
- *Large Lot Residential Development*
- *Multi Unit Housing*
- *Sewage Management*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

Table 1 – Council key strategies for the management of contaminated land

Strategy	Implementation of strategy
Best practice Planning Guidelines Managing Land Contamination	<p>Council has adopted the <i>Managing Land Contamination – Planning Guidelines</i> prepared by the Department of Urban Affairs and Planning and the Environment Protection Authority (1998). These guidelines operate in conjunction with <i>State Environmental Planning Policy No 55 – Remediation of Land</i>.</p> <p>This policy specifically identifies when:-</p> <ul style="list-style-type: none"> • Council is required to consider land contamination • Development consent is and is not required for remediation works • Advertising of development applications is required • Certain standards for remediation works apply
Identifying land contamination activities	<p>The following list of activities may cause land contamination.</p> <ul style="list-style-type: none"> • Acid/alkali plant and formulation Agricultural/horticultural activities Airports • Asbestos production and disposal Chemicals manufacture and formulation Defence works • Drum re-conditioning works Dry cleaning establishments Electrical manufacturing • Electroplating and heat treatment premises • Engine works Explosives industry Gas works • Iron and steel works • Landfill sites • Metal treatment • Mining and extractive industries • Oil production and storage • Paint formulation and manufacture Pesticide manufacture and formulation Power stations • Railway yards Scrap yards Service stations • Sheep and cattle dips • Smelting and refining • Tanning and associated trades • Waste storage and treatment Wood preservation

Strategy	Implementation of strategy
Evaluation of land	<p>The potential for contamination is often linked to past uses of land. Contamination is more likely to have occurred if the land is currently, or was previously zoned or used for industrial or agricultural purposes. An initial evaluation of land may be required to determine whether there is any risk of contamination.</p> <p>The following checklist forms the basis of an initial evaluation.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Have other investigations been carried out? <input type="checkbox"/> What activities have been approved? <input type="checkbox"/> What was the previous zoning of the land? <input type="checkbox"/> What is the land being used for now? <input type="checkbox"/> Are there any notices issued on the land? <input type="checkbox"/> Is there any evidence of contamination and what is the adjoining land used for? <p>This checklist should be used in conjunction with the list of activities in these controls that may cause contamination.</p>
Site Investigation	<p>Where land is or may be contaminated Council will restrict the future use of the land. To determine future land use action an appropriate level of investigation must be carried out. This is called a site investigation.</p> <p>A site investigation is carried out in 4 stages.</p> <p>Stage 1 – Preliminary investigation of the site Stage 2 – Detailed investigation of the site Stage 3 – A remedial action plan Stage 4 – Validation and monitoring</p> <p>Not every site will require the 4 stages. More detailed information on each stage of the site investigation is available from the <i>Managing Land Contamination Guidelines</i>.</p> <p>For remediation work in a site investigation development consent may be required prior to works commencing from Council.</p>
Site Audit	<p>A site audit is an independent review of any or all stages of a site investigation process conducted in accordance with the <i>Contaminated Land Management Act</i>. Only site auditors accredited by the NSW EPA can issue site audit statements.</p> <p>Council will require a site audit where:-</p> <ul style="list-style-type: none"> • the information provided with the site investigation is incorrect or incomplete • verification of the information provided with the site investigation is required in accordance with appropriate standards, procedures and guidelines • no internal resources are available for a technical review. <p>Site auditors will :-</p> <ul style="list-style-type: none"> • Be appointed by Council in consultation with OEH • Prepare a summary report for Council • Have their costs met by the proponent not by Council

Strategy	Implementation of strategy
<i>Standards for remediation</i>	<p>The Managing Land Contamination Guidelines provides standards for remediation work. To determine whether remediation work requires development consent <i>SEPP 55 – Remediation of Land</i> provides State wide controls for remediation. In conjunction with these State wide controls and the adopted guidelines the following additional standards apply to all remediation work within the Shire.</p> <ul style="list-style-type: none"> • Remediation works are to be carried out in accordance with the Noise Control Act • Contaminated material must not be deposited within local tips unless prior written approval is given by Council • A financial guarantee (i.e. bond) for damage to roads and public infrastructure is to be lodged with Council prior to the commencement of the remediation work. The value of this bond is to be determined by Council • All remediation works must comply with Council’s standards for erosion/sediment control and revegetation

Strategy	Implementation of strategy
<p>Public information and Section 149 Zoning Certificates</p>	<p>Information on contaminated land and the restrictions placed on that land by Council is extremely important. Council will provide information regarding any known land contamination or information that will assist to identify potential land contamination. Information to prospective purchasers on land that is or may be contaminated is an important. Council adopts the following approach for notation on 149 zoning certificates:-</p> <ul style="list-style-type: none"> Where land is known to be contaminated and has not been remediated the following notation will appear on zoning certificates:- <p><i>“Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands, which have previously been used for certain purposes. Consideration of Council’s adopted policy and the application of provisions under relevant State legislation is warranted.”</i></p> <ul style="list-style-type: none"> Where land is known to contain contaminants but has been remediated the following notation will appear on zoning certificates:- <p><i>“Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands, which are contaminated, or on lands which have been remediated for a specific use. Consideration of Council’s adopted policy and the application of provisions under State legislation is warranted”</i></p> <ul style="list-style-type: none"> Where Council has no records on certain land to determine whether it is contaminated and therefore Council is unable to determine how this policy should apply the following notation will appear on zoning certificates:- <p><i>“Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands, which have previously been used for certain, purposes. Council” records do not have sufficient information about the previous use of this land to determine whether the land is contaminated. Consideration of Council’s adopted policy and the application of provisions under the relevant State legislation is warranted.”</i></p>

Development Applications

1. Objectives

The objectives of these controls are to:

- identify the requirements and standards for lodging Development Applications and supporting information with Temora Shire Council

2. Introduction

These controls provide information regarding those minimum requirements for the lodgement of Development Applications and supporting information with Council. Prior to lodgement of a Development Application it is recommended that applicants meet and consult with Council.

The requirements in these controls are based on those statutory matters in the *Environmental Planning and Assessment Act 1979 and Regulations* (as amended) regarding information required to support Development Applications.

3. Submission of applications and plans

Applications for development should be submitted with:

- a completed Council Development Application form
- the prescribed fee
- a minimum of four copies of the site and development plans at an appropriate scale (1:100, 1:200, 1:500). Where practical plans at A3 are preferred.

When preparing plans for submission to Council, applicants should consider the following professional services:

- Registered Architects (or at minimum suitable plan drawing services),
- Landscape Architects
- Landscape Designers
- Land Surveyors
- Qualified Civil / Structural Engineers.

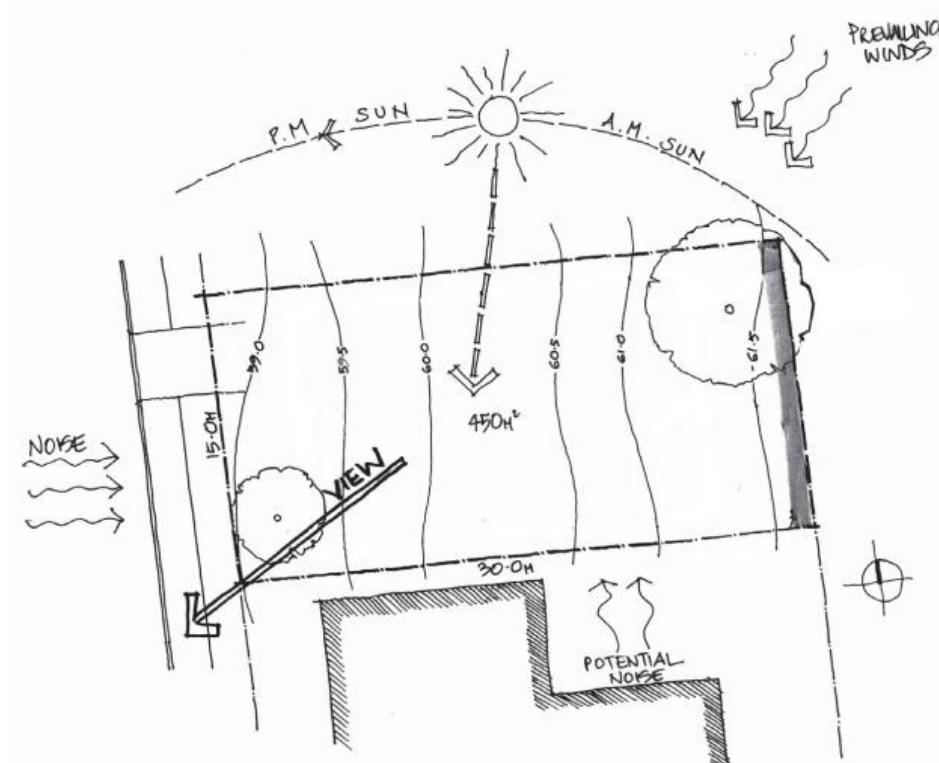
4. Development Plans

The following information provides an outline of Council requirements for plans applying to the development of land and the construction of buildings.

- **Site plans and site analysis plans** - are recommended to be a scale to fit on an A3 sheet for domestic developments or A1 sheet for larger scale commercial / industrial developments.

A site plan and site analysis plan identifies the following:-

- ✓ scale and north point
- ✓ site dimensions and site area
- ✓ spot levels and contours
- ✓ easements for drainage, services and rights of carriageway burdening or benefiting the subject property
- ✓ location of existing vegetation, including species, height, spread of established trees and spot levels at their base
- ✓ major trees on adjacent properties which overhang the subject property
- ✓ location and height of buildings and other structures and all other hard surfaces including paving and driveways
- ✓ calculation of built-upon areas
- ✓ heritage items and conservation areas
- ✓ natural features such as rock outcrops, ledges or watercourse
- ✓ fences and boundaries
- ✓ street frontage features such as street trees
- ✓ existing means of stormwater drainage and any existing stormwater detention systems
- ✓ overshadowing of the site by neighbouring structures and/or vegetation
- ✓ rare or threatened species of flora or fauna
- ✓ significant noise sources on or around the site, such as noisy roads
- ✓ views to and from the site
- ✓ prevailing winds
- ✓ pedestrian and vehicular access to/from the site
- ✓ identification of any contaminated soils on the site
- ✓ built form and character of adjacent and nearby development (streetscape)
- ✓ location, height and use of neighbouring building or structures
- ✓ abutting secluded private open spaces and any windows or doors facing the subject site
- ✓ heritage significance or surrounding buildings or landscape
- ✓ views and solar access enjoyed by adjacent residents
- ✓ any difference in levels between adjacent property boundaries
- ✓ location and spot levels of street frontage features such as road pavement, gutter, footpath and trees



- **Survey Plans** - are recommended to be at a suitable scale to fit on an A1 or A3 sheet. These plans should indicate detailed locations of all lots and the balance of title, dimensions and areas of lots.
- **Detail Plans** - are recommended to be at a suitable scale to fit on an A1 or A3 sheet. These plans should indicate detailed locations of all buildings and activity areas. The plans should show car parking and landscaping details together with details of all signs proposed.
- **North point** - all plans submitted must indicate North
- **Scale** - all plans should be to scale
- **Service lines** - the location of services and service type is particularly relevant in industrial and developments within towns and villages. This includes underground lines such as sewer, power, water, stormwater and gas. Manhole covers, sewer vents, grease traps, drainage pits, hydrants and taps as well as overhead services, especially electricity transmission lines will need to be identified. In the case of building construction surface drainage cross sections detailing the finished internal pavement levels, Council's footpath, kerb and gutter (including gutter invert levels), floor levels and footpath cross sections detailing kerb and gutter, pathway and property boundaries will be required.
- **Levels** - where applicable all plans should indicate falls for surface run-off. This may be done using ratios of percentage slope, i.e. 1 in 80 or 3%. Levels should also be indicated as spot levels or contour lines. Where changes of level are being incorporated into the design, both new and existing levels should be shown. Where walls are being constructed, the height of the wall should be indicated. This may be shown by a simple section.

- **Driveways, car parking and loading bays** – the location of all driveways, parking areas, loading bays and vehicular turning areas are to be identified. Reference should be made to the templates produced in the Traffic Authority of NSW *Part A: “Policies and Guidelines for Traffic Generating Developments – Design Vehicles”*.
- **Landscape details** – are to be provided in accordance with *Section C – Development Controls - Landscaping*

5. Environmental Impacts

Council is required to ensure that sufficient information is provided to enable a detailed assessment of the environmental impact of a proposed development including the proposed means to be implemented to protect the environment and mitigate against any adverse impacts. In determining a Development Application, Council is required to have regard to the matters set out under Section 79C of the *Environmental Planning and Assessment Act 1979*, including any possible impact of that development on the environment or on the amenity of the neighbourhood in which it is located.

The level of detail required to be submitted with a Development Application to enable the likely environmental impact to be properly assessed will vary depending upon the nature and scale of the proposed development

A **Statement of Environmental Effects** will be required to support a Development Application to Council. For simple applications, such as dwellings and sheds, Council has a Statement of Environmental Effects form which must be completed by the applicant. For more complex applications, further detail is necessary for assessment. Applicants should consider engaging professional consultants to assist with the preparation of their Statement of Environmental Effects.

Applicants should discuss their proposal with Council to ascertain the requirements at the pre planning stage.

Local constraints including flooding (local or major waterbodies or rivers), fill, geotechnical hazards or other constraints that may affect the site should be fully detailed in the statement of environmental effects.

5.1 Industrial development

All applications for industrial development must be accompanied by a Statement of Environmental Effects which demonstrates that consideration has been given to any potential adverse environmental impact of the proposal and details of the measures intended to be implemented to mitigate any such impacts.

For industrial development the Statement of Environmental Effects should include the following information:-

- a detailed description of the proposed development and the nature of the proposed industrial activity including details of the type, size and volume of any goods proposed to be manufactured, processed, stored or transported
- details of the proposed hours of operation including any possible shift work
- details of the type, size, capacity and location of any plant or equipment proposed to be installed
- in the case of manufacturing, industrial processing or workshop activity, a schematic flow diagram indicating all factors of production and processes involved as well as the location of any points of possible liquid or gaseous emission or solid waste generation
- an indication of the nature and extent of any noise likely to be generated by any aspect of the proposed development
- details of any chemicals proposed to be used and or stored on the premises including proposed storage arrangements for any hazardous substances
- details of any pollution control measures proposed to be implemented including measures intended to minimise any potential noise emissions
- details of the proposed means of storage and disposal of garbage, liquid wastes and any other form of trade waste or by-product
- in the case of proposed development involving use or storage of any hazardous substances or processes, an adequate preliminary hazard analysis, and
- details of the size and frequency of delivery vehicles or other heavy vehicular movements likely to be generated by the proposed development and any measures proposed to ensure that loading/unloading arrangements do not give rise to any adverse environmental impact
- details of any work or storage of materials proposed to be undertaken outside the confines of a building

5.2 Home Based Businesses

For Home Businesses the Statement of Environmental Effects should include the following information:-

- provide evidence of the qualifications of the operator and staff particularly for applications where it is intended to operate health services or other related activities from the premises e.g. massage, natural and/or alternate therapies.
- identify the nature of the business
- Identify how the proposed use complies with the requirements of *Section C – Development Controls – Home Based Businesses*
- nominate those areas of a dwelling house and site to be used for the home occupation within the development plans

6. Specialist reports

6.1 Traffic generating developments

Where a major traffic generating development may impose a major impact on a given locality, Council may require the applicant to arrange for the preparation and submission of a Traffic and Parking Study by a qualified professional traffic engineer. The NSW Roads and Traffic Authority's publication *"Guidelines for the Assessment of the Traffic Impacts of Development (Part B - Policies, Guidelines and Procedures for Traffic Generating Developments) Traffic Authority of NSW"* provides relevant information.

6.2 Development on Flood Prone Land

Council has identified that certain development on Flood Prone Land must be accompanied with a detailed report from a practising consulting engineer indicating that the development will not increase the flood hazard or flood damage to other properties or adversely affect flood behaviour. Any building associated with the development to be located on flood prone land is to be designed by a practicing consulting engineer to withstand the force of flowing floodwater including debris and buoyancy forces.

It is recommended that proponents for proposals on flood prone land refer to *Section C – Development Controls - Flood Prone Land* and contact Council to discuss whether their development is affected by this requirement.

6.3 Geotechnical assessment

Detailed Geotechnical assessment may be required by Council in conjunction with the submission of a Development Application.

Certain major works i.e. deep earthworks, filling of land, etc, may require geotechnical assessment to identify whether the subject site is suitable for its intended use. Geotechnical assessments are to be carried out by suitably qualified persons.

Where Council has reason to believe that the site is unstable, has been filled, or is not capable of supporting the proposed development, then it may be necessary to submit a geotechnical survey and certified structural engineering design plans for footings.

6.4 Heritage and archaeology

Section C – Development Controls - Heritage and Conservation sets out those submission requirements for applications for heritage items or within the Temora Heritage Conservation Area. Note that some applications will require a statement of heritage impact to form part of the development application.

The Council Local Heritage Assistance Fund provides support for works that will help to conserve the Shire's heritage. The fund is available to support works that will conserve existing character, restore buildings or enhance the streetscape. For more information contact: Council.

Council offers a free heritage advisor service and can assist with preliminary advice on proposals affecting heritage items and sites within the Conservation Area. Contact the Council to arrange an appointment. All development applications received by the

Council to carry out development within the Conservation Area or in relation to a heritage item will be referred to the Heritage Advisor or the Council's heritage officer for review and advice prior to the consideration of the application.

The Temora Museum and Library may be able to assist in obtaining heritage information for buildings within the Conservation Area and from the Local Studies Collection at the Library.

Aboriginal objects and sites are of great significance to Aboriginal communities providing links to culture, environment and knowledge, and are protected under the *National Parks and Wildlife Act 1974* (NP&W Act). Aboriginal heritage sites and archaeological relics can occur in a range of places, including private property. A permit is required to damage or disturb Aboriginal sites under Section 90 of the NP&W Act. Development on land containing a heritage item or within the heritage conservation area should consider the potential for archaeological remains from previous buildings on the site. For example evidence of previous structures could be revealed during excavation. Contact Council to arrange an appointment with the Heritage Advisor if you think this could be relevant to your site. Relics are protected under the provisions of the NSW Heritage Act, so consult Council as soon as items of significance are revealed during excavation.

6.5 'Safer by Design'

Council has entered into a protocol with the NSW Police Service which covers the 'Safer by Design' principles for buildings and public spaces.

Under this protocol, builders, architects and developers are encouraged to adopt project designs which respond to safety and security criteria in the site layout and building design.

If appropriate, the Police Service offers advice on proposed developments before final approvals are issued.

6.6 Noise assessment

In some cases Council may require noise assessments to identify the impact of development on sensitive noise receptors within the Shire. This applies to major noise generating developments including industrial development.

7. Other Government Authority Approvals

In some cases other Government Authority Approvals may be required for your development. These approvals are not considered to be *Integrated Development* under the *EPA Act 1979* – e.g. WorkCover Authority of NSW.

Copies of any relevant approvals are to be submitted to Council with the development application.

8. Servicing Strategy

For development applications involving the subdivision of land Council may require a servicing strategy to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of *Section C – Development Controls - Engineering Standards*.

The strategy shall include evidence that the developer has consulted with Council regard the availability and capacity of services including water, sewer, stormwater telecommunications and electricity.

9. Building Code of Australia

Where a development involves the erection of a building, or other structure, this work will be required to conform to the requirements of the *Building Code of Australia*. This may include:

- **Fire Safety** – including passive fire resistance (e.g. type of construction/materials), access and egress requirements (provision of personal access doors and construction of exits) and services and equipment (e.g. fire hydrants, fire hose reels, sprinklers, portable fire extinguishers, smoke detectors, emergency lighting etc.)
- **Sanitary Facilities** – including public toilets may be required in accordance with Part F2 of the *Building Code of Australia*.
- **Disabled Access** – may be required in accordance with Part D3 of the *Building Code of Australia*.
- **Energy Requirements** - Section J of the *Building Code of Australia* has specific requirements for each class of building.

10. Development Application checklist

Before you lodge your new or amended application, check you have the following:

- ✓ A completed Council Development Application form
- ✓ A minimum of four copies of the site and development plans
- ✓ Statement of Environmental Effects with site photographs
- ✓ Fees, as calculated based on Council's Adopted Fees and Charges Schedule
- ✓ Land owners consent
- ✓ Site Plan fully dimensioned, including a north point, all existing & proposed structures and trees (incl. botanical names, mature height and canopy spread), and all surface treatments, proposed development and other relevant details
- ✓ Proposed External Finishes/Colours for any rendered/painted external surface. One coloured set of all plans and samples is to be submitted, along with the colour names and finish types.
- ✓ Floor Plans including fully dimensioned internal and external size, position of doors and windows, the floor area and intended use for each room
- ✓ Elevations including type and colour of material for all elevations (also driveway paving), finished floor, ceiling and ridge levels relative to natural/proposed ground levels adjacent to walls

- ✓ Sections indicating floor to ceiling height and ridge height
- ✓ Drainage for roof water and surface water, including rainwater tanks, rainwater re-use, stormwater detention and proposed easements
- ✓ Indicative position of clothes drying facility (washing line must not be located within the building line or be visible from the public road) –Residential developments only
- ✓ Details of any proposed cut and/or fill and retaining walls
- ✓ Two (2) A4 reduced copies of each of the above plans for advertising (one set being coloured). All plans to show location of trees
- ✓ 1 copy of Erosion and Sediment Control Plan
- ✓ A BASIX Certificate with all undertakings notated on plans
- ✓ Waste Management Plan: Applicants are required to submit a waste management plan with the development application for the management of waste during the construction and/or demolition phase. Plans should include detail on the disposal means of waste from the construction site
- ✓ 3 copies of Specifications and structural engineering plans/details where a construction certificate is applied for.

11. Post Development Approvals

General

Council accepts no responsibility for costs associated with works required to comply with conditions of development approval.

Council requires the written acceptance of all conditions of consent imposed as part of a development approval, prior to the release of a construction certificate and/or prior to the occupation of the premises and/or prior to work commencing.

Council specifically prohibits the use or occupation, without its consent, of any building until such building has been completed in accordance with the approved plans and specifications and conditions of approval. A final inspection shall be carried out by Council, prior to commencement of the business.

The use of a commercial building or premises requires approval from Council prior to occupation unless the use has been identified within a development application. Any changes in use may require separate approval from Council, if the use is different to the business currently occupying the building or premises.

Engineering design plans

Full engineering design plans shall be submitted to Council for approval, prior to the commencement of work. Submission of engineering drawings and specifications shall conform to *AUS-SPEC Development Specification Series*. Under approved circumstances, full engineering plans, accompanied by an engineering certificate, from a certified Civil Engineer, certifying compliance with *AUS-SPEC Development Specification Series* and *Australian Standards* may be provided to Council.

Works are not to commence until the approved services and engineering plans are returned to the applicant.

A set of final works as executed plans showing all works carried out on the site and the location of all services (drainage, power, sewer, water, gas, Telstra, irrigation, etc), will be submitted to Council.

12. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Development Applications include:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Contaminated Land*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential Development*
- *Multi Unit Housing*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Temporary Occupation of Land*
- *Village Development*

Development in the B6 Enterprise Corridor Zone

1. Objectives

The objectives of these controls are to:

- provide guidance to landowners, developers and the community for development within the B6 Enterprise Corridor Zone
- identify the requirements for applicants proposing to develop land within the B6 Enterprise Corridor Zone
- protect the visual amenity and character of the northern entrance to Temora

2. Introduction

The *Temora Local Environmental Plan 2010* contains a B6 Enterprise Corridor Zone, located on Goldfields Way at the northern entrance to Temora, with proximity to Temora Airport. This location at the northern gateway to the town provides an important strategic and visually prominent entry point to Temora.

The B6 zone adjoins the zones of SP2 Railway Infrastructure Facilities, SP2 Business Premises, Residential, Tourist and Visitor Accommodation, incidental with aviation, RU1 Primary Production, R5 Large Lot Residential, R1 General Residential, SP1 Stock and Sale Yards, B4 Mixed Use, RE1 Public Recreation and RE2 Private Recreation.

The *Temora Local Environmental Plan 2010* provides the following objectives of the B6 zone:

- to promote businesses along main roads and to encourage a mix of compatible uses.
- to provide a range of employment uses (including business, office, retail and light industrial uses) and residential uses (but only as part of a mixed use development).
- to maintain the economic strength of centres by limiting retailing activity.
- to protect local groundwater aquifers from contaminating activities.

It is important that development does not detract from the functions of the predominant local centre of Temora, is visually attractive in design and landscaping and is compatible with associated and nearby residential uses.

3. Specific Development Controls

Building Design

- Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials.
- Buildings will face roads and open spaces, not hidden by high fences
- Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete.
- Roofing materials are to be non - reflective where roof pitch is greater than 17 degrees or not visible from a public road.
- Front fencing will be integrated with a landscaped area.
- Open storage will be located behind the front building line.

Setbacks

Development shall be setback at least 20 metres from Goldfields Way road reserve and 20 metres from the SP2 Railway Infrastructure Facilities zone.

Residential Development

Residential uses within the zone are permissible as part of a mixed use development, whereby the residential use is ancillary to the dominant business use. All applications for residential development within this zone must be accompanied by a Statement of Environmental Effects which demonstrates that consideration has been given to any potential adverse environmental impact of the proposal and details of the measures intended to be implemented to mitigate any such impacts.

For residential development the Statement of Environmental Effects should include the following information:-

- a detailed description of the nature of the proposed dominant business development including details of the type, size and volume of any goods proposed to be manufactured, processed, stored or transported
- details of the ancillary residential development, including the provision of acoustic and visual privacy, and solar access for residents
- details of the proposed hours of operation including any possible shift work
- details of the type, size, capacity and location of any plant or equipment proposed to be installed
- in the case of manufacturing, industrial processing or workshop activity, a schematic flow diagram indicating all factors of production and processes involved as well as the location of any points of possible liquid or gaseous emission or solid waste generation
- an indication of the nature and extent of any noise likely to be generated by any aspect of the proposed development
- details of any chemicals proposed to be used and or stored on the premises including proposed storage arrangements for any hazardous substances
- details of any pollution control measures proposed to be implemented including measures intended to minimise any potential noise emissions
- details of the proposed means of storage and disposal of garbage, liquid wastes and any other form of trade waste or by-product

- in the case of proposed development involving use or storage of any hazardous substances or processes, an adequate preliminary hazard analysis, and
- details of the size and frequency of delivery vehicles or other heavy vehicular movements likely to be generated by the proposed development and any measures proposed to ensure that loading/unloading arrangements do not give rise to any adverse environmental impact
- details of any work or storage of materials proposed to be undertaken outside the confines of a building
- location of adjoining residential and business development

Car parking and loading/unloading

Car parking and loading and unloading for commercial development is to comply with *Section C Development Controls - Car Parking*

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Development in the B6 Enterprise Corridor Zone include:

- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Engineering Standards*
- *Home Based Business*
- *Industrial Development*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temora Aerodrome Estate*

Dwelling Houses (Second Hand)

1. Objectives

The objectives of these controls are to:

- set out Council standards for second hand dwelling houses in the Shire including the relocation of these dwellings
- identify the requirements for applicants proposing to relocate a second hand dwelling house
- protect the visual amenity and character of towns and villages within Temora Shire

2. Approval of second hand dwellings

Council encourages applicants to obtain development approval prior to the purchase of a second-hand dwelling house for the purposes of relocating to Temora Shire. The following matters must be addressed prior to the relocation of second hand dwelling houses:

- Applicants are required to submit photographs of each elevation of the dwelling house, for Council's preliminary consideration
- Where Council considers that the dwelling house may be suitable, Council will require an inspection and report by a suitably qualified person of the existing condition of the dwelling.
- Where Council is requested to inspect the building a fee calculated on the basis of estimated costs, including travelling expenses will be payable. Such fee shall be paid prior to the inspection being carried out
- In circumstances where it is impractical for Council's Building Surveyor to carry out such inspection, the applicant shall arrange for the required inspection and report from the Local Authority where the dwelling is located.
- An Engineer's certification shall be provided that the building proposed to be moved meets the Australian Standard and is structurally adequate

3. Conditions applying to approval of second hand dwellings

To ensure the relocation and subsequent construction of a second hand dwelling house is completed to current building standards the following conditions will be applied through conditions of development approval:

- Payment of a bond of \$10,000 shall be submitted with the Construction Certificate. This bond will cover costs incurred by Council to complete the reinstatement or removal of the dwelling house, where the applicant fails to comply with the conditions of approval. The refund of such deposit may be made by progress payments as reinstatement and completion of the dwelling progresses. The full bond will be returned upon the finalisation of the building to Council's satisfaction.
- All external materials must be completed to a satisfactory standard. External reinstatement and painting of the dwelling house shall be completed within six (6) months from the date of approval
- Final reinstatement and completion of the dwelling house shall be completed within nine (9) months from the date of approval.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Dwelling Houses (Second Hand) include:

- *Development Applications*
- *Engineering Standards*
- *Notification of Development Applications*

Engineering Standards

1. Objectives

The objectives of these controls are to:

- identify and establish the relevant Council engineering standards applying to new development
- identify key engineering standards and policies for other activities by Council

2. General

The Engineering Standards set out in these controls provide for the desired level of service for the provision of new infrastructure within Temora Shire. **Council approval is required for all engineering works.**

Council's current key objective is to protect existing assets. Council's expectation is that all services are developed to be consistent and uniform in standard. Those standards are set out in these controls.

Council has adopted as a minimum specification for design and construction of infrastructure works ***Aus-Spec # 1 - Part 1 – Development Specification Series – Design and Part 2 – Development Specification Series – Construction***. All applications and submissions shall be prepared in accordance with these specifications. Attention is drawn to Council guidelines regarding easements and design presentation.

Council will only consider, on a case by case basis, alternative solutions to specific engineering works. Alternative solutions will only be considered where it can be demonstrated to provide for appropriate access and performance, protect existing assets and diminish adverse community effects

3. Standards by development type

Table 1 aims to provide guidance to the relevant engineering standards required by Council based on development type.

This table also cross references to those relevant sections within this DCP that contain key planning and design elements that are relevant to those applicable engineering standards.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Engineering Standards include:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential Development*
- *Multi Unit Housing*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

Table 1 – Engineering standards by development type – Temora Shire

SINGLE DWELLING (URBAN)	
Roads and Access	<p>The driveway access to the site is to be constructed in an all weather material to a width suitable for the vehicles anticipated to use the site.</p> <p>The driveway, both outside and within the property is to be graded to the stormwater system</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each dwelling will have separate internal drainage lines, with independent connections to external mains</p>
Water	<p>An adequate reticulated potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices will be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided in accordance with Goldenfields Water County Council requirements</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site where desired by the applicant, or required by BASIX.</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system.</p>
Other	<p>Each dwelling will have a separate underground power supply</p>
SINGLE DWELLING (RURAL)	
Roads and Access	<p>Access to the dwelling from a Council maintained road is to be constructed to the following standards:</p> <p>A minimum of 275 mm of Class 3, 19 mm crushed rock, or equivalent placed to achieve 98% compaction, as specified by AS1289.</p> <p>Only two (2) driveway crossings per road frontage are permitted</p> <p>The maximum width per crossing is twelve (12) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is thirty (30)m</p> <p>The minimum separation between crossings is twenty (20) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>Driveway access points will incorporate minimum 300mm pipes with headwalls</p>
Sewerage	<p>Sewage management is to be undertaken in accordance with <i>Section C Development Controls - Sewage Management</i></p>

Water	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Where public water supply is not available each dwelling must be provided with a suitable rainwater tank of capacity based on dwelling size. Refer to NSW Government Health guidelines entitled <i>Guidance on the Use of Rainwater Tanks</i></p> <p>www.health.nsw.gov.au/publichealth/environment/water/rainwater.asp</p>
Stormwater	All roof water will be directed into rainwater tanks for reuse on site
Other	Each dwelling shall have a separate power supply unless a secondary dwelling has been approved under dual occupancy provisions in the LEP

MULTI UNIT DEVELOPMENT

Roads and Access	<p>All internal driveways will be sealed and constructed to a width suitable for the vehicles anticipated to use the site</p> <p>All internal driveways are to be suitably drained.</p> <p>All vehicles are to be able to enter and leave the site in a forward direction.</p> <p>Internal driveway a width of 6 metres is to be provided for two way traffic and 4.5 metres for one way traffic</p> <p>Consideration is to be given to pedestrian movement in and around the development.</p> <p>Kerb and guttering is to be provided along the street frontage.</p> <p>Road shoulders are to be sealed for the length of the site.</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum length of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may be required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended.</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>All footpaths will be concreted to a width of 1.5m across the entire frontage of the development.</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each dwelling will have separate internal drainage lines, with independent connections to external mains or a private mains arrangement.</p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices shall be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided to the satisfaction of</p>

	Goldenfields Water County Council
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system</p> <p>The layout and design of site drainage system is to be approved by Council prior to construction.</p> <p>That part of the site not built on will be graded and suitably drained so no stormwater is directed onto any adjoining property.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Each dwelling will have a separate underground power supply, telecommunications and gas supply.</p>
COMMERCIAL DEVELOPMENT	
Roads and Access	<p>All internal driveways will be sealed and constructed to a width suitable for the vehicles anticipated to use the site</p> <p>All internal driveways are to be suitably drained.</p> <p>All vehicles are to be able to enter and leave the site in a forward direction.</p> <p>Internal driveway a width of 6 metres is to be provided for two way traffic and 4.5 metres for one way traffic</p> <p>Consideration is to be given to pedestrian movement in and around the development.</p> <p>Kerb and guttering is to be provided along the street frontage</p> <p>Road shoulders are to be sealed for the length of the site.</p> <p>All car parking located within Council's road reserve will be sealed.</p> <p>All unused laybacks servicing a site are to be removed as part of the development.</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum width of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 1.0 m</p> <p>All footpaths will be sealed.</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>The operator of a business that produces potentially contaminated liquid, to be discharged to</p>

	<p>Council's sewer is to enter into a trade Waste Discharge Agreement with Council.</p> <p>All trade waste discharged to Council's sewer is subject to licensing conditions as set out in the Concurrence guidelines for liquid trade waste discharges to the sewerage system January, 2002, and will be dependent upon the volume type of discharge.</p> <p>All sumps wash down bays, floor wastes, and all other potentially contaminated liquid wastes, will be connected to Council's sewer main via a corrugated plate interceptor or similar depending on Trade Waste Agreement conditions.</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each property will have a separate internal drainage line, with an independent connection to external mains</p>
Water	<p>An adequate potable water supply shall be connected to all new developments.</p> <p>Back flow prevention devices shall be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided to each occupancy, to the satisfaction of Goldenfields Water County Council.</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site. Where rainwater tanks are not practical roof and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system</p> <p>The layout and design of site drainage system is to be approved by Council prior to construction.</p> <p>That part of the site not built on will be graded and suitably drained so no stormwater is directed onto any adjoining property.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Each unit/premise will have a separate underground power supply, telecommunications and gas supply</p>

INDUSTRIAL DEVELOPMENT

Roads and Access	<p>All driveway crossings will be sealed and constructed to a width suitable for the vehicles anticipated to use the site</p> <p>All internal driveways are to be suitably drained.</p> <p>All vehicles are to be able to enter and leave the site in a forward direction.</p> <p>Internal driveway a width of 6 metres is to be provided for two way traffic and 4.5 metres for one way traffic</p> <p>Consideration is to be given to pedestrian movement in and around the development.</p> <p>Kerb and guttering is to be provided along the street frontage</p> <p>Road shoulders are to be sealed for the length of the site.</p> <p>All car parking located within Council's road reserve will be sealed</p> <p>All unused laybacks servicing a site are to be removed as part of the development.</p> <p>All internal site traffic movement areas will be constructed to the following standards:</p> <p>A minimum of 275 mm of Class 3, 19 mm crushed rock, or an equivalent placed to achieve 98% compaction, as specified by AS1289. The compaction test shall be certified by a NATA accredited laboratory.</p> <p>All internal traffic movement areas are to be properly graded to ensure that all stormwater is collected and directed to an approved silt trap structure prior to discharging to Council's</p>
-------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>stormwater system</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum length of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is one (1) m</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>The operator of a business that produces potentially contaminated liquid, to be discharged to Council's sewer is to enter into a trade Waste Discharge Agreement with Council.</p> <p>All trade waste discharged to Council's sewer is subject to licensing conditions as set out in the Concurrence guidelines for liquid trade waste discharges to the sewerage system January, 2002, and will be dependent upon the volume type of discharge.</p> <p>All sumps wash down bays, floor wastes, and all other potentially contaminated liquid wastes, will be connected to Council's sewer main via a corrugated plate interceptor or similar depending on Trade Waste Agreement conditions.</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each property will a have separate internal drainage line, with an independent connection to external mains.</p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices shall be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided to each occupancy.</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for re-use on site.</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system</p> <p>The layout and design of site drainage system is to be approved by Council prior to construction.</p> <p>That part of the site not built on will be graded and suitably drained so no stormwater is directed onto any adjoining property.</p>

Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Each unit/premises will have a separate underground power supply, telecommunications and gas supply</p>
SUBDIVISION (RESIDENTIAL)	
Roads and Access	<p>A concrete driveway crossing will be constructed to provide access from the public road across the road reserve to the boundary of each new allotment</p> <p>Kerb and guttering is to be provided along all street frontages</p> <p>All public road shoulders are to be sealed to within the subdivision boundaries</p> <p>Subdivisions that propose to create or open public roads are to provide full details of road plans and specifications</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is one (1.0)m</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p> <p>Road pavements must be designed to withstand impact from a 6/8.5t axle loading.</p> <p>Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides: <i>AUSTROADS pavement Design Guide, or</i> <i>AUSTROADS structural Design of Road Pavements</i></p> <p>Road ways are to be sealed the full width from kerb to kerb. The bitumen is to be class 170 bitumen with a two coat 14mm 7mm chip seal. Sealing work will be done in accordance with good industry practice and safety standards.</p>
Roads and Access	<p>All conduit trenches are to be at a grade not less than 1%. Trenches are to be backfilled using compacted gravel or 3% cement stabilised sand to sub grade level. Conduits will be installed by under boring sealed roads.</p> <p>Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines. Streets are to have street name signs installed at all intersections</p>
Sewerage	<p>All allotments will be located and designed to ensure connection to Council's sewer mains.</p>
Water	<p>An adequate reticulated potable water supply will be connected to all new developments.</p> <p>A separate water connection and water meter is to be provided to each new lot</p> <p>Where a public water supply is available, fire hydrants will be provided in accordance with AS 2419 and be delineated by blue markers in the centre of the road pavement.</p>
Stormwater	<p>The layout and design of subdivision drainage system is to be approved by Council prior to construction.</p> <p>All new allotments will drain to a road or piped underground drainage system.</p>

	<p>On road drainage shall be restricted to a maximum of 100 metres before being discharged to a piped system.</p> <p>All piped drains shall be sized to take a 1:5 year storm event with roads boxed or blocks raised to ensure that all storm events up to and including 1:100 year can be accommodated within the road or drainage system without flooding onto allotments.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply underground electricity, gas and telecommunications services.</p> <p>Easements to benefit Temora Shire Council are to be provided over all stormwater drains, water and/or sewer services located within private land.</p> <p>Pedestrian public lighting will be provided where there is a constructed concrete or paved footpath.</p> <p>Street lighting is to be provided in accordance with Australian Standards.</p>

SUBDIVISION (LARGE LOT RESIDENTIAL AND RURAL)

Roads and Access	<p>A driveway crossing will be constructed to provide access from the public road across the road reserve to the boundary of each new allotment</p> <p>The driveway crossing will be constructed to the following standards:</p> <p>A minimum of 275 mm of Class 3, 19 mm crushed rock, or an equivalent placed to achieve 98% compaction, as specified by AS1289.</p> <p>All public road shoulders are to be sealed to within the subdivision boundaries</p> <p>Subdivisions that propose to create or open public roads are to provide full details of road plans and specifications</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>Driveway access points will incorporate minimum 300mm pipes with headwalls</p> <p>Table drains will be provided</p> <p>Road pavements must be designed to withstand impact from a 6/8.5t axle loading.</p> <p>Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides: <i>AUSTROADS pavement Design Guide, or</i> <i>AUSTROADS structural Design of Road Pavements</i></p> <p>All conduit trenches are to be at a grade not less than 1%. Trenches are to be backfilled using compacted gravel or 3% cement stabilised sand to sub grade level. Conduits will be installed by under boring sealed roads.</p> <p>Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines.</p> <p>Streets are to have street name signs installed at all intersections.</p>
Sewerage	<p>Sewage management is to be undertaken in accordance with <i>Section C Development Controls - Sewage Management</i></p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Where a public water supply is available, fire hydrants will be provided in accordance with AS 2419 and be delineated by blue markers in the centre of the road pavement.</p>

Stormwater	The layout and design of subdivision drainage system is to be approved by Council prior to construction.
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary. Tree planting is required for rural subdivision where new roads are constructed or no roadside vegetation exists.</p> <p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply electricity and telecommunications services.</p>
SUBDIVISION (INDUSTRIAL)	
Roads and Access	<p>A concrete driveway crossing will be constructed to provide access from the public road across the road reserve to the boundary of each new allotment</p> <p>Kerb and guttering is to be provided along all street frontages</p> <p>All public road shoulders are to be sealed to within the subdivision boundaries</p> <p>Subdivisions that propose to create or open public roads are to provide full details of road plans and specifications</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p> <p>Road pavements must be designed to withstand impact from a 6/8.5t axle loading.</p> <p>Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides:</p> <p><i>AUSTROADS pavement Design Guide, or</i> <i>AUSTROADS structural Design of Road Pavements</i></p> <p>Road ways are to be sealed the full width from kerb to kerb. The bitumen is to be class 170 bitumen with a two coat 14mm 7mm chip seal. Sealing work will be done in accordance with good industry practice and safety standards.</p> <p>All conduit trenches are to be at a grade not less than 1%. Trenches are to be backfilled using compacted gravel or 3% cement stabilised sand to sub grade level. Conduits will be installed by under boring sealed roads.</p> <p>Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines. Streets are to have street name signs installed at all intersections</p>
Sewerage	All allotments will be located and designed to ensure connection to Council's sewer mains
Water	<p>An adequate potable water supply will be connected to all new developments</p> <p>A separate water connection and water meter is to be provided to each new lot</p> <p>Where a public water supply is available, fire hydrants will be provided in accordance with AS 2419 and be delineated by blue markers in the centre of the road pavement</p>
Stormwater	The layout and design of subdivision drainage system is to be approved by Council prior to

	<p>construction</p> <p>All new allotments will drain to a road or piped underground drainage system.</p> <p>On road drainage shall be restricted to a maximum of 100 metres before being discharged to a piped system.</p> <p>All piped drains shall be sized to take a 1:5 year storm event with roads boxed or blocks raised to ensure that all storm events up to and including 1:100 year can be accommodated within the road or drainage system without flooding onto allotments.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary</p> <p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply underground electricity, gas and telecommunications services</p> <p>Easements to benefit Temora Shire Council are to be provided over all stormwater drains, water and/or sewer services located within private land.</p> <p>Pedestrian public lighting will be provided where there is a constructed concrete or paved footpath.</p> <p>Street lighting is to be provided in accordance with Australian Standards.</p>
OTHER DEVELOPMENT	
Roads and Access	<p>The layout and design of road and access system is to be approved by Council prior to construction</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum length of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended.</p> <p>Developments that propose to create or open public roads are to provide full details of road plans and specifications</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p>
Sewerage	<p>All developments will be located and designed to ensure that connection to Council's sewer mains is possible.</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main.</p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p>
Stormwater	<p>The layout and design of subdivision drainage system is to be approved by Council prior to construction</p>
Other	<p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply underground electricity and telecommunications services</p>

Easements to benefit Temora Shire Council are to be provided over all stormwater drains, water and/or sewer services located within private land.

Environmentally Sensitive Areas

1. Objectives

The objectives of these controls are to:

- provide environmental controls for development that affects tree and vegetation preservation, waterways, water bodies and wetlands, riparian corridors, groundwater and biodiversity management

2. Temora Local Environmental Plan 2010

The *Temora Local Environmental Plan 2010* includes clauses relating to the environment, namely 6.1 Biodiversity, 6.2 Land and 6.3 Water. These clauses apply to land identified as stated in the LEP. Sensitive areas are mapped and these provisions apply to the areas identified by the Natural Resource Sensitivity Maps for Land, Water and Biodiversity within the Temora LEP.

Notwithstanding this, Council recognises the limitation of the broadscale nature of the Natural Resource Sensitivity Maps, and Endangered Ecological Communities may be present outside of these mapped areas. Council may require site specific mapping, aerial images and/or onsite ground truthing to substantiate the ecological value, or otherwise, of a potential development site.

3. Tree and vegetation preservation

Objective

To ensure trees and vegetation that contribute to the environmental and amenity value of the region are preserved.

Controls

All trees and shrubs on land that is identified as being of ecological significance are to be preserved.

A tree is defined as a plant with:

- one or more self supporting trunks, any one of which has a circumference of 30 centimetres or more (at a height of 40 centimetres above existing ground level), or
- a height of 2.5 metres or more, or a branch spread of more than 2.5 metres.

A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree identified above without the authority conferred by development consent or a permit granted by the Council.

Any removal of native vegetation including trees, shrubs and other vegetation that occurs in an area zoned non-urban and non-industrial, may require consent under the *Native Vegetation Act* unless an exemption applies.

All 'woody weeds' (noxious or environmental), exotic and invasive woody shrubs and woody trees are not protected.

Where development is proposed to be located within existing mapped sensitive areas, applicants shall respond to the requirements set out in the appendices to this DCP.

Note: Refer to clause 6.1 of the LEP.

4. Waterways, water bodies and wetlands

Objective

To maintain and enhance the ecological values of waterways and wetlands, including water quality, stream integrity, biodiversity and habitat, within the Shire.

Controls

There should be no changes to the hydraulic regime (diversions or changes to the channel) of a wetland or waterway. Changes to the hydraulic regime are only supported where appropriate for the natural enhancement of the wetland or waterway (i.e. improving environmental values).

The ecological integrity of wetlands and waterways must be maintained. Development must not significantly impact on flora, fauna, habitat or other ecological values associated with the wetland or waterway.

All stormwater being discharged into a wetland or waterway must be appropriately treated prior to discharge to ensure no significant impact on the receiving waters.

Where development is proposed to be located within existing mapped sensitive areas, applicants shall respond to the requirements set out in the appendices to this DCP.

Note: Refer to clause 6.3 of the LEP.

Advisory Notes

1. (1) Excavation of material from the bed or banks of a waterbody,
(2) depositing any sand, soil, rock, rubble or other material on the bed of a waterbody,
(3) constructing a structure (weir, dam, causeway etc) within a waterbody such that the flow of water or free passage of fish may be obstructed, or
(4) extracting water from the waterway,

may require a permit in accordance with the provisions of the *Water Management Act, Rivers and Foreshores Improvement Act or the Fisheries Management Act*. Please check with the Department of Industry and Investment – Fisheries and Department of Environment, Climate Change and Water.

2. “Degradation of native riparian vegetation along NSW waterways”, “Removal of large woody debris (snags)” and “Installation and operation of in-stream structures and other mechanisms that alter natural flow regimes of rivers and streams” are listed as Key Threatening Processes under the provisions of the *Fisheries Management Act*. Careful consideration is required to be given to the appropriateness of a development proposal that will contribute to a loss or decline in native riparian vegetation, involve the removal of snags or involve the installation or change in operation of an in-stream structure.

Note: These advisory notes were provided by the Department of Industry and Investment – Fisheries:

- (i) to raise awareness of other approvals that may be required by an applicant seeking development consent from Council and thereby helping to avoid inadvertent breaches of legislation, and
- (ii) to raise awareness of Key Threatening Processes and relevant assessment requirements.

5. Riparian corridors

Objective

To maintain and enhance riparian buffers to preserve the environmental values associated with waterway and wetlands, having specific regard to fauna and flora habitats and ecosystems, stream integrity (including erosion management), land use impacts and recreational/visual amenity.

Controls

Vegetation buffers should be provided adjacent the high bank of the water in accordance with the following requirements (based on the order of the waterway):

- Strahler Stream Order 1 and 2 – 10 metres,
- Stream Order 3 and 4 – 25 metres, and
- Stream Order 5 – 50 metres.

A riparian buffer of at least 50 metres should be provided around the perimeter of any significant wetland.

All development (buildings, structures, infrastructure, etc.) must be located outside of these buffers.

Existing native vegetation within the riparian buffer should be maintained and enhanced using local plant species.

Where development is proposed to be located within existing mapped sensitive areas, applicants shall respond to the requirements set out in the appendices to this DCP.

Note: Refer to clause 6.3 of the LEP.

6. Groundwater

Objective

These provisions seek to protect and enhance the water quality of groundwater systems as well as identifying and protecting vulnerable groundwater resources from contamination as a result of inappropriate development.

Controls

Applicants must consider the extent to which the development would affect the groundwater resources in terms of the:

- Potential for ongoing impacts through the operation of the development, and
- Adequacy of the measures proposed to avoid, mitigate or remedy any adverse affects of the proposed development.

Development consent must not be granted to development unless the applicant has submitted a report with the development application that addresses, to the satisfaction of the consent authority, the following matters:

- (a) characteristics of the groundwater present in the area,
- (b) any potential risk of groundwater, contamination from on-site storage or disposal of solid or liquid waste and chemicals,
- (c) any potential adverse cumulative impacts on groundwater including the impacts on groundwater extraction for potable water supply or stock water supply,

- (d) a description of any proposed measures to be undertaken to avoid or ameliorate any potential adverse impact, and
- (e) that the extraction is environmentally sustainable, i.e. does not exceed re-charge.

Note: Groundwater extraction also requires consent from the NSW Office of Water – Refer to clause 6.3 of the LEP

7. Biodiversity management

Objectives

- To protect ecological and biodiversity values of environmentally sensitive areas,
- To maintain and enhance significant habitat and ecological corridors, and
- To ensure connectivity between areas of native vegetation and habitat with and external to the site.

Controls

Sensitive Areas

Existing mapped sensitive areas are retained and enhanced. Specifically, development will not be supported where development:

- adversely impacts on native vegetation within the sensitive area,
- reduces the scale and biodiversity of the vegetation within the sensitive area, or
- limits the function and capacity of the habitat within the sensitive area.

Where development is proposed to be located within existing mapped sensitive areas, applicants shall respond to the requirements set out in the appendices to this DCP.

Note: Refer to clauses 6.1 and 6.2 of the LEP

8. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Environmentally Sensitive Areas includes:

- *Bushfire Protection*
- *Development Applications*
- *Industrial Development*
- *Landscaping*
- *Rural Development*
- *Subdivision*
- *Village Development*

Erosion and Sediment Control

1. Objectives

The objectives of these controls are to:

- prevent the pollution of waterways in Temora Shire by sediment loss from building and development sites
- provide simple and practical methods for erosion control on building and development sites

2. Erosion and sediment control

Erosion and sediment control is a 2-stage process. Stage 1 is the application of erosion control measures within the site to minimise erosion and sediment loss. Stage 2 is acknowledging that some erosion will occur and to implement measures to intercept sediment, and retain it on the site. Three reasons for erosion control

- Erosion and sediment control is part of good site management;
- Erosion and sediment control is good for our local environment; and
- Effective erosion and sediment control can save money.

3. Effective erosion control

The following is a simple checklist to achieve effective erosion control:-

- ☐ consider clearing and grading with the building layout design
- ☐ limit grading to areas of construction only
- ☐ minimise the length and steepness of slopes
- ☐ limit the time unprotected areas are exposed to rain and wind
- ☐ intercept, divert and dispose of clean runoff onto all disturbed areas
- ☐ consider installing permanent stormwater drainage on land as part of the first stage of building or development
- ☐ reduce runoff velocities by minimising length of flow paths, constructing channels with gentle gradients and providing rough linings to steeper channels
- ☐ use temporary vegetation or mulch to disturbed areas including soil stockpiles
- ☐ progressively stabilise all disturbed areas with permanent vegetation
- ☐ trap sediment as close to the source as possible
- ☐ locate sediment traps or filters below all disturbed areas
- ☐ locate sediment filters above environmentally sensitive areas such as creeks, streams, lakes and steep slopes
- ☐ subdivide drainage catchments into smaller units appropriate to the type of sediment control

- ☐ use sediment traps or basins as the most effective control of concentrated runoff flows
- ☐ use sediment filters as the most appropriate means of controlling sheet runoff flows
- ☐ identify existing vegetation which has the potential to filter sediment laden sheet runoff flows
- ☐ locate multiple sediment basins or major sediment traps so that they drain in parallel, not in series, to reduce the risk of total failure

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Erosion and Sediment Control includes:

- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Development in the B6 Enterprise Corridor Zone*
- *Engineering Standards*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential Development*
- *Notification of Development Applications*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

Flood Prone Land

1. Objectives

The objectives of these controls are to:

- provide development standards on land that is identified or is likely to be liable to flooding
- reduce private and public losses resulting from flooding
- minimise the risk to life and property during periods of flooding.

2. Flood liable land

Local short-term flooding can occur in two locations in Temora town and in the village of Springdale. In the localities affected, water depths are typically insufficient to cause serious property damage, and flood waters disperse rapidly. Localities affected include

- in the vicinity of Kitchener Road, Trungley Hall Road and Barmedman Road
- in the vicinity of the Eastern Industrial area, Oval on Nixon Park
- in Springdale (village centre)

Historical evidence supports Council's position to the effect that the risk of serious flooding has never been such as to warrant an investment in a comprehensive flood study.

In urban areas, flood planning maps within the Temora LEP identify known areas of flooding. Development on land within these identified areas must address the likely impact of periodic inundation of floodwaters as part of any application.

In rural areas, flood prone areas are not mapped. Where a development is proposed in an area that may be affected by flooding in a severe rainfall event(s), Council may require additional survey information as part of its assessment process.

3. Development Guidelines

Clause 6.6 of the Temora Local Environmental Plan 2010 states that the consent of Council is required for the erection of a building or the carrying out of work on land identified as flood liable land.

A development application must be submitted for the consideration of Council.

Clause 6.6 specifies the matters that Council must take into account when considering such an application.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Flood Prone Land includes:

- *Car Parking*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Development in the B6 Enterprise Corridor Zone*
- *Engineering Standards*
- *Industrial Development*
- *Large Lot Residential*
- *Multi Unit Housing*
- *Notification of Development Applications*
- *Sewage Management*
- *Subdivision*
- *Village Development*

Food Premises Fitout and Construction

1. Objectives

The objectives of these controls are to:

- highlight the standards adopted by Council for food premises in the Shire
- ensure a consistent standard of construction and fitout of all food premises is maintained.

2. National Code for the Construction and Fitout of Food Premises

Temora Shire Council has adopted as the standard for all food premises/food stores the *National Code for the construction and fitout of food premises* which has now been changed to *Australian Standard AS 4674 -- Design, Construction and Fit out of Food Premises*.

The code was originally adopted by the Australian Institute of Environmental Health as a uniform standard for the construction and fitout of food premises, the manufacture and installation of fixtures, fittings and equipment for food premises.

The code updates the National Food Premises Code June 1988 and the Australian Standard now supersedes both.

The Australian Standard takes into account changes in material and equipment available and feedback and further consultation with Environmental Health Surveyors, Architects, Builders, Contractors, Shop fitters and various persons and organisations associated with the planning, construction and fitout of food premises.

The Australian Standard promotes a national and uniform satisfactory hygienic standard and to facilitate easy cleaning and maintenance.

3. Matters covered by the Australian Standard

The following matters are addressed in the Australian Standard:-

- Construction
- Materials
- Finish
- Installation of fixtures
- Installation of fittings
- Installation of equipment
- Washing facilities
- Food conveyors
- Ventilation
- Window displays
- Special facilities e.g. Staff toilet accommodation

Copies of the Australian Standard are available through the following website
www.standards.org.au/

4. Council requirements

Food premises are inspected routinely, and Council charges an inspection fee in accordance with Council's Fees and Charges Policy. Mobile Food vans/food stalls/etc., that operate either on a permanent basis or periodical basis are subject to the same requirements as other food premises.

5. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Food Premises Fitout and Construction includes:

- *Bed and Breakfast Accommodation*
- *Development Applications*
- *Heritage and Conservation*
- *Notification of Development Applications*
- *Signage*

Heritage and Conservation

1. Objectives

The objectives of these controls are to:

- provide guidance and the relevant development controls to assist with the conservation of individual heritage items within Temora Shire
- provide guidance and specify those development controls that apply to the Temora Heritage Conservation Area

2. General

This section contains the controls for heritage conservation¹.

Heritage items and the Temora Heritage Conservation Area are listed in Schedule 5 of the *Temora Local Environmental Plan 2010*.

Heritage items and conservation areas have special qualities that make them significant. Development needs to take particular care to ensure that the particular themes, features or characteristics that make the item or area significant are not compromised by change.² This can include:

- retaining heritage items and encouraging changes to occur away from significant elements or sections of heritage items
- ensuring new work has suitable bulk, scale, proportions and detailing so that it does not dominate or compromise the ability to interpret heritage items (including adjacent or nearby items) or the heritage conservation area
- encouraging suitable materials.

Heritage items are mostly buildings but can include structures, places or relics but can include other types of items or structures. A heritage listing applies to the whole property as the heritage significance of the item is normally more than the front façade. The controls for heritage items are included in this section.

The **Temora Conservation Area** includes all existing buildings and land in that area. Controls for buildings and sites within the Temora conservation area are also included in these controls.

¹ **Explanatory Note(s):** Applications for works to heritage items and buildings or sites within the Conservation Area are also required to comply with other sections of the DCP.

² Complying with this DCP -The controls in the DCP support the Guiding Principles and Section Objectives A Development Application must satisfy the Guiding Principles, and the Objectives of the relevant sections. Equal emphasis must be given to both "numeric" and non-numeric controls relevant to a particular development. Compliance with controls will not necessarily guarantee approval of an application. Where a variation is sought, the application must document the reasons and extent of the variation, and how the variation meets the Guiding Principles and Section Objectives for the consideration of the Council.

3. Works that do not require approval

Some works do not require approval³. Contact the council if you are unsure on particular changes that you may be considering.

4. Maintaining heritage items and buildings

Buildings require regular maintenance to ensure their longevity. Development consent is not required for maintenance where repairs do not involve alterations or permanent removal of external fabric, and are done on a like-for-like basis. This can include, but is not an exhaustive list:

- General repairs
- Repairs to joinery, roof and wall framing
- Wall repairs, underpinning, re-pointing, installation of damp proof courses
- Roof repairs, replacement of chimney pots, re-pointing tiles, replacing roof sheeting or tiles on a like for like basis
- Re-glazing on a like for like basis
- Repairs to verandah tiling and decking
- Boundary wall and fence repairs
- Repainting in the same colours

Arrange an appointment with the Heritage Advisor for advice or clarification of suitable repairs.⁴

Repairs may be eligible for grants from the Council Local Heritage Assistance Fund.

³ **Explanatory Note(s):**

Refer to the Guide for all requirements for development applications for works to heritage items or within the Heritage Conservation Area.

⁴ **Explanatory Note(s):**

The Temora Shire Council Library maintains a Local Studies collection. This includes a range of technical books and references for conserving heritage buildings.

5. Colour schemes

Colour choice is often based on fashion, and can change over time. Original colour schemes usually reflect the period of the property⁵. Use of traditional colours can enhance the contribution of a property to the conservation area.

Many paint suppliers have traditional colour charts that indicate suitable colours for properties from various periods. Publications are also available that demonstrate the use of these colours. References on heritage colour schemes include:

- Evans, Ian, Lucas, Clive and Ian Stapleton, *Colour Schemes for Old Australian Houses*, Flannel Flower Press
- Stapleton, Ian, *How to restore the old Aussie House*
- Civic Trust, *Which fence for my house?*
- Department of Planning, *Getting the details right*
- Department of Planning, *New uses for heritage places*
- Department of Planning, *Design in context*

The Council Heritage Advisor is available to provide advice on colour schemes. Development consent is required for repainting where the colour scheme is to be changed.

6. Building styles in Temora

The following is a descriptive list of the building styles found in Temora Shire.

VICTORIAN PERIOD (to c1890)



Vernacular cottage

Characteristic features

- Single fronted form, symmetrical massing
- Gable roof, open front verandah with little decoration
- Simple brick chimney
- Skillion lean-to to the rear
- Timber louvered shutters to windows

Materials

- Face brick with corrugated iron roofing
- Brick rendered window sill
- Timber verandah and brick steps

⁵ **Explanatory Note(s):**

The Temora Rural Museum maintains an Archive of photographs of buildings within Temora and particularly within the Main Streets. These photographs are often of assistance when considering conservation of building details and when developing colour schemes.



Victorian house

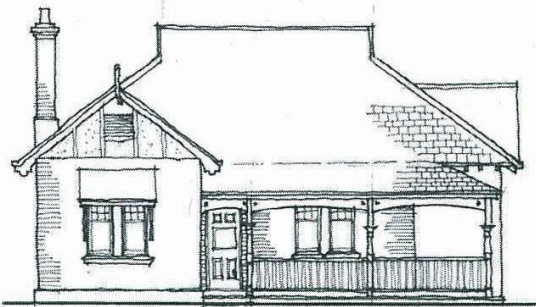
Characteristic features

- Double fronted form with steep (Gothic style) hipped roof
- Bull nose verandah
- Decorative chimney

Materials

- Rendered brick walls, slate roofing
- Lace verandah details

FEDERATION PERIOD (c1890-1915)



Federation house

Characteristic features

- Asymmetrical plan
- Prominent hipped and gabled roof with decorative features, shaped bargeboards
- Turned or fretted woodwork to verandahs
- Casement windows, window hoods
- Tall chimneys with decorative chimney pots

Materials

- Face brick walls and window sills
- Stone base course
- Terracotta or slate roofing with decorative finials and ridge capping

EDWARDIAN PERIOD (c1900-1915)



Edwardian house

Characteristic features

- Asymmetrical plan
- Hipped and gabled roof with prominent eaves
- Casement windows, window hoods
- Semi enclosed front verandah
- Tall chimneys with decorative chimney pots

Materials

- Face brick walls and window sills
- Stone base course
- Terracotta roof tiles

INTERWAR PERIOD (c1915-1940)



Interwar Bungalow (c1918-1930)

Characteristic features

- Asymmetrical front, gabled roof
- Simple wide barge boards and battening to gable
- Casement windows with flat bay roof and bracketed eaves

Materials

- Liver brick walls, terracotta tiled roof



- Rendered copings and caps, decorative vents and grilles

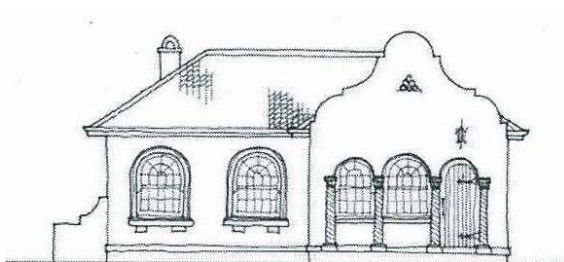
Colonial Revival

Characteristic features

- Double fronted form with hipped roof
- Entry porch, no verandah
- Double hung sash windows, stone sills
- Half glazed door with side lights

Materials

- Defined base course
- Terracotta roof tiles
- Rendered chimney shaft



Spanish Style

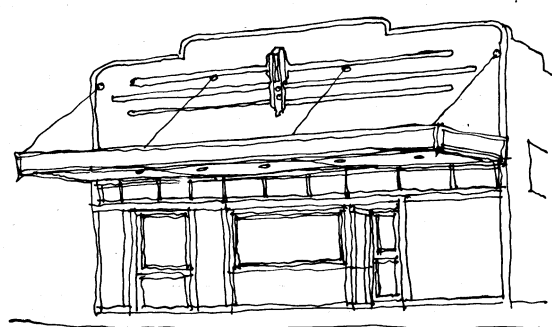
(c1935-1950)

Characteristic features

- Shaped gable facade and hipped roof
- Semi-circular arches and window heads
- Twist columns, framed and sheeted door with semi-circular head
- Multi paned windows with semi-circular heads

Materials

- Rendered brick walls, terracotta tiled roof with ridge capping
- Gabled chimney stack



Commercial Art Deco Style (c1935-1950)

Characteristic features

- Shaped parapet facade and concealed skillion roof. Rendered wall with ceramic tile borders in contrasting colours. Applied mouldings and details
- Suspended awning with modern font lettering and graphics

Materials

- Rendered brick walls with ceramic tiled decoration to parapet and to ground floor walls.
- Alternate façade in face brick with special brick details to provide linear mouldings and features

7. Heritage items

Heritage items are listed in Schedule 5 of the LEP. Heritage items can be buildings, works, trees, places, archaeological relics or Aboriginal objects. All heritage items are recognised for their particular value or heritage significance.

Maintaining heritage items is the most practical way to protect the significance and history of a building, work, relic or place. Common maintenance tasks are⁶:

- Ensure roofs are secure and without gaps or broken tiles that will allow water penetration.
- Keep trees and branches pruned and clear of roofs and walls.
- Ensure roof and site drainage systems are operating efficiently, check condition of gutters, drainpipes and drains regularly and keep clear of debris.
- Regular monitoring of walls and cladding for structural soundness and protection from water, wind, dust and vermin.
- Weed and prune plants, and repair significant garden structures.
- Regularly check and repair broken fencing.
- Maintain adequate under floor ventilation.

Demolition of heritage items is generally not supported. Contact the Council to arrange a meeting with the Heritage Advisor if you are considering demolition of a heritage item.

⁶ **Explanatory Note(s):** Remove hazardous materials in accordance with EP&A and WorkCover guidelines and then utilize appropriate contemporary materials. When planning new works, also plan to repair damaged materials and finishes while solving the root cause of the problem. For example lack of under floor ventilation and effective damp proof coursing leads to rising salt damp. The damp dissolves mortar within the brickwork erodes the paint and solid plaster.

7.1 Alterations and additions to heritage items

Objectives

- Protect heritage significance by minimising impacts on the significant elements of heritage items.
- Encourage alterations and additions which are sympathetic to the building's significant features and which will not compromise heritage significance.
- Ensure that alterations and additions respect the scale, form and massing of the existing building.

Controls

- Avoid changes to the front elevation - locate new work to the rear of, or behind the original building section.
- Design new work to respect the scale, form, massing and style of the existing building, and not visually dominate the original building.
- The original roof line or characteristic roof elements are to remain identifiable and not be dwarfed by the new works.
- Retain chimneys and significant roof elements such as gables and finials where present.
- Ensure that the new work is recognisable as new, "blending in" with the original building without unnecessarily mimicking or copying.
- Complement the details and materials of the original roof including ridge height and slopes without compromising the ability to interpret the original form.⁷
- New materials are to be compatible with the existing finishes. Materials can differentiate new work from original building sections where appropriate, for example by the use of weatherboards where the original building is brick or by the use of "transitional" materials between old and new.
- Retain front verandahs. Reinstating verandahs and removing intrusive changes is encouraged, particularly where there is physical and/ or historic evidence.

7.2 Materials, finishes and colours

Objectives

- Encourage materials, finishes and colours that are suitable to the period of the building.

Controls

- Select materials to be compatible, but not necessarily matching the materials of the building. The materials should complement the period and style of the heritage item.
- Colour schemes are to reflect the period and detail of the property.
- Painting or rendering face brick is generally not supported.

⁷ **Explanatory Note(s):** Traditional materials and products are generally available and can be readily sourced from the central west. For example pressed metal for ceilings are available in Bathurst, cast iron balustrading and verandah friezes and brackets are fabricated in Wagga Wagga while leadlight restoration skills are available in Temora.

7.3 Adaptive reuse of heritage items

Adaptive reuse of heritage buildings can provide the necessary viability for the continued use and maintenance of heritage buildings. Accommodating the new use should involve minimal change to significant fabric in order to protect heritage significance. Elements or artifacts from the original use (where present) may be required to be retained to assist interpretation. For example, retaining machinery in-situ and the like.

Objectives

- Encourage heritage items to be used for purposes appropriate to their heritage significance.

Controls

- The adaptive reuse of a heritage item should minimise alterations or interference with significant fabric. The changes are to enable the continued interpretation of the original use.
- Ensure that new services are sympathetically installed especially where upgrading is required to satisfy fire or BCA requirements.

7.4 Development in the vicinity of a heritage item

Development in the vicinity of a heritage item can have an impact upon the heritage significance of the item, in particular through an impact on its setting. Determining whether a property is within the setting of a heritage item is a necessary component of the site analysis for proposal. Advice from Council's heritage advisor may be required to determine this. The analysis should consider historical property boundaries, significant vegetation and landscaping, archeologically features and significant views.

Objectives

- Encourage development in the vicinity of a heritage item to be designed and sited to protect the significance of the heritage item.

Controls

- The adaptive reuse of a heritage item is to minimise alterations or interference
- Alterations and additions to the buildings and structure, and new development are to be designed to respect and complement the heritage item in terms of building envelope, proportions, materials, colours, finishes and building street alignment.
- Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
 - ✓ Providing an adequate area around the heritage item to allow its interpretation.
 - ✓ Retaining original or significant landscaping associated with the heritage item.
 - ✓ Protecting and allowing the interpretation of archaeological features associated with the heritage item.
 - ✓ Retaining and respecting significant views to and from the heritage item.

8. Temora Heritage Conservation Area (THCA)

The Conservation area incorporates the area of the town's early settlement. The heritage conservation area includes the Hoskins Street commercial precinct and the adjoining residential precincts.

The conservation area has cohesive streetscape qualities. Characteristic elements that contribute to the conservation area's thematic significance and character are:

- Buildings from the Federation, Edwardian and Interwar periods
- Single storey detached dwellings
- Pitched roofs and similar roof styles
- Common use of local red-brown brick with corrugated iron roofing
- Rendered masonry parapets concealing skillion roofs to commercial premises
- Cantilevered and suspended awnings over the footpaths
- Early nickel bronze framed shop fronts
- Stippled glass and leadlight to the overhead panels
- Wrought iron balustrading to first floor balconies
- Gloss ceramic tiles to the solid base and side walls
- Common fencing styles and materials
- Garages and outbuildings to the rear of dwellings
- Street trees and private gardens unify the streetscape.

8.1 Temora CBD

The central business district commercial precinct comprises the early town centre. Buildings are from the Federation, Edwardian and Inter War periods. While some shop fronts have been altered, most characteristic buildings retain period detailing above awning level. Original verandahs have been removed from many buildings.

Important considerations for future proposals are sympathetic facade treatments, signs and colour schemes. The Council has detailed guidelines for alterations and additions, and colour schemes for buildings along Hoskins Street which should guide future applications. The Advisor assists Applicants with sketches and advice for specific properties upon request.

Objectives

- Retain evidence, including the layout, of original shop fronts.
- Encourage reinstatement of traditional features and sympathetic new work.
 - ✓ Encourage reinstatement of front verandahs and awnings based on historic information (drawings, photographs) and/ or interpretation of period details.
 - ✓ Encourage use of traditional colour schemes based on the period and style of the building.
 - ✓ Encourage signs that complement, rather than dominate, the architectural characteristics of the building.
 - ✓ Discourage proliferation of signs on buildings & fascias while encouraging painted signs on the recessed panels on the facades.
 - ✓ Encourage infill development or the replacement of uncharacteristic buildings to reflect the character of the precinct and nearby characteristic buildings.
 - ✓ New service elements such as solar panels, solar heating, antennas, satellite dishes and air conditioning units are to be placed to the rear of the properties, preferably not visible from the street.

Controls

- Facade treatment
- Retain original elements and features, including features that are above awning level.
- Where original shop fronts, verandahs or awnings have been altered, the replacement is to be based on historic information and/or the interpretation of period details.
- Infilling original verandahs is not supported.
- Additional storeys will be considered if set well behind the front building line and designed not to impact detrimentally on the contribution of the original facade to the streetscape.
- Rendering or painting face brick is generally not supported.⁸

8.2 Infill development in Temora CBD

- Design infill and replacement buildings to reflect the general historic character of the precinct and nearby characteristic and heritage buildings.⁹
- Maintain a two storey building height at the street frontage, constructed with a nil setback.
- Where sites are amalgamated use articulation to reflect the former subdivision pattern.
- Maintain a balance of solid area over void.
- Use awnings and verandahs on the appropriate elevations to reduce the bulk and scale of buildings.
- Use of articulation in facades such as string courses, cornices and other features that break up the scale of facades is encouraged.
- Painting of facades in corporate colours is not supported and corporate identity should be established through appropriate signage.

Colour schemes

The controls aim to encourage use of colours in a traditional style with base colours and highlights to appropriate elements. There is no intention of requiring strict adherence to prescribed colours. External redecoration may be eligible for a grant from the Council Local Heritage Assistance Fund, if carried out using traditional colours and designs.

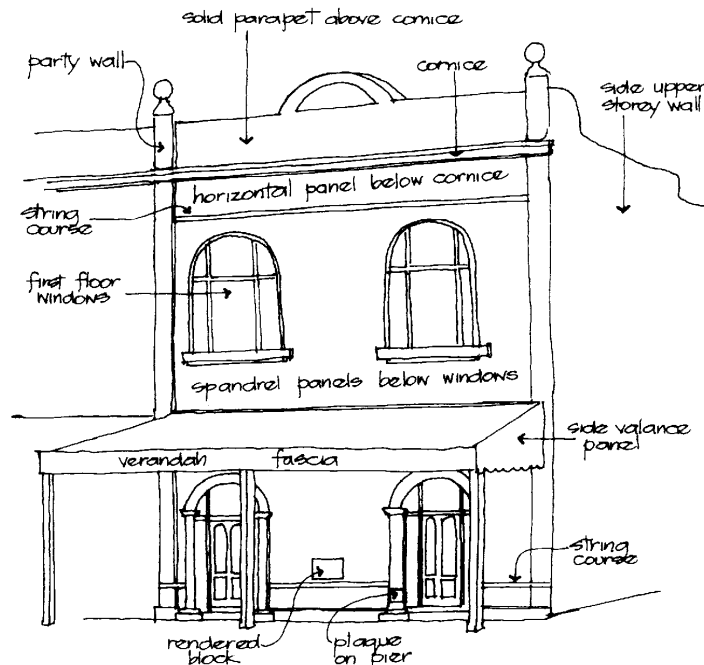
Colour schemes are to reflect the period and detail of the building, particularly where a building is identified as a streetscape reference building or contributes to the character of the conservation area.

⁸ **Explanatory Note(s):** Rendering face brickwork is discouraged as it leads to increased maintenance, rising salt damp and often encourages graffiti.

⁹ **Explanatory Note(s):** Replica materials and products such as vinyl wall cladding, steel fence pickets and aluminium imitation windows are discouraged as they detract from the integrity of the original design and materials. The use of sympathetic contemporary shapes and profiles in traditional materials such as timber are recommended. This maintains the integrity of each period with the old and new remaining distinctive

Signs

Contemporary signs should be considered as applying to the traditional areas of the buildings as shown:



They can be accommodated as follows:

- painted on to the panels intended for that purpose on the main façade;
- projecting from a building at first floor window level;
- hanging beneath a verandah or awning soffit and roof;
- projecting from a building without a verandah above the ground floor window head or on a ground or first floor pier;
- on windows without obstructing eye level views in;
- on a plaque beside the entrance door;
- as a painted element on the awning face.

Shopfront signs

- Permanent signs on shop windows should not cover more than 25% of the window area.
- 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.
- 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.

Awning Signs

- The fascia sign should fit within the fascia panel frame.
- 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.
- Awning signs are recommended to be painted in-situ and applied to all exposed fascia edges.
- Above awning signs are discouraged for equity reasons and may be reinstated only 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 are encouraged where appropriate, and historically accurate.
- Signs painted on the wall surface of the street elevation are to be located at the top of the wall as a painted rectangle abutting the front corner or extending in a strip across the depth of the building.
- Where signs are new rather than reinstatements, they should be a painted panel with a border or moulding and mounted on the facade in one of the following locations:

Pediment block above cornice

Frieze panel below cornice

Defined panels above the verandah or awning

8.3 Residential development in Temora Conservation Area

Characteristic buildings and elements are integral to the cohesive character of the conservation area's residential precincts. Characteristic buildings from the main building periods and styles represented in Temora are illustrated in Section 3.1. They should generally be retained and are important references for new work and infill development.

Some development has occurred in the conservation area that does not reflect the characteristic built form and is intrusive to the area's character. Examples of **uncharacteristic elements** include:

- Infill commercial development or development that is non-residential in character in the residential precincts
- Extensive car parking areas
- Removal of significant elements such as front verandahs.

Consideration can be given to demolishing or upgrading uncharacteristic elements provided it can be shown that the new development is sympathetic to the conservation area.

8.4 Alterations, additions and infill development in the THCA

Objectives

- Retain characteristic buildings from significant periods of development for the conservation area.
- Retain details and features that are characteristic of the conservation area, and encourage reinstatement of these features where they have been removed.
- Encourage new buildings to respond positively to the character of adjoining and nearby buildings.
- Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

Controls

- Retain characteristic buildings and features ¹⁰
- Characteristic buildings are to be retained. Demolition will not be considered unless the applicant can demonstrate that the building or structure is not a characteristic building is of little heritage significance or is structurally unsound or beyond repair.
- Original features and materials of characteristic buildings are to be retained. Reinstating features that have been removed is encouraged. This includes verandahs, decorative joinery, doors, windows and leadlights. The use of cladding (vinyl, metal, over timber weatherboards and brick work is not supported)
- Changes that remove or obscure characteristic features are not supported. This includes enclosing open verandahs, removing decorative features, replacing timber windows and doors with aluminum or other materials, rendering or painting face brick and removing chimneys that are visible from the street.
- Rendering or painting face brick is generally not supported.

Alterations and additions

- Design new work to complement the style and period of the building in terms of style, scale, form, roof form and materials. New works can be a modern interpretation and do not need to strictly follow the original style.
- Alterations should generally be to the rear of the property. Alterations to the side can be considered where side setbacks are sufficient.
- Additions are to retain, and be subservient in form and scale, to the primary form of the building.
- New work is to be below the main ridge height of the building, and be articulated from the primary form by setbacks in the walls and height of the roof. Maintain a descending scale to the rear.
- Use vertically proportioned windows.

Select materials to complement the period and style of the building and the conservation area. Use compatible, but not necessarily matching materials – modern materials may be appropriate.

¹⁰ **Explanatory Note(s):** Timber buildings are easily repaired by replacing weatherboards and the timber structure. The Local Heritage Assistance Fund can provide financial assistance for reinstatement of characteristic elements and features. Applications for demolition must be accompanied by a Heritage Impact Statement prepared by a suitably qualified consultant and structural or building surveyors report identifying in detail the condition of building and any required repairs. Alterations and additions are also required to satisfy other requirements of the DCP.

Two storey and roof additions

- Two storey additions are generally not appropriate in the conservation area unless there is a fall of the site to the rear. Where they can be considered, the addition is to be set behind the principal building form and be lower than the ridge height of the principal roof. The addition is not to extend across the full width of the building form.
- Roof and attic additions can be considered where there are no dormers to the front or side elevations and the works do not require removal or lowering of ceilings in the front rooms of the principal building form.

Infill development

- Infill development is to reflect the characteristic buildings in the vicinity in terms of bulk, scale, roof form, setbacks and materials.
- Setbacks are to reflect the patterns of adjoining houses and the general pattern of the street.
- Use pitched roofs with terracotta tiles or corrugated steel and traditional flashings.
- Contemporary design is acceptable where it is sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.
- Designs that open front verandahs are encouraged.
- Use a variety of wall materials to break up the mass of the building and provide detail to the front elevations.

8.5 Colour schemes in the Temora Heritage Conservation Area

The controls aim to encourage use of colours in a traditional way with base colours and highlights to appropriate elements. It is not intended to demand strict adherence to prescribed colours. External redecoration may be eligible for a grant from the Council Local Heritage Assistance Fund, if carried out using traditional colours and details.

Objectives

- Encourage appropriate colour schemes suitable to the period of the property.

Controls

- Colour schemes are to reflect the period and detail of the property.
- Painting face brick is not supported.

8.6 Garages and Carports in the Temora Heritage Conservation Area

The absence of garages and carports in the streetscape is an important characteristic of the conservation area. A number of the streets have rear lanes, and where the property is adequate, consideration can be given to a double garage/ carport on the rear lane.

Objectives

- Minimise visual intrusion from garages and carports, and require structures to be located behind the building line.
- Establish parameters for the proportion and detailing of garage and carports.

Controls

- Where possible, car access should be from a rear lane.
- Where no rear lane access is available locate the garage or carport behind the building line, or preferably to the rear of the property. Alterations that require removal of original features on a front elevation or require demolition of significant building fabric to enable car access will not be supported.
- Materials are to be compatible with the materials of the main building. Any detailing is to be subservient to the detailing or decorative features of the main building.
- Max size of garages:
 - Single garage – 2700mm wide x 6000mm long, 2400mm walls, 27 degree roof pitch rising to an apex 3400mm high. Garage roller door 2400mm wide.
 - Double garage – 6000mm wide x 6000mm long, 2400mm walls, 27 degree roof pitch rising to apex 3900mm high. Two roller doors 2400mm wide in 3 equal wall bays.
- Roof pitch 27 degrees (quarter pitch) or steeper to match the roof pitch of the house. Roof pitches can be broken with a 10 to 12.5 degree pitch verandah skillion.
- Specifications:
 - Walls can be in Custom Orb corrugated metal, weatherboards, fibre cement sheet or face brick
 - Galvanised corrugated metal roof preferred rather than Zinalume.
 - Roll barge and roll top flashings.
 - Gutters are to be quad or ogee profile and galvanised.
 - Doors may be tilt doors of a simple design and neutral colour. Roller doors may be considered on merit.
- Where a carport is to be constructed to the side of a house:
 - ✓ Single car – setback at least 1m from the principal building line or level with the back of the front verandah.
 - ✓ Use a skillion or flat roof form in corrugated metal with the high point set below the eave of the principal building form. Length is to be no more than half the length of the side of the building to which it is attached.
 - ✓ Double carports can be considered on rear lanes.

8.7 Gardens in the Temora Heritage Conservation Area

Private gardens play an important role in the character of the conservation area by reinforcing street plantings and the local parks.¹¹

Garden layouts and plantings often relate to the period of the house, and planting gardens that reinforce the period and character of the house is encouraged. However, Temora's climate is not always compatible with the needs of exotic plant varieties, particularly where they require regular watering. Planting schemes can include native plants to achieve the same effect as a traditional garden.

Objectives

- Encourage traditional garden layout and planting schemes.
- Retain original paths and garden structures.
- Discourage construction of uncharacteristic structures in front gardens.

Controls

- Retain original paths and garden layouts.
- Use traditional planting schemes – consider use of native species to achieve a traditional effect.
- Retain significant trees.

8.8 Fences in the Temora Heritage Conservation Area

Fences play an important role in the streetscape of the conservation area, including the streetscape of rear lanes. Fences should relate to the period of the house. The guide *Which Fence for My House* (Wagga Wagga Civic Trust, Active Print, 2000) is a useful reference for owners, and demonstrates fence styles that are suitable for houses from different periods. Contact the Council Heritage Advisor, for further advice.

Objectives

- Retain original front fences.
- Limit the height of side and rear fences, particularly where they are visible from the street or rear lane.
- Encourage replacement of unsympathetic fencing with more appropriate fences that are related to the period and style of the property.
- Encourage use of sympathetic materials for side and rear fences, and discourage use of colorbond paneling and swimming pool style palisading.

Controls

- Retain original front fences, or, if in need of repair, replace on a like for like basis.
- Front fences to be a maximum height of 1.2m.
- Side fences that are visible from the street are to be constructed in timber or corrugated metal.
- The side fence is to slope down to a maximum height of 1.2m at the front main building line.
- Side and rear fences greater than 1.8m in height will not generally be supported.

¹¹ **Explanatory Note(s):** The National Trust's Inter-war Gardens Guide is a useful source on traditional garden layouts. Also refer to Peter Cuffley's, *Cottage Gardens in Australia*, Flannel Flower Press.

8.9 Community and cultural heritage in the Temora Heritage Conservation Area

Temora has a number of heritage items that either public buildings, or which are located in the public domain, including many in the conservation area. Civic buildings, war memorials, churches, schools and community halls are often heritage items that are also landmarks within the local area.

Objectives

- Protect the heritage significance of public and community buildings.
- Allow for ongoing use of community and public buildings for the purpose for which they were constructed.

Controls

- Retain features or elements that are intrinsic to the heritage significance of the heritage item and its setting.
- Respect the scale and detail of the original (or significant) building in the design and siting of new work.
- Design and locate new work to minimise impacts on the setting of the heritage item, particularly where new buildings, structures or landscaping are proposed.
- Work related to servicing, fire safety or BCA compliance is to minimise interference with significant fabric and features.

8.10 Trees and natural heritage in the Temora Heritage Conservation Area

Temora's natural heritage includes remnant native trees, trees associated with heritage items and street plantings¹².

The character of the Heritage Conservation Area is also reinforced by natural elements in the public domain. This includes wide streets, narrow rear lanes, street plantings, nature strips and parks.

Removing significant trees is generally not supported unless there is evidence that the tree is diseased, dying or dangerous.

Objectives

- Recognise the importance of natural heritage items, including remnant native tree groups.
- Minimise impacts on natural heritage items by sensitive location of building and construction works.
- Support the ongoing protection, care and management of natural heritage items.

Controls

- Locate site works, including driveways, away from trees and other natural heritage items.
- Works to natural heritage items are to be considered in terms of the likely affect on the significance of the item, integrity and intactness, and condition/health.
- For large street trees, and trees in the road reserve, minimise impacts on significant specimens within the group, and the effect on connectivity with adjoining or nearby remnant groups.

¹²**Explanatory Note(s):** Removing trees is generally not supported unless there is evidence that the tree is diseased, dying or dangerous.

9. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Heritage and Conservation includes:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Landscaping*
- *Multi Unit Housing*
- *Notification of Development Applications*
- *Signage*
- *Subdivision*
- *Village Development*

Home Based Business

1. Objectives

The objectives of these controls are to:

- promote, encourage and support Home Based Businesses as an important and legitimate activity vital to the long term future of Temora's economy
- recognise the national trend towards Home Based Businesses and that many future medium scale businesses will grow from Home Based Businesses
- ensure that Home Based Businesses have minimal off-site impacts beyond the typical impacts residential activities.
- ensure that Home Based Businesses are operated by a resident and are secondary to the residential use of the dwelling.

2. What is a Home Based Business?

A 'home based business' is a business that operates from home instead of from commercial premises.

In some cases, all aspects of the business might be conducted from home, and in other cases only the administrative aspects of the business are carried out in the home, which might be the case for contractors or tradespeople for example.

The types of businesses that could be classified as home based include professionals such as consultants, accountants or solicitors, seamstresses, graphic designers, craft workers or artisans e.g. glass artists, potters, jewellers, or those involved in computer/electronics assembly or repair, family day care, and telework/telecommuting or virtual offices.

Council is keen to support this growing sector, provided that the particular home based business is compatible with the amenity and environment of the local area.

3. Specific Development Controls

Operating a business from home must conform to NSW planning laws.

A Home Based Business located on land not zoned residential in Temora Shire, will have specific requirements. Therefore it is important to contact Council to discuss your particular circumstances.

A Home Based Business in a **R1 Residential Zone** must meet the following requirements:

- The person conducting the Home Based Business must use the dwelling as their principal place of residence.
- No more than one person who does not live in the dwelling may work in the Home Based Business.
- The gross floor area used in conducting the Home Based Business, including the storage of any materials or goods, must not exceed 50 square metres or one third of the gross floor area of the dwelling, whichever is the lesser.
- The Home Based Business must not impose a load on any utility greater than normally required for domestic use.
- The Home Based Business must not adversely affect the amenity of the neighbourhood in any way including:
 - ✓ the appearance of any building, works or materials used
 - ✓ the parking of motor vehicles
 - ✓ the transporting of materials or goods to or from the dwelling
 - ✓ the hours of operation
 - ✓ electrical interference
 - ✓ the storage of chemicals, gases or other hazardous materials
 - ✓ emissions from the site
 - ✓ that no motor vehicle may be serviced or repaired for gain
 - ✓ materials used or goods manufactured, services or repaired in the Home Based Business must be stored in a building
 - ✓ goods manufactured, services or repaired must not be displayed so that they are visible from outside the site.

4. Assessment criteria

Council has identified a number of criteria it will take into consideration when assessing a Development Application for a Home Based Business in a R1 Residential Zone including:

- If there is a need for additional parking or loading facilities and the effect any parking, storage or loading facilities may have on the amenity and character of the street?
- Is the site suitable for the particular home occupation and is compatible with the surrounding use and development?
- Will there be a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home occupation?

5. Ongoing compliance

It is important that you have regard to the home occupation requirements at all times. The requirements are ongoing obligations. While you may have satisfied Council of compliance at the time you received Council consent, if the business has changed you may no longer comply.

Industrial Development

1. Objectives

The objectives of these controls are to:

- ensure that industrial development is carried out in such a way as to protect and enhance the environmental quality of the Shire
- act as a guide to owners, developers and the wider community as to the standards required by Council in the planning and design of industrial developments
- assist applicants in the compilation and submission of development applications
- promote and encourage industrial development within the Shire of Temora
- maximise the utilisation of services for industrial development
- ensure the most efficient use of industrial land while safeguarding environmental factors through careful site planning

2. Background

Council has identified as part of the review of local planning controls that development control plans and standards for industrial sites are to ensure that they are buffered from any nearby residential areas; and controls will ensure adverse environmental impacts such as traffic movements, noise, dust, waste disposal and poor design are minimised or eliminated.

Future industrial development will also be required to comply with requirements and standards relating to energy and on-site water conservation, vegetation, building alignment, and appearance from public roads.

Where applicable these controls also apply to the operation of home industries as defined by the *Temora Local Environmental Plan 2010*.

3. Specific Development Controls

Building Design

The following are building design standards for industrial development:

- Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials.
- Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete.
- Roofing materials are to be non - reflective where roof pitch is greater than 17 degrees or not visible from a public road.

The following building setbacks apply to new industrial development:

- Street setback must be a minimum of 5m
- No concession for secondary frontage
- Side and rear setbacks to meet BCA requirements.

Utilities and Services

The following standards for utilities and services are to be considered in conjunction with *Section C Development Controls - Engineering Standards*:

- The applicant is to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. All applications must demonstrate adequate provision for storage and handling of solid wastes.
- Council may require a Liquid Trade Waste Application where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system.
- Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened. NB – reuse facilities shall not form part of stormwater calculations.
- Buildings and structures are to be located clear of utility infrastructure.

Traffic and Access

The development will need to demonstrate the adequacy of the local road network to support the proposed industrial development. The development application will need to provide details on site access, loading/unloading facilities, safe on - site manoeuvring for largest design vehicle, surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.

In conjunction with *Section C Development Controls - Car Parking* the following design outcomes apply to new industrial development:

- all vehicles must be able to enter and exit the site in forward direction
- customer parking to be provided convenient to the public entrance
- adequate space and facilities for loading and unloading are required to be provided wholly within the site
- loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage
- loading bay (s) must be line marked and signposted
- the number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress only

Outdoor lighting

All outdoor lighting is to comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.

Noise

The following are specific controls to reduce potential noise impacts from industrial development:

- Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone
- External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area
- Information may be required to be submitted to Council demonstrating that the operating noise levels of the industry/business/plant/machinery
- All plant and machinery will be installed to eliminate transmission of vibration to adjoining properties

Use of Council's footpaths

Any goods display or use of the footpath will comply with the requirements of *Section C Development Controls – Activities in Public Places*.

Signage

Any signage will comply with the requirements of *Section C – Development Controls – Signage*.

Storage of material/goods/rubbish

All materials, goods, rubbish, etc., shall be stored within the curtilage of the building at all times; or suitable screen fences shall be erected around the property. Fencing of storage areas is to comply with *Section C Development Controls - Landscaping*

Waste material shall be stored in appropriate receptacles, and removed on a regular basis to Council's satisfaction, so as to not provide a harbour for vermin.

Consolidation of land

Industrial development over two or more lots will require the consolidation of those lots into a single title with the Register General of the Land Titles Office.

Consolidation is to be completed prior to occupation of the development.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Industrial Development include:

- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*

Landscaping

1. Objectives

The objectives of these controls are to:

- encourage a high standard of landscape design and construction throughout the Shire
- encourage developers and designers to consider landscape design as an integrated component of building and subdivision
- maximise the compatibility of development with the urban and rural landscapes of the Shire
- set minimum criteria for landscaping based on climatic influences

2. Background

Temora Shire forms part of the unique landscape of the Central West Region of NSW. Vegetation in the region is influenced heavily by climatic conditions and successful landscape design depends on the right choice of plants and the ability to successfully establish and maintain those plants.

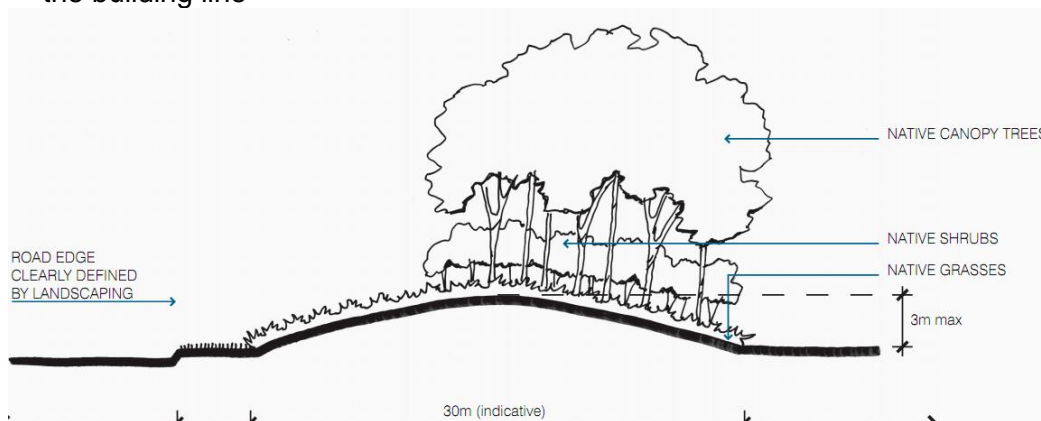
3. Council landscaping requirements

Council requires different levels of landscape detail and has set specific landscaping requirements to be provided depending on the scale of development proposed.

Table 1 below outlines these requirements based on specific categories of development that will have differing levels of impact.

Council has adopted the following key principles for landscaping within the Shire:

- at the time of planting all vegetation should be at a reasonable stage of growth to ensure that the landscaping quickly establishes itself
- the use of mounding and screen trees is acceptable for properties located on arterial roads where the mounding is located between the front boundary and the building line



- for every mature tree removed, five (5) trees of an approved species are to be planted
- trees are not be planted within one (1) metre of a water or sewer main
- contain any lawn areas to the minimum required for recreation and provide a hard edge for mowing
- provide a minimum area of hard paved surface to aid drainage and reduce flooding
- provide a maximum of mulched finish with native grasses and groundcovers to reduce weed growth, maintenance and water use
- utilise tank water for irrigation and garden use
- utilise hedge planting for boundary definition, shade and privacy.
- indigenous tree species are to be used wherever possible so as to reinforce the general local character and flora.
- existing trees should be retained wherever possible
- trees that grow to a height of greater than 3 metres are not be planted in the vicinity of powerlines
- the use of endemic species is recommended – refer to the recommended regional indigenous species list in these controls
- trees should not be planted closer than 3 metres to a building.

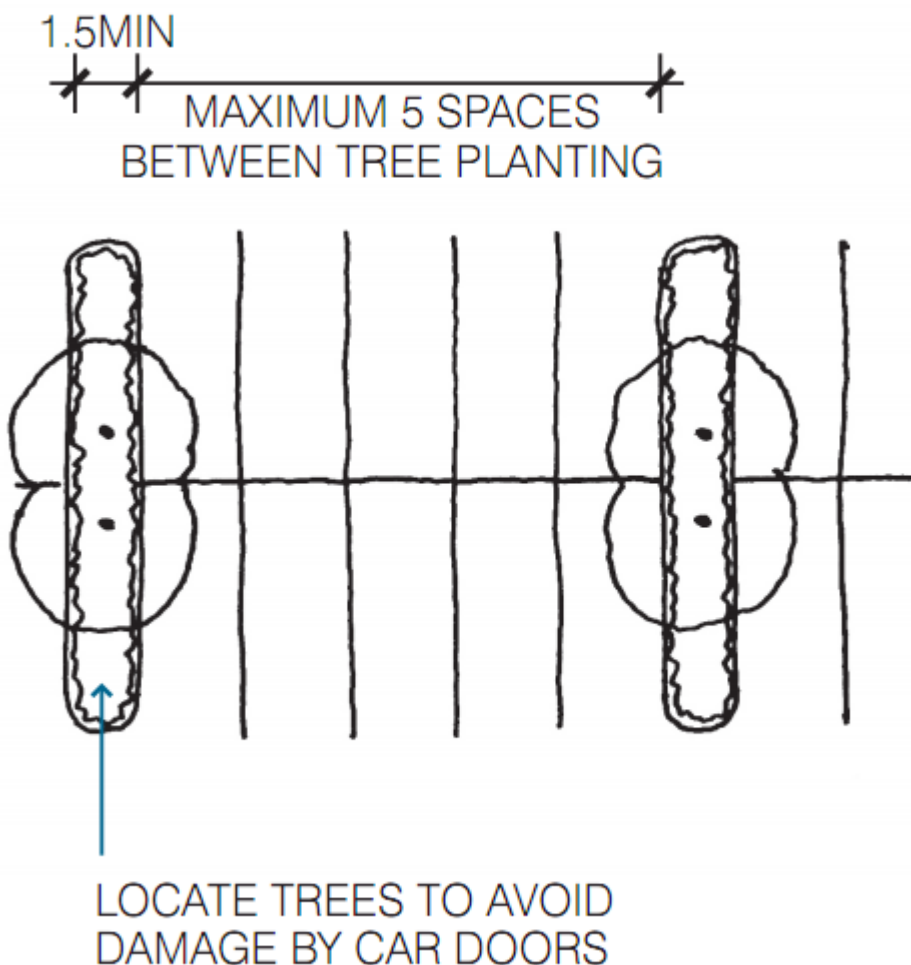
The following specific controls apply to fencing within new and existing developments:

- fencing along all common boundaries will be constructed of an approved material and be a maximum height of 1.8 metre from the finished ground level
- fencing, screen walls or other screening devices may be used to screen open work or storage areas visible from a public place or street
- fencing will be uniform in colour and material
- if solid fencing proposed along a street boundary landscaping is to be provided to screen the fence to achieve an attractive appearance to the development. The landscaping and the fencing is to be located wholly within the property

- any security fencing must be located behind the building setback area except when of a decorative nature to be integrated in the landscaped area.

The following specific considerations apply to the design of landscaping for car park areas:

- the existing landscape character of the area
- any existing vegetation on the site to be retained
- areas where screening may be required
- climatic conditions, e.g. dominant wind directions, sun angles, rainfall soil type safety and security for users, and potential for vandalism
- landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces



Car parks need not be hot, windy, glary and barren. Planting of canopy trees and use of hedges throughout a car park can greatly improve conditions for users providing shelter from wind and sun.

4. Revegetation and soil conservation

Council's requirements for revegetation, erosion control and soil conservation is to be read in conjunction with Council landscaping requirements.

5. Bonding of Landscape works

Council may request that a bond be lodged with Council for a minimum period of eighteen (18) months from the date the premises is occupied to ensure that landscaping is maintained. This bond shall be 2 ½% of the total development cost, up to a maximum of \$5000.00.

6. Regional Indigenous planting schedule

Council is preparing a regional indigenous planting schedule.

The following species are suitable for incorporation into landscaping at the Temora Aerodrome Estate as they will not attract birds or fruit bats.

Large evergreen trees (no power lines/ where space permits)

- *Ceratonia siliqua* Carob 5-7 x 6m
- *Quercus ilex* Holm Oak 15 x 8m
- *Eucalyptus albens* Grey Box 25 x 12m

Small evergreen trees

- *Callistemon* "Kings Park Special" Bottlebrush. 4 x 3m
- *Eucalyptus caesia* 'Silver Princess' 5 x 4m
- *Melaleuca* spp Paperbarks. Between 5-7m high and 4-7m wide.

Small deciduous trees

- *Melia azederach* White Cedar 9 x 10m
- *Malus ioensis* 'Plena' Crabapple 6 x 4.5m
- *Pistacia chinensis* Pistacio 8 x 6m
- *Pyrus* spp Ornamental pears. Between 6-10m high and 3-6m wide

Small shrubs/perennials

- *Astartea fascicularis* 1 x 1.5m. Small leaves, white or pink flowers throughout the year.
- *Calytrix tetragona* 1 x 1m. Bright green foliage. White through to deep pink star shaped flowers in spring followed by reddish fruiting capsules.
- *Correa 'Mannii'* 0.5 x 1.5m. Dusty pink flowers in autumn and Winter. Dense growth habit.
- *Erysimum 'Winter Joy'* 0.6 x 0.6m. Rounded shrub with spikes of purple flowers borne in Winter/Spring
- *Helleborus orientalis* 0.5 x 0.5m. Winter/Spring flowering. For shady areas.
- *Limonium perezii* 0.6 x 0.6m. Small shrub with spikes of purple flowers
- *Melaleuca thymifolia* 0.6 x 0.6m. Small shrub with elliptical leaves. Mauve or white flowers for much of the year.

Medium – Large Shrubs

- *Abelia grandiflora* Glossy Abelia 2 x 2m
- *Acacia floribunda* Gossamer wattle 4 x 4m Responds to sunny, reasonably well drained positions in most soils. Good, fast-growing screen plant. Yellow flowers from June to September
- *Banksia spinulosa* 1.5 x 1.5m. Cylindrical orange-yellow flower spikes during autumn and winter. Bird attracting.
- *Callistemon citrinus* 'Endeavour' 2.5 x 2.5m
- *Echium candicans* Pride of Madiera. 2 x 2m. Full sun. Purple flower spike in Spring/summer
- *Eremophila maculata* 'Aurea' 1.5 x 1.5m. Suitable for hot dry position. Yellow tubular flowers for most of the year.
- *Euphorbia characais* 1 x 1.2m Greeny-yellow flowers in Spring/Summer
- *Grevillea* 'Moonlight' 4 x 3m. Large shrub. Attractive cream toothbrush-like flowers.
- *Hakea salicifolia* Shallow leaved hakea. 6 x 5m. Good screen. White flowers in late Winter and Spring
- *Russelia equisetiformis* 1 x 2m. Red flowers in the warmer months
- *Westringia fruticosa* 2.5 x 2.5m. Blue-green foliage. White flowers throughout the year.

Groundcovers

- *Brachyscome multifida* 0.5 x 1.5m. Small blue or white flowers throughout the year. Soft divided leaves.
- *Grevillea x gaudichaudii* 0.3 x 3m. Vigorous groundcover with oak shaped leaves. Tooth-brush like deep red flowers in winter and Spring.
- *Grevillea* 'Poorinda Royal Mantle' 0.3 x 3m. Vigorous groundcover. Dark red flowers in spring and summer. One of the best ground cover grevilleas.
- *Hardenbergia violacea* Trailing plant 1 to 3m. Can be used as a climber to cover fences etc. Purple, pink or white pea-shaped flowers in spring.
- *Myoporum parvifolium* x 1.5m. Dense ground covering plant. Green or purple leaf forms, with white or pink flowers are available.
- *Viola headracea*. 0.1 x 1.2m. Sun or shade

Grasses and Strappy plants

- *Agapanthus* sp. Blue or white flowers in Summer. 1 x 1m
- *Dianella revoluta* 0.6 x 0.6 Flax-like leaves. Bright blue flowers in spring followed by deep blue globular fruit.
- *Dietes grandiflora* 1 x 1m. White flowers.
- *Kniphofia* sp. 1.5 x 0.7m. Red flower spikes in Spring and Summer. Full sun.
- *Lomandra* spp 1 x 1m

7. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Landscaping include:

- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Development in the B6 Enterprise Corridor Zone*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Heritage and Conservation*
- *Industrial Development*
- *Large Lot Residential Development*
- *Signage*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

Table 1 – Landscaping requirements for different categories of development

Category of development	Characteristics of development	Landscaping information required
Category 1	Category 1 includes small-scale proposals such as new dwellings in towns, villages or rural-residential areas as well as additions to existing dwellings. Minor commercial and industrial development with a floor space not exceeding 100m ² is also included in this category.	<p>A site plan with the following details -</p> <ul style="list-style-type: none"> • existing trees to be removed and retained • proposed methods of revegetation of areas of the site to be disturbed • the location of any existing site features (i.e. rock outcrops)
Category 2	Category 2 includes proposals that are significant from a landscaping perspective in their cumulative impact rather than individual sites. They include dual occupancy development, residential flat buildings, multi unit housing, residential subdivisions, rural residential subdivisions, new industrial and commercial developments.	<p>A written submission from a landscape designer that indicates -</p> <ul style="list-style-type: none"> • the objectives of the landscaping • how existing vegetation and site features are to be retained • the impact of landscaping on adjoining properties • the type of soil on-site • the proposed water supply to service landscaped areas • the proposed maintenance arrangements for the landscaping <p>A detailed landscaping plan drawn to scale which includes the following details -</p> <ul style="list-style-type: none"> • the name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted • the number, location and average height of each tree and shrub • the extent and location of grassed areas • the location and construction of artificial site features such as pools, retaining walls, garbage enclosures and terraces • the position of site boundaries, buildings, driveways, walkways, parking and turning areas • a schedule of planting and treatment of landscaped areas (i.e. mulching and staking) including details on the proposed landscaping design to ensure species chosen are, drought and frost hardy, suitable for the particular location, commercially available and are plants that are indigenous to the region

Category of development	Characteristics of development	Landscaping information required
Category 3	Category 3 includes those developments that are highly visible or are of such value that they require high quality of landscape design and construction. These developments are likely to have a major impact on the visual environment. All types of development may fit into this category	<p>Written submission from a landscape designer that indicates -</p> <ul style="list-style-type: none"> the objectives of the landscaping the location and mature height of existing and proposed trees and shrubs how existing vegetation and site features are to be retained how landscaping will provide a setting to soften the starkness of buildings when viewed from a distance where perimeter planting will be carried out to screen the development the proposed water supply to service landscaped areas the proposed maintenance arrangements for the landscaping <p>A detailed landscaping plan drawn to scale which includes the following details -</p> <ul style="list-style-type: none"> the name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted the number, location and average height of each tree and shrub the position of landscaping to site boundaries a schedule of planting and treatment of landscaped areas (i.e. mulching and staking) written details on the proposed landscaping design to ensure species chosen are drought and frost hardy, suitable for the particular location, commercially available and are plants that are indigenous to the region
Category 4	Category 4 includes proposals that are located in environmentally sensitive areas, pose ecological or environmental impact and require specific skills in landscape design and construction. This includes quarries, large industrial projects, and development likely to affect the ecological environment of rivers, streams or key wildlife habitats	<p>Submission of a detailed landscape management plan by a qualified landscape architect. This plan is to provide:</p> <ul style="list-style-type: none"> objectives of the landscaping details of proposed landscaping work information on how the plan will address site specific matters; (e.g. staged revegetation in quarry sites) and details of the following - <ul style="list-style-type: none"> ✓ retention and improvement of soil and water quality ✓ retention and integration of remnant vegetation ✓ maintenance of existing vegetation

Category of development	Characteristics of development	Landscaping information required
		✓ site rehabilitation and revegetation

Large Lot Residential Development

1. Objectives

The objectives of these controls are to:

- ensure that the development establishes appropriate and attractive streetscapes, which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality
- promote space around separate dwellings and buffers between ownerships
- allow for flexibility in the siting of buildings and the provision of side and rear setbacks
- encourage the creation of attractive, well designed residential development
- site and design buildings to meet projected user requirements for visual and acoustic privacy
- reduce total energy use in residential buildings by reducing heat loss and energy consumption for heating and cooling
- provide appropriate sewage disposal that minimises potential public health and environmental risks
- ensure water tanks are provided with residential development.

2. Specific Development Controls

The following development controls apply to Large Lot Residential development

Front Setbacks

Dwellings are to be setback a minimum of 20 metres from the front boundary.

All garages and carports are to be setback at least 6m from the front setback.

Side & Rear Setbacks

Dwellings, garages and carports are to be setback a minimum 6 metres from the buffer zone for side and rear boundaries.

Buffer to adjoining land

A buffer zone at least 20 metres wide is to be provided along both side and rear boundaries. The buffer zone is to be planted with trees or shrubs which are indigenous to Temora Shire. The purpose of this buffer is to ensure soil stabilisation, prevent loss of top soil, or erosion of soils onto adjoining properties as well as for the creation of wind breaks and enhancement of the local environment.

Colours and Materials

Roof, external wall and trim colours are to be in neutral tones comprising off whites through to blue greys or natural earth colours suitable to the existing landscape. Materials and colours are to be non-reflective. Zincalume may also be permissible subject to roof pitch and building orientation consideration

Roof Form

Unnecessarily complicated roof forms should be avoided. Flat or low pitched roofs are generally discouraged. A minimum of 450mm eaves overhang is required where possible.

Privacy and Security

In the case of two storey dwellings it is important to design and site the dwelling to minimise overlooking of adjoining properties. In order to improve visual and acoustic privacy careful consideration of the location of windows, balconies and outdoor entertaining areas is required.

Windows in a habitable room that are within 9 metres of, and allow an outlook to a window of a habitable room in the neighbour's house:

- are offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5metre, or
- have sill heights of at least 1.7 metres above floor level, or
- have fixed obscure glazing in any part of the window below 1.7 metres above floor level/

Windows should not directly overlook the adjoining properties private open space.

Energy Efficiency and Sustainability

The following are principles that Council seeks to encourage in new building design:

- minimise windows along western facades
- the main living area and private open space is to achieve three hours of sunlight between 9.00am and 3.00pm on June 21
- all development must meet BASIX requirements.

Fencing

Front Yards

- a fence to a height of 900mm and/or a hedge to a maximum height of 1.0m across the primary street frontage and along the side boundaries to a setback of 1.0m from the building façade. Refer across for corner lots.
- front fences shall enable outlook from buildings to the street for safety and surveillance
- the entrance to the dwelling shall be clearly identifiable.
- any landscaping is to be integrated into the fence design and contribute to the streetscape
- appropriate vegetation should be used to provide shade to the northerly and westerly elevations of buildings in summer, while allowing sunlight in winter.

Site Facilities and Services

All sites within reasonable proximity to Council's sewer shall be connected to same.

All sites outside sewered areas must provide a report from an appropriately qualified person such as a soil scientist that confirms that the site can cope with sewage effluent. The report must detail the design parameters for such disposal system and be in accordance with the Australian Standard 1547 On-site domestic waste water treatment.

Clothes drying areas shall be provided to each lot in the rear yard.

Rainwater tanks must be provided with all residential developments. Rainwater tanks must not be located within the front setback.

Land Management

Council has endorsed the following three (3) guidelines to assist with the management of rural land within the Shire.

- *Guidelines for Sediment and Erosion Control in Rural Subdivisions*
- *Guidelines for Small Area Rural Subdivision Planning and Land Management*
- *Guidelines for Drainage Management in Rural Subdivisions. Establishment of Drainage Reserves*

These guidelines were prepared by the Department of Conservation and Land Management (Soil Conservation Service) and are adopted for rural residential style development including large lot residential development.

3. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to large Lot Residential Development includes:

- *Bed and Breakfast Accommodation*
- *Bushfire Protection*
- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Dwelling houses (Second Hand)*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temporary Occupation of Land*
- *Village Development*

Multi-Unit Housing

1. Objectives

The objectives of these controls are to:

- encourage a wider range of residential types for greater choice in living within the Shire.
- encourage good design in residential development by providing and ensuring a comprehensive design orientated approach to new residential development.
- set appropriate environmental criteria for energy efficiency, privacy, noise, vehicular access, parking and open space.
- improve urban design and residential amenity in new housing developments

2. Design and siting principles

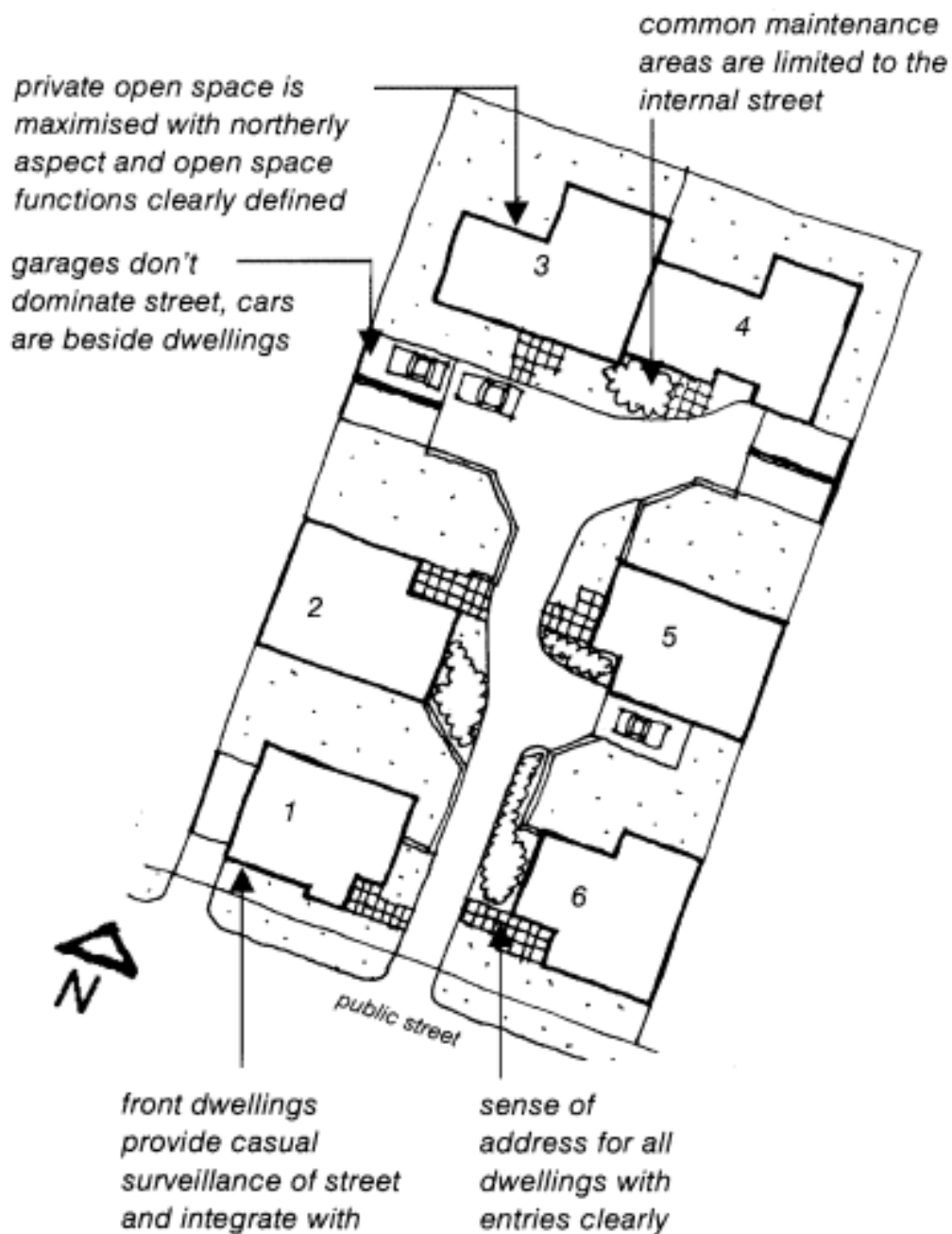
The following are the design and siting principles that apply to multi unit housing.

Consider the character of the neighbourhood

- Preserve the character of your neighbourhood and take into account the existing features of adjoining properties
- When designing your development, take into account the style and character of adjoining houses and gardens including the materials, roof forms and types of trees
- Talk to all your neighbours about the features of their property which they most value before preparing application.

Maintain the quality of the streetscape

- Attractive streetscapes, comprising trees, gardens, building facades (i.e. the exterior of the building), fences and walls should be maintained and enhanced
- Maintain streetscape character so that buildings visible from the street have similarities with those that exist
- Building setbacks from the street alignment should not vary dramatically from those in the rest of the street
- Preserve established trees and gardens
- Match existing roof forms and materials and keep to the scale of surrounding buildings
- Limit the number of garages on the street boundary, and keep driveway crossings to a minimum.



Use your site's attributes to advantage

- Take advantage of the attributes of the site; use its slope, its orientation to the sun, its established landscape quality to create usable outdoor spaces and views
- Try to combine neighbourhood gardens to maintain the landscape character of the area
- Plan car parking close the street boundary, or concentrated centrally on the lot to minimise paved areas
- Open up living areas directly onto courtyards and gardens, and set them out to benefit from good sunlight
- Keep the floor area of the new building to a minimum through efficient planning. Retain as much of the existing backyards and gardens as possible.

Minimise site coverage and setbacks from the boundaries

- Site the buildings to make efficient use of your land.
- Where permitted by Council, building closer to side or back boundaries will enable more efficient use of the site
- Pergolas, verandahs, fences and open carports may be permitted within the setback zone
- Preserve as much of an existing mature garden area as possible
- Where possible, coordinate development with neighbours to ensure parking and driveways are shared.

Establish appropriate building height, bulk and form

- The scale and form a new buildings should be in keeping with the predominant surrounding buildings
- Roof forms and building heights should match those of neighbouring buildings. For example use sloping tiled roofs where these are predominate
- Minimise building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours
- Keeping the scale of the second dwelling smaller than the existing dwelling will assist to integrate the new building into the neighbourhood.

Protect the Heritage

- Protect existing heritage buildings, streetscapes or gardens
- Seek the advice of Councils Heritage Advisor (free service)
- Use related building forms, matching materials and window and door proportions to complement existing heritage buildings
- Keep any new building as far as possible from heritage gardens
- New work should not dominate the streetscape. Generally, keep new work behind the existing main building and no higher than the existing ridge line.

Preserve landscape qualities

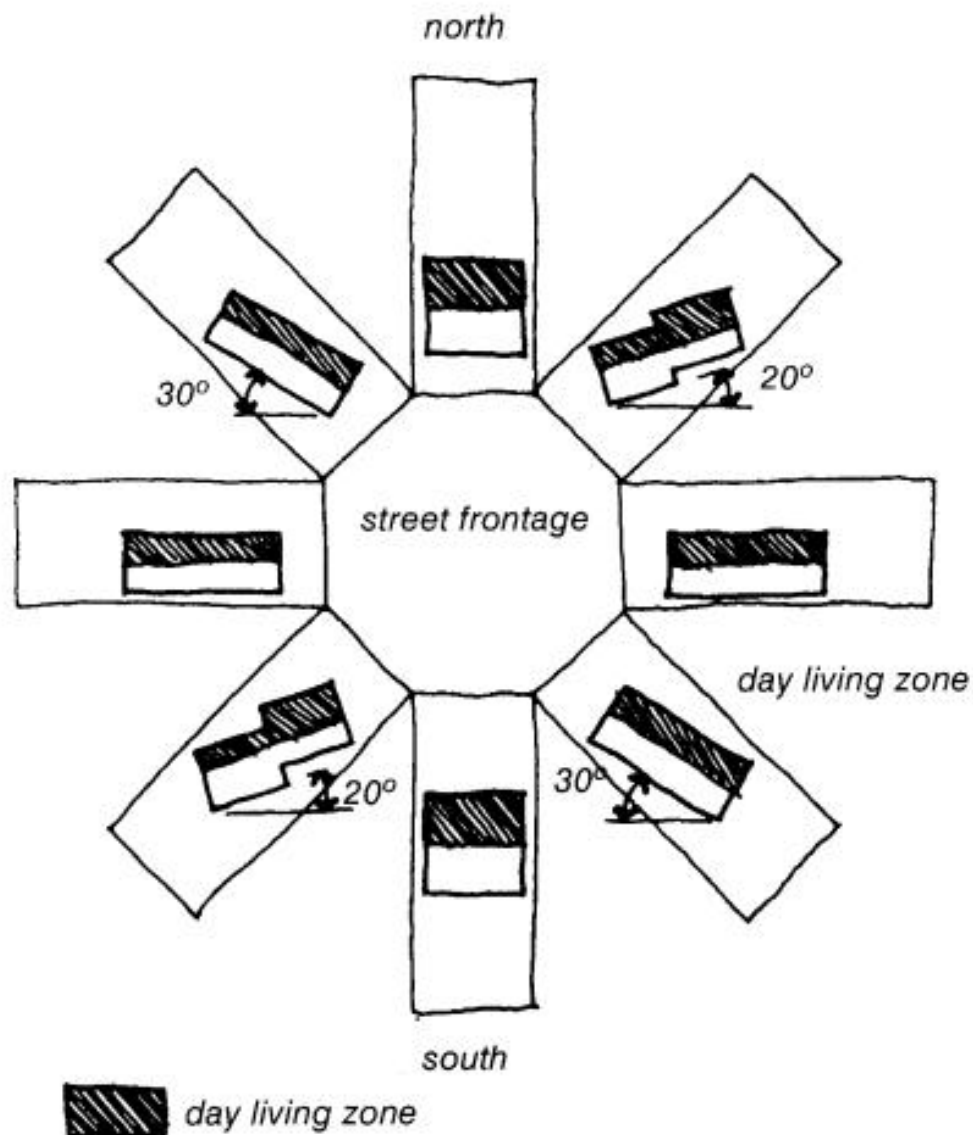
- Preserve established trees and gardens to maintain the character of your neighbourhood
- Amalgamate neighbouring open spaces to create large, consolidated landscaped areas, even where still divided by a fence
- Keep substantial existing trees, and try not to let the building or its drainage lines interfere with their canopy or root system
- Where it is unavoidable to remove big trees, replace them with new trees. Consult Council or a landscape architect for advice on appropriate species
- Use hedges, vines, pergolas or other landscape elements to give privacy between dwellings
- Limit the extent of hard paving, car parking and driveways to prevent increased stormwater run off. Perforated paving helps achieve this
- Make sure that building work does not significantly alter ground levels around trees or height of the water table around gardens.

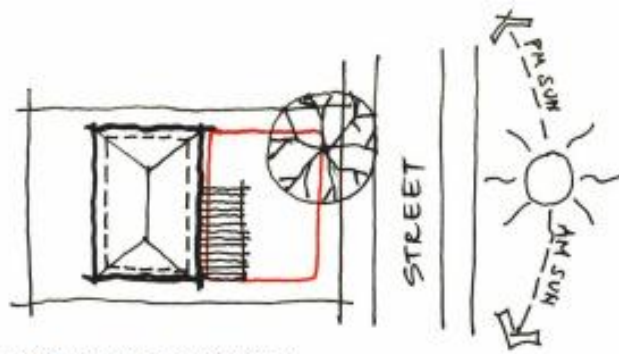


Use of porous pavements and retention of existing trees is to be encouraged

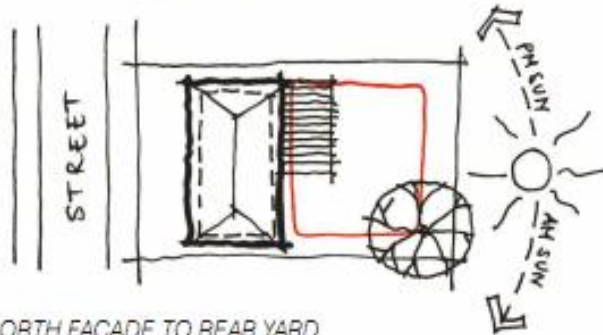
Provide for good solar access

- Provide good sunlight to living areas and avoid overshadowing of neighbours and established garden areas
- Plan internal layout of house to provide good daylight to living areas
- Locate parking in the shadow of the buildings
- Site your buildings so as not to significantly overshadow adjoining properties
- Council may require shadow diagrams to illustrate the extent of overshadowing of neighbours.

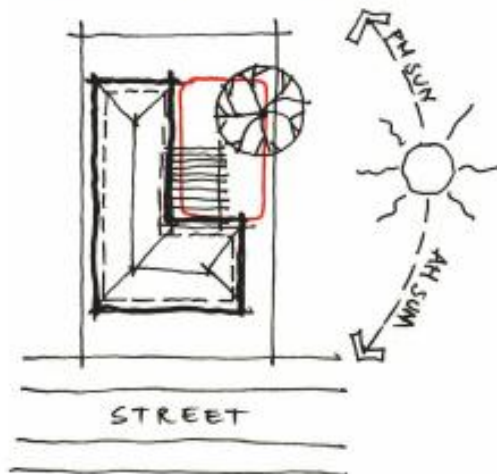




NORTH FACADE TO STREET



NORTH FACADE TO REAR YARD



DECIDUOUS TREE TO SHADE WINDOWS/DWELLING IN SUMMER



PRIVATE OPEN SPACE



PERGOLA TO PROTECT LIVING SPACES FROM NORTHERN SUN.



600MM EAVES

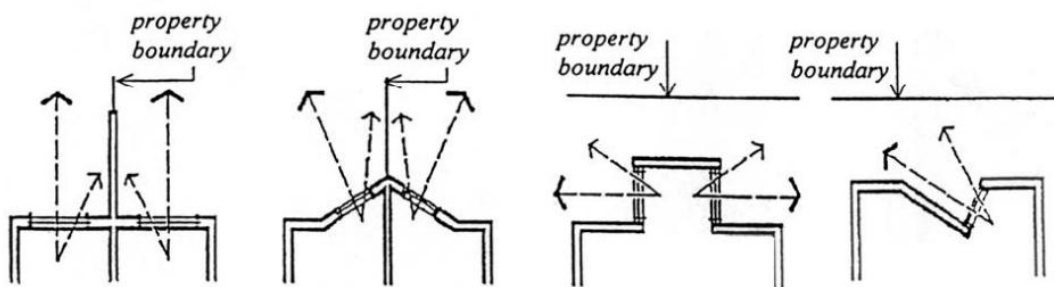


FIXED/OPERABLE SCREENING TO EAST/WEST WINDOWS.

Maximise views, respect privacy

- Maintain views and privacy to both dwellings of the dual occupancy as well as to those of your neighbours
- Use screens, planting and walls, to maintain visual privacy of dwellings and neighbours and to reduce noise
- To maintain privacy avoid placing new windows opposite the windows of existing buildings
- Balconies and first floor windows of living rooms should not overlook neighbouring living areas, courtyard areas and swimming pools
- Limit noise transmission between living areas or from car parking – think masonry or concrete walls are best
- Refer to building regulations for necessary noise separation between adjoining residences.

VISUAL PRIVACY



Overlooking of adjacent secluded private open space can often be avoided with the use of fin walls or careful arrangement of windows

Create clear address and access

- The 'Address' and access to both dwellings should be clear from the street
- Minimise area of site devoted to driveways. Make sure parking is workable
- Keep vehicle access points to the site to a minimum. One kerb cross-over should be sufficient, thereby maintaining street parking and amenity
- Provide identifiable elements such as gates, letterboxes and house numbers for each dwelling, so that they are clearly visible to visitors
- Design the entries to the houses to provide a transition zone between common areas and private dwelling, for example, porch, covered passage to side of carport, verandah etc.



Multi dwelling development to address the street.

3. Specific Development controls

These development controls apply to development defined as Multi Unit Housing under the *Temora Local Environmental Plan 2010*.

Setbacks to boundaries

- front setback for single storey development is six (6) metres and two storey development is eight (8) metres
- rear of dwelling setback is three (3) metres
- side setbacks are 900mm

Dwelling size

Council has identified the minimum area excluding patios and outdoor living areas for dwellings in multi unit housing as:

- one (1) bedroom dwelling = 55m²
- two (2) bedroom dwelling = 74m²
- three (3) bedroom dwelling = 85m²

Site area

The following are minimum site area requirements for multi-unit housing

- 175m² for each small dwelling in the building
- 225m² for each medium dwelling in the building
- 250m² for each large dwelling in the building

Site Coverage

- maximum site coverage of 75% (includes all hardstand areas).

Character, Design and External Appearance of the building

- Council will not grant development consent to any medium to high density residential development in which the character design and external appearance is, in Council's opinion, inconsistent with or detracts from that of the existing dwelling-house, or dwelling-house on adjoining land (i.e.: should be of a similar architectural style).

Height

- Each dwelling in the proposed development shall not exceed two (2) storeys.

Privacy and natural light

- Council shall not grant consent to a development, unless it is satisfied that adequate provision is made in respect of the privacy of the proposed dwellings and any adjacent dwellings including curtilage thereof; and adequate provision is made in respect of access to natural light for the proposed dwellings and any adjacent dwellings including curtilage thereof.

Car parking

- The recommended minimum number of off-street, resident parking spaces is 1 space for each unit, plus an additional 1 space per each 2 bedroom unit or part thereof. Also, an additional 1 space per each 3 or more bedroom unit or part thereof is recommended
- car parking for any multi unit dwelling development is to be in accordance with *Section C Development Controls - Car Parking*
- all vehicular parking spaces shall be sealed (bitumen, concrete or paving).
- visitor car parking shall be clearly designated and readily accessible.

Private open space

- a minimum of 45m² of private, useable, open space shall be provided for each dwelling
- the minimum dimensions for the private open space referred to in subclause 91) shall be three (3) metres by fifteen (15) metres.

Landscaping

- landscaping will be in accordance with *Section C Development Controls - Landscaping*.

Garbage

A garbage bin receptacle area will be provided.

Clothes drying facilities

- Each dwelling shall be provided with clothes drying yard and line, or a mechanical dryer
- The clothes drying area shall be suitably screened to ensure that the clothes line is not visible from any public street or area.

Fencing

- Screen fencing will be provided where necessary to ensure adequate privacy, to open space areas.

Letterboxes

- Separate letterboxes are to be provided for each dwelling in an accessible position, connected by a paved path.

Street numbering

- Each dwelling will be numbered to enable identification.

Pedestrian access/footpath

- Pedestrian access shall be provided within the site, to facilitate safe pedestrian movement.

Vehicular access

Vehicular access to the site is to be located and constructed in accordance with the requirements of *Section C – Development Standards - Engineering Standards*.

Internal site access

- all trafficable areas within the site are to be sealed (bitumen, concrete or paving)
- all internal roadways are to suitably drained
- all vehicles must be able to enter and leave the site in a forward direction.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Multi Unit Housing include:

- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Heritage and Conservation*
- *Landscaping*
- *Notification of Development Applications*
- *Signage*
- *Subdivision*
- *Village development*

Notification of Development Applications

1. Objectives:

The objectives of these controls are to:

- provide for public participation in the development application decision making process
- set out those matters for which the Council will have regard when forming its opinion as to whether or not the enjoyment of adjoining land may be detrimentally affected by a proposed development
- set out the criteria for notifying potentially affected persons and specify the circumstances when notification is not required
- detail the form that notification will take place

2. Application of these controls

These controls apply to the following types of development:

- approval to erect a building
- amendments to an undetermined Development Application to erect a building
- the use of a building or another specified work, and
- Modifications to Development Approvals

3. Notification process

Written notice of a Development Application will be sent to those persons who appear to the Council to own or occupy land adjoining and neighbouring an application site if, in the Council's opinion, the enjoyment of that land may be detrimentally affected by the development proposal. This could include land opposite or otherwise distanced from the application site

4. Matters to be considered by Council in forming an opinion

Council will give notice of an application to affected persons where, in its opinion, the enjoyment of land may be detrimentally affected by or in relation to:

- the views to and the view from the land
- overshadowing
- privacy
- noise or odour
- the visual quality of the development in relation to the streetscape
- the scale or bulk of the proposed development
- the siting of the proposed development in relation to site boundaries
- the proposed hours of use for the development
- light spillage or reflection
- means of access to or provision of parking on the proposed development site
- the amount of traffic likely to be generated by the proposed development
- drainage
- the social and economic impacts of the proposal

5. Forming an opinion

Upon the lodgement of a development application, the relevant Council officer will determine who may be detrimentally affected in terms of the matters to be considered. The Council may also broaden the extent of notification following inspection of the development site.

6. Amendments to DAs

An applicant may make an amendment to an application at any time prior to the determination of the application.

Council will re-notify any amendments which either alter the external configuration or siting of a development or which may, in Council's opinion, cause a greater or more serious impact on any affected person.

7. Modification of approvals

Council will re-notify those affected persons who were notified of the original application and any other affected person, inviting comment on the proposed amendments.

8. Applications that will not be notified by Council

Notification is not required where, in the opinion of Council, the enjoyment of land will not be detrimentally affected in terms of the matters listed in these controls.

Notification will not be made of a Development Application if it is:

- Exempt Development, or
- Complying Development.

Development Applications which do not require notification include:-

- strata subdivisions
- subdivision only involving adjustments to existing property boundaries
- land subdivisions that do not depart from Council's adopted DCP and where the development expectations of adjoining land are not affected
- change of use of buildings, except at Council's discretion
- single rural dwelling on large properties

9. Form of notification

Written notice to be forwarded by Council to the owners of land and will contain the following information

- a description and address of the site
- the proposed use of any building
- the name of the applicant
- the time period within which written submissions are to be made
- a notification plan.

The notification plan will:

- be provided on an A4 (or A3) size sheet
- be of a scale which will clearly delineate the features of any proposed building
- show the height and external configuration of any proposed building in relation to the site on which it is proposed to be erected
- include a site plan showing the
- relationship of any proposed building to the boundaries of any allotment
- clearly define any new building or additions to existing buildings by appropriate means of cross hatching, and
- be appropriately dimensioned to indicate size, height and position of any proposed building in relation to the site.

10. Period of time for submissions

A person may inspect a plan relating to a development application and make submission within fourteen (14) calendar days of the date of the notification of that application.

A copy of the notification plan will be available for inspection at the Council Offices during the notification period.

11. Form of submissions

Submissions-received in relation to the proposal will be considered in the Council's assessment of the application.

Submissions made in respect of applications must be in writing and addressed to the General Manager. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates.

All submissions must be accompanied by a signed Political Donations Disclosure form.

Should an objection be part of the submission, the reasons for the objection are to be provided.

12. Consideration of submissions

Council will consider all submissions received within the specified time period before determining a Development Application.

Council is not bound to adopt or support any objection that may be made in response to neighbour notification in its determination of an application.

Each application will be assessed on its merits, notwithstanding the number of submissions received.

13. Notification to persons making submissions

Council will inform each person who made a submission of its final decision in determining a development application.

14. Other notifications

Council requires that the following types of development be advertised in the local newspaper for a period of not less than 30 days:

- Commercial or industrial development located in close proximity to residentially zoned properties or properties used for residential purposes
- The demolition of a building or work that is a heritage item, but does not include a partial demolition, which is of a minor nature
- Residential flat buildings and multi dwelling housing
- Development for the purposes of conserving, protecting or restoring a heritage item, in the opinion of the Council, warrants public comment
- Development for purposes other than those listed above which, in the opinion of the Council, requires public comment

15. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Notification of Development Applications include:

- *Development Applications*

Rural Development

1. Objectives

The objectives of these controls are to:

- provide development standards for certain agricultural and rural developments including subdivision, rural dwellings, rural industries and extractive industries

2. Agriculture

Sustainable agriculture is defined as the use of farming practices and systems which maintain or enhance:

- agricultural production as an economic activity,
- the natural resource base, and
- other ecosystems which are influenced by agricultural activities.

Objective

To ensure agriculture, intensive livestock agriculture and intensive plant agriculture are conducted in a sustainable manner.

Controls

The following provisions should be considered as a part of any development proposal:

- Applications for intensive livestock agriculture or intensive plant agriculture should be accompanied by a Plan of Management which addresses the principles of sustainable agriculture. The application may be referred to the Department of Industry and Investment – Primary Industries.
- Property owners should contact NSW WorkCover for the requirements for the storage and use of chemicals,
- To reduce environmental impact of agricultural activities, an assessment of the capability of the land should be undertaken. Consideration should be given to the sustainability of different soil landscapes and the suitability of steep slopes for agricultural activities,
- Dwellings should be sited to maintain the continuity, and minimise the disturbance, of agriculturally productive land.

Designated Development requirements

Part 1, item 21, Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* identifies livestock intensive industries that is defined as 'designated development' as follows:

- (1) Feedlots that accommodate in a confinement area and rear or fatten (wholly or substantially) on prepared or manufactured feed, more than 1,000 head of cattle,

4,000 sheep or 400 horses (excluding facilities for drought or similar emergency relief).

(2) Dairies that accommodate more than 800 head of cattle for the purposes of milk production.

(3) Piggeries:

(a) that accommodate more than 200 pigs or 20 breeding sows and are located:

- (i) within 100 metres of a natural waterbody or wetland, or
- (ii) in an area of high watertable, highly permeable soils or acid sulphate, sodic or saline soils, or
- (iii) on land that slopes at more than 6 degrees to the horizontal, or
- (iv) within a drinking water catchment, or
- (v) on a floodplain, or
- (vi) within 5 kilometres of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, traffic or waste, or

(b) that accommodate more than 2,000 pigs or 200 breeding sows.

(4) Poultry farms for the commercial production of birds (such as domestic fowls, turkeys, ducks, geese, game birds and emus), whether as meat birds, layers or breeders and whether as free range or shedded birds:

(a) that accommodate more than 250,000 birds, or

(b) that are located:

- (i) within 100 metres of a natural waterbody or wetland, or
- (ii) within a drinking water catchment, or
- (iii) within 500 metres of another poultry farm, or
- (iv) within 500 metres of a residential zone or 150 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.

(5) Saleyards having an annual throughput of:

(a) more than 50,000 head of cattle, or

(b) more than 200,000 animals of any type (including cattle), for the purposes of sale, auction or exchange or transportation by road, rail or ship.

3. Subdivision

These provisions provide Council's locational, design preferences and conditional requirements associated with rural subdivision applications. These specifically relate to subdivision in the following zones:

- RU1 Primary Production
- RU3 Forestry, and
- RU5 Village

Objectives

- To control the density of development in order to limit population growth and maintain the rural character of the area;
- To promote lots of sufficient size to conduct agriculture and other rural pursuits; and
- To minimise the fragmentation of agricultural land.

Controls

The following controls are relevant to proposed rural subdivision.

Lot design

Minimum lot sizes are specified in the lot size maps to the Temora LEP 2010.

New lots to be created to minimise environmental impacts including:

- soil disturbance/erosion
- creek/waterway crossings
- tree removal, and
- adequate separation distances for new and existing development and environmental features

Bushfire prone areas

Safe siting of lots within Bushfire Prone Areas is essential. Such sites should avoid the need for extensive clearing of native vegetation and must provide for safe access for Bushfire and Emergency Service vehicles where the land is Bush Fire Prone Land. A bushfire risk assessment must be submitted in accordance with *Planning for Bushfire Protection 2006*, a NSW Rural Fire Service Publication.

Council is able to identify if the subject land is Bushfire Prone prior to the lodging of a development application. Please note a referral fee (payable to the NSW Rural Fire Service) is required with all mandatory referrals to the NSW Rural Fire Service.

Vegetation/flora

The Native Vegetation Act 2003 prohibits the removal of native vegetation without prior permission from the relevant Local Catchment Management Authority. Applicants are advised to discuss any proposed clearing of vegetation with their respective Catchment Management Authorities (CMAs) prior to lodging a development application with Council. The relevant CMAs are:

- Lachlan CMA
- Murrumbidgee CMA

It is also advised to check with Office of Environment and Heritage for any endangered communities or species that may be on your land. If there is a possibility of any Endangered Communities or species on your land a flora study is to be completed and submitted with the application.

Additional information can be found at:

- www.threatenedspecies.environment.nsw.gov.au/tsprofile/browse_geo.aspx,
or
- www.bionet.nsw.gov.au/Area.cfm.

Fauna

The Office of Environment and Heritage website should also be consulted to identify any threatened fauna that might be on the development site. If there is a possibility of any threatened fauna species or their habitat on your land then a fauna study is to be completed and submitted with the application.

Additional information can be found at:

- www.threatenedspecies.environment.nsw.gov.au/tsprofile/browse_geo.aspx
or
- www.bionet.nsw.gov.au/Area.cfm

Crown Roads

If the development is proposed to open or use a Crown Road, the written consent of the NSW Land and Property Management Authority to the making of the application is required prior to the submission of the development application to Council.

Works on or near waterways

Under the *Water Management Act* (formerly Part 3A of the *Rivers and Foreshores Improvements Act 1948*) any crossing of protected waters will require an activity approval from the NSW Office of Water prior to the construction of the crossing.

Rights of Carriageway

Subdivision of land for the purpose of a dwelling house where access is proposed by way of a right of carriageway which serves or is capable of serving any other portion or allotment of land other than that on which the dwelling house is to be erected, is generally not supported by Council.

A detailed submission supporting this type of access must be submitted with the development application along with the written approval of all of the owners of the land over which a right of carriage way is proposed or currently exists to be submitted with the development application.

Battle axe handle access

Subdivision of land where access is proposed by a battleaxe handle is generally not supported by Council. A detailed submission supporting this type of access must be submitted with the development application.

Water cycle management report

Council will require a Water Cycle Management Report for each lot in the subdivision which identifies that there is a suitable area capable of the disposal of on-site wastewater. The report must include a plan showing a nominal effluent management area for each proposed lot, in relation to slope, aspect and other site constraints. The plan must indicate all nearby waterways with a buffer of a least 100 metres between effluent management areas and perennial or intermittent creeks or watercourses and 40 metres to drainage depressions.

Telecommunications Infrastructure advice

Telstra Corporation is the Primary Universal Service Provider for telecommunications infrastructure in Australia. Extensions to the Telstra network are planned in light of the size and pace of each stage of proposed development and the proximity of existing Telstra network. Early notification of any proposed development will enable Telstra to deliver services with minimal disruption and enable coordination of trenching with other infrastructure. To provide early notification, planned property developments can be registered on the Telstra website. Council requires the extension of the Telstra cable network to all new allotments within any subdivision for residential purposes.

However, this requirement may be waived for subdivision in RU1 zones where it can be clearly demonstrated that alternative communication devices are able to be utilised. The decision to waive the standard requirement is at the discretion of Council.

Electricity

Council requires that electricity services be provided to each allotment created with a dwelling entitlement. Proposed alternative methods of power supply will be considered by Council for subdivision in RU1 Primary Production Zone where the development is proposed as ecologically sustainable and a covenant is imposed on the land title requiring all dwellings to comply with BASIX Sustainability Index of 50 for energy and water. The approval of alternative methods of power supply is at the discretion of Council.

Roadside fencing

All road frontages within a subdivision and any road reserve providing access to any allotment, shall be fenced to Council's Standard as follows:

- A minimum height of 1.27 metres
- Steel star posts at a maximum of 5 metre intervals, and
- One barbed wire on top run of fence.
 - One plain wire and 75 cm high ringlock or hingejoint attached with three plain wires (top, middle and bottom), or
 - 90 cm high ringlock or hingejoint attached with three plain wires (top, middle and bottom).
- Strainer posts and stays are to be provided at end of lines and change of direction points.

Council may consider alternative standards equivalent to the above, but these must be approved by Council prior to construction.

Rural fencing

In areas where subdivision for the purpose of dwellings adjoin existing rural properties consideration to be given to the provision of stock and dog proof fencing with a tree line buffer. These measures are required to address the issue of domestic dogs and other animals impacting on rural activities/stock.

4. Rural Dwellings

Objective

These provisions apply to the development on dwellings within the rural zones, ensuring that this development is of an appropriate form and scale.

Controls

General controls

The general standards for dwelling houses proposed in Rural zones are:

- Orientate living areas to the north
- Front setback of 50 metres in the RU1 Primary Production Zone
- Side setback of 50 metres in the RU1 Primary Production Zone
- Dwelling siting and design materials and colours are to be consistent with the rural character of the local area:
 - Respect your neighbours and your own future amenity by careful siting of your dwelling:
 - build well back from the public roads, especially gravel roads,
 - build below ridgelines to respect the rural views,
 - build well away from nearby intensive rural developments, and
 - notwithstanding the bushfire requirements, you can and should screen your building site by vegetation. It will help reduce the visual impacts of your buildings, provide shade from the summer sun, assist in energy efficiency and where natives are used, provide habitat for native fauna.
- Where significant environmental features, such as natural landforms, remnant native vegetation, wetlands or natural watercourses and drainage lines occur on your land, they shall be avoided for building purposes, conserved and enhanced, and

Note:

1. Do not bring any unlawful temporary structures on site to live in, for example, shipping containers
2. Remove any existing unlawful structures

Site access

- All dwellings must have a lawful point of access and a properly constructed access by way of a public road. Where a new road is to be constructed it shall be constructed in accordance with the relevant requirements of *Section C Development Controls – Engineering Standards*
- Each dwelling is to be provided with an adequate all weather access to enable satisfactory vehicular passage from the public road into the allotment. Where kerb and guttering does not exist, this will generally require gravelling from the road shoulder to the boundary and in most cases will require the provision of a piped gutter crossing to the satisfaction of Council. A right-of-carriageway may be used to provide access only where the right-of-carriageway traverses only one lot of land and does not serve any other lot of land other than that on which the dwelling is erected, and
- Where an existing road or right-of-carriageway is substandard, it shall be improved to provide an all weather pavement to the satisfaction of Council.

Water supply

Every dwelling erected on land to which this Plan applies will be required to have not less than 60,000 litres of roof water storage for domestic purposes if a reticulated, disinfected water supply is not available. Council will assess the adequacy of private water supply in accordance with the “*Guidance on the use of rainwater tanks*” Department of Health and Ageing 2011.

Effluent disposal

If a reticulated sewerage or effluent disposal scheme is not available to the land, all effluent and wastewater shall be disposed of on-site. Each lot must have adequate area available for an on-site sewage management facility.

A wastewater management report will be required, to confirm acceptability of proposed effluent disposal sites.

The wastewater management report need not be a major undertaking but should consider factors such as soil profile to 1.5 metres, climate (mean monthly rainfall and evaporation rates), terrain, aspect, maximum potential effluent generation, the impact of any existing wastewater management system and the sizing of a sustainable effluent management area (EMA).

Reference should be made to the principles contained in the guidelines entitled ‘On-site Sewage Management for Single Households’ (Department of Local Government, 1998) and AS/NZS 1547-2000 ‘On-site Domestic Wastewater Management’ (Standards Australia, 2000) in this regard.

The following are the recommended buffer distances (overland flow path) for effluent management areas:

- 100 metres from rivers, creeks and perennial watercourses
- 100 metres from intermittent watercourses, defined as having banks and beds or ponds or remaining wet for considerable periods between rainfall events and which may be characterised by supporting moisture tolerant vegetation
- 40 metres from drainage depressions, defined as low points that carry water during rainfall events but dry out quickly once rainfall has ceased
- 250 metres from a licenced bore (well)

Applicants should be aware that depending upon the abovementioned factors, the area of an existing single allotment within a Village may not be adequate for the on-site disposal of effluent. All on site wastewater systems are to operate in accordance with conditions of approval.

Electricity supply

An electricity supply must be provided to the dwelling in accordance with the requirements of the relevant electricity provider. Proposed alternative methods of power supply will be considered by Council for subdivision in RU1 Primary Production Zone where the development is proposed as ecologically sustainable and a covenant is imposed on the land title requiring all dwellings to comply with BASIX Sustainability Index of 50 for energy and water. The approval of alternative methods of power supply is at the discretion of Council.

Vegetation retention

Proposed dwellings should be sited away from vegetation to avoid environmental conflict and the need for removal of vegetation to provide asset protection zones.

Buffers

Buffers between rural activities and rural dwellings are important to ensure that there are no adverse impacts on the amenity of the dwelling and to ensure that rural dwellings do not fragment good agricultural land. Buffer and separation distances should consider the potential for environment harm having regards to:

- Noise
- Odour or other air emission
- Water quality
- Visual impact
- Traffic generation

Buffers and separation distances should be provided, as a minimum in accordance with Table 1 below. In certain circumstances, buffers and separation distances may be increased to accommodate larger development.

In order to achieve a satisfactory level of impacts, the buffer distance may need to be reduced below or increased above the values given. Where it is demonstrated that a reduced buffer or separation distance will achieve the desired outcomes, an alternative solution may be adopted at the discretion of Council. The alternative solution will need to give detailed consideration to landform, land uses, prevailing winds, etc.

Table 1 – Minimum buffers and separation distances for rural dwellings

Land Use	Separation Distance metres (m)	Vegetation Buffer metres (m)
	1,000 m	-
Cattle dip	500 m	-
Cattle feedlot (same land)	500 m	-
Cattle feedlot (other land)	1,000 m	-
Extractive industry or mine	1,000 m	-
Grazing lands	60 m 80 m	20 m -
High voltage power lines	20 m	-
Intensive dairies (same land)	500 m	-
Intensive dairies (other land)	1,000 m	-
Piggeries (same land)	500 m	-
Piggeries (other land)	1,000 m	-
Poultry farms (same land)	500 m	-
Poultry farms (other land)	2,000 m	-
Recreational facilities (major)	1,000 m	-
Rural industry	80 m 150 m	40 m -
Sawmills	1,000 m	-
Sewerage treatment plants	2,000 m	-
Waste management facilities	2,000 m	-

5. Rural industries

Objective

To provide for business activities including the processing of primary products produced in the area or the servicing of agricultural equipment.

Controls

Measures that protect the amenity of surrounding residents should be incorporated into designs. These include landscaping, sound attenuation and buffers.

The following should be considered in selecting a site for a rural industry:

- less exposure to neighbouring dwellings and noise sensitive areas,
- good vehicular access,
- suitable area to accommodate landscaping to screen the rural industry,
- suitable land capability, and
- sufficient area for expansion.

6. Extractive industries

Objectives

These provisions have been prepared to ensure that extractive industries occur where the benefits of resource extraction are not overridden by potential impacts on the character and amenity of Temora Shire or on identified environmental values.

Designated Development requirements

Part 1, item 19, Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* identifies extractive industry development that is defined as 'designated development' as follows:

- (1) *Extractive industries (being industries that obtain extractive materials by methods including excavating, dredging, tunnelling or quarrying or that store, stockpile or process extractive materials by methods including washing, crushing, sawing or separating):*
 - (a) *that obtain or process for sale, or reuse, more than 30,000 cubic metres of extractive material per year, or*
 - (b) *that disturb or will disturb a total surface area of more than 2 hectares of land by:*
 - (i) *clearing or excavating, or*
 - (ii) *constructing dams, ponds, drains, roads or conveyors, or*
 - (iii) *storing or depositing overburden, extractive material or tailings, or*
 - (c) *that are located:*
 - (i) *in or within 40 metres of a natural waterbody, wetland or an environmentally sensitive area, or*
 - (ii) *within 200 metres of a coastline, or*
 - (iii) *in an area of contaminated soil or acid sulphate soil, or*
 - (iv) *on land that slopes at more than 18 degrees to the horizontal, or*
 - (v) *if involving blasting, within 1,000 metres of a residential zone or within 500 metres of a dwelling not associated with the development, or*
 - (vi) *within 500 metres of the site of another extractive industry that has operated during the last 5 years.*

In determining whether a proposal is designated development, each part of the definition must be considered.

All designated development requires consultation with the Department of Planning to obtain the Director-General requirements for the preparation of the necessary Environmental Impact Statement (EIS).

Controls

Site planning

- Extractive industries must be design and operated to ensure that:
 - There is appropriate buffering to protect adjoining uses from dust, acoustic and visual impacts
 - There is safe and suitable vehicle access, and
 - Public safety is a key consideration.
- Appropriate buffers must be provided around the development to manage potential impacts on surrounding residents. This should include extensive vegetation buffers.

Operations

- Vehicle access to the site and within the site must be:
 - Adequate for the scale and volume of traffic generated by the operation
 - Managed as not to increase risk on a public road, and
 - Managed to minimise the potential impact on the amenity of the surrounding area.
- All aspects of the extractive industry must be undertaken in compliance with all relevant legislative and statutory requirements.

Rehabilitation

- Rehabilitation must be in accordance with an approved plan (by Council) that identifies:
 - Staging of rehabilitation works
 - Appropriate remediation and clean up works
 - Reinstatement of landform and soil profiles, and
 - Suitable revegetation.
- Rehabilitation works must be bonded to ensure appropriate completion of works to Council's satisfaction.

7. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Rural Development include:

- *Environmentally Sensitive Areas*
- *Development Applications*
- *Industrial Development*
- *Subdivision*
- *Temporary Occupation of Land*

Sewage Management

1. Objectives

The objectives of these controls are to:

- assist in assessing land for on-site disposal of effluent.
- implement the provisions of the Local Government Act 1993 and Regulations.
- protect surface and ground water quality within the Shire.
- incorporate sewage management considerations in the early stages of development and environmental assessment as required under the *Environmental Planning and Assessment Act 1979*

2. Sewage Management

Sewage Management involves “any activity carried out for the purpose of holding or processing, or reusing or otherwise disposing of, sewage or by-products of sewage.” Sewage Management Facilities are the method by which sewage management is carried out.

These controls form part of an On-site Sewage Management Strategy that Council is required to prepare under the *Local Government Act 1993*.

This is referred to as *Code 53 On Site Sewage Management Plan*. This Management Plan draws upon the principles, technical data and overall advice contained in the publication “*Environment and Health Protection Guidelines - On Site Sewage Management for Single Household*” prepared by the N.S.W. Department of Local Government. This publication is available at Temora Shire Council office or by contacting the N.S.W. Department of Local Government.

Effective management of domestic sewage and wastewater is an important consideration for the health of Temora Shire Council residents and the environment. It requires the active involvement of both the Council and landholders.

3. Approval requirements

Approval from Council under Section 68 of the Local Government Act 1993 is required for all new on-site sewage management systems.

Council will check the specifications of various on-site systems upon applications being lodged with Council.

Council will determine the inspection regime of installed systems. Low risk sites are exempt from regular inspection, Medium risk, regular inspections to occur every 5 years to be determined at the time of assessment and High risk, regular inspection to occur every two years.

Aerated Wastewater Treatment Systems (AWTS), inspection to occur according to the assessed risk determined by Council at the time of assessment. The AWTS must be inspected and serviced according to the manufacturer's instructions by a service technician approved by the manufacturer, at cost to the owner and the resultant certificate provided to Council for registration. Failure to submit the certificate will result in Council inspecting the AWTS at cost to the owner.

4. Sewage Management Approvals

There are two (2) types of development that require different site evaluation for on-site effluent disposal.

These are -

- Subdivisions in unsewered areas
- Single sites in unsewered areas

5. Subdivisions in unsewered areas

These developments require a full site and soil assessment consistent with the criteria contained in these development controls.

6. Single sites in unsewered areas

Council has identified the following criteria apply to single sites in unsewered areas:

- Allotments 2ha or less in area will require an AWTS facility to be installed
- Allotments between 2ha and 40ha in area will require a site assessment, land capability assessment or the installation of an AWTS
- Allotments greater than 40ha will require the installation of a conventional septic tank with absorption trench or transpiration bed.

All single sites are required to comply with the site assessment, buffer distances, and septic tank and absorption trench requirements in these development controls.

7. Site Assessment

The following summary explains the various components of a site assessment for the location of a land application system.

- **Climate:** Climate influences the use of hydraulic load of the wastewater for all types of land application systems. Areas with high evaporation compared with rainfall allow for greater use of hydraulic load. A water balance based on the historical rainfall and evaporation data for the locality is to be completed where irrigation is proposed to assist in system design. Average maximum daytime temperatures below 15 C decrease the performance of wastewater treatment processes that rely on biological activity (AWTS and composting toilets).

- **Flooding:** All components including electrical, venting and inspection openings of on-site systems must be located above the 1 in 100 year probability flood contour. Where land application areas are proposed a 1 in 20-year flood probability contour may be used.
- **Exposure:** Evaporation may be reduced up to two thirds in some locations by a poor aspect, overshadowing, sheltering of disposal areas by the topography, buildings or vegetation. Sun and wind exposure is to be maximised on all disposal areas to encourage evaporation.
- **Slope:** The recommended maximum slope will depend on the type of land application system used, the site and soil characteristics. Excessive slope may pose problems for installing systems and the even distribution of wastewater, which may result in runoff particularly from surface land application systems.
- **Run-on and uphill seepage:** Run-on of rainfall onto the land application area is to be avoided. Run-on is to be diverted around any land application area by using earthworks or a drainage system. Upslope seepage can be partly controlled by installing groundwater cut-off trenches where the lowest level of the trench is above the level where effluent can enter the land application area.
- **Erosion:** On-site systems are not to be located in areas of where there is evidence of erosion, mass movement or slope failure.
- **Site drainage:** On-site systems are not to be installed on damp sites. Seepage springs and soaks are evidence of poor site drainage. The type of vegetation growing on the site also evidences surface dampness and poor drainage.
- **Fill:** Fill often has highly variable properties such as permeability and can be prone to subsidence. Fill may have material that is not suitable for the construction of land application systems. Fill that is less than 300mm deep may be suitable for land application systems depending on the nature of the material and the suitability of the underlying soil.
- **Land area:** Sufficient land area must be available within the boundary of the site for the following:
 - ✓ the sewage management system, including treatment system, dedicated land application areas and reserve areas
 - ✓ buffer distances
 - ✓ house and associated structures
 - ✓ social and recreational uses
 - ✓ vehicular access areas
- **Rock and rock outcrops:** The presence of rock outcrops may indicate highly variable bedrock depths. The presence of rocks can limit evaporation and interfere with drainage. Rocks may collapse into installations and cause problems with even effluent distribution.

8. Buffer Distances

Buffer distances are required between land application systems and sensitive environments on and off site to ensure protection of community health and the environment.

When determining buffer distances consideration is to be given to:

- the type of land application system to be used
- surface and subsurface drainage pathways
- site factors - soil permeability, geology and vegetation buffering
- sensitive environments (e.g. national parks, wetlands)
- the density of the development

The following are the recommended minimum buffer distances based on ideal soil and site conditions for various land application systems :-

All land application systems

- 100 metres to permanent surface waters (e.g. river and streams)
- 250 metres horizontal distance to a domestic groundwater well
- 40 metres to other permanent and temporary water bodies (e.g. dams, drainage channels)

Surface spray irrigation

- 6 metres if area up-gradient and 3 metres if areas down gradient of driveways and property boundaries
- 15 metres to dwellings
- 3 metres to paths and walkways
- 6 metres to swimming pools

Surface drip and trickle irrigation/Subsurface irrigation

- 6 metres if area up-gradient and 3 metres if area down gradient of swimming pools, property boundaries, driveways and buildings.

Absorption system

- 12 metres if area up-gradient and 6 metres if area down gradient of the property boundary
- 6 metres if area up-gradient and 3 metres if area down gradient of swimming pools, driveways and buildings

Note: Notwithstanding risk category, all buffer distances must be maintained or achieved. If the distances cannot be achieved, then any variation will not be considered unless accompanied by a report prepared by a hydrologist certifying that ground conditions exist in the subject area that will ensure that contamination of water bodies (rivers, streams, dams, bores, lakes or the like) will not occur.

9. Soil testing

Soil is a complex arrangement of mineral and organic particles that vary horizontally and vertically. Understanding soil features will assist in the choice of a sewage management system.

A qualified soil scientist should undertake assessment of soil features. Soil feature assessment is to include:-

- Depth of soil
- Depth to episodic/seasonal watertable
- Soil permeability

The following procedure is to be followed for soil testing:-

Assess three soil profiles (pits or cores) to a depth of 1.7 metres for each proposed land application area.

If soil absorption systems are chosen as the preferred system (i.e. septic tank and trenches) and information about the depth of groundwater at the site is not available then investigations are to be undertaken to a depth of 1 metre below the base of the proposed system.

The number of soil profiles required will depend on soil variability and site sensitivity.

Suggested soil profile locations are -

- One pit /core at the centre of the proposed land application area
- One adjacent to the proposed treated wastewater entry point
- One at the opposite end of the land application area from which the treated wastewater is entering.

Samples for analysis are to be taken for each major soil horizon and be forwarded to a recognised testing laboratory. For high-risk areas it is recommended that a suitably qualified person take soil samples.

The testing laboratory will be able to advise you of the quantity of soil needed for analysis. Information from the laboratory data should be described using the NSW Soil Data System.

All relevant soil features tested are to show only minor limitations to on-site sewage management for all pits and cores.

The following table indicates the number and type of tests required for high risk and minimal risk areas.

Table 1: Soil Assessment of On-site Systems

Soil Assessment	High Risk (Testing required)	Minimal Risk
Depth to bedrock (m)	Yes	No
Depth to High soil or Watertable (m)	Yes	No
Soil Permeability	Yes	No
Course Fragments (%)	Yes	No
Bulk Density (g/cm ³)	Yes	No
PH CaC12	Yes	Yes
Electrical Conductivity	Yes	Yes
Sodicity	Yes	No
Caton Exchange Capacity	Yes	No
Phosphorous Sorption	Yes	<i>If problem suspected</i>
Modified Emerson Aggregate	Yes	Yes

10. Septic Tanks and Absorption Trenches

The following standards apply for the sizing of septic tanks and soakage trenches:

- Minimum size septic tank where only a WC, hand basin and shower are installed = *2500 litres*
- Dwelling accommodating up to 4 persons = *3000 litres*
- Dwelling accommodating more than 4 persons = *3000 litres + 150 litres per person in excess of 4 persons*
- Minimum absorption trench length = *40 metres*
- Additional soakage trench for increased dwelling size = *10 metres per bedroom*

11. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Sewage Management include:

- *Bed and Breakfast Accommodation*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Industrial Development*
- *Large Lot Residential*
- *Rural Development*
- *Subdivision*
- *Temporary Occupation of Land*
- *Village Development*

Signage

1. Objectives

The objectives of these controls are to:

- encourage the provision of legitimate information and promotional signage associated with the needs of the community and the creation of the image and identity of Temora Shire
- identify those key local considerations for outdoor advertising applying to Temora Shire

2. Introduction

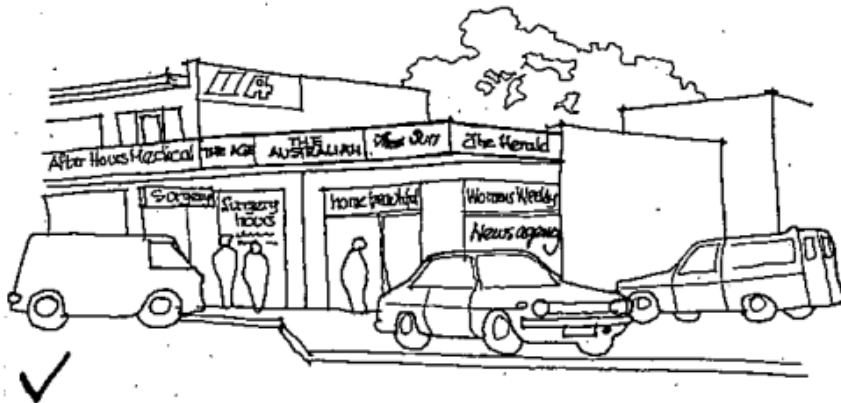
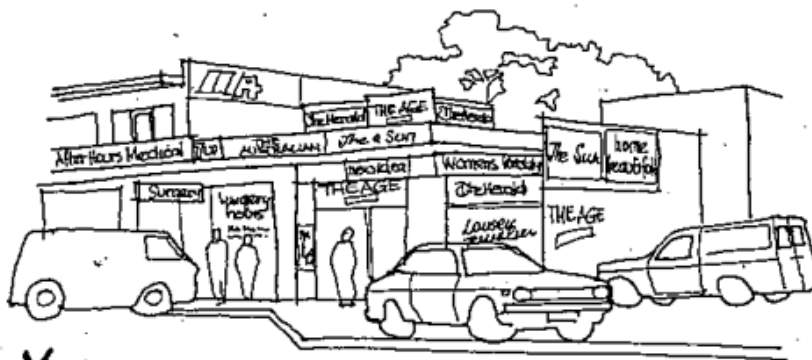
Council has identified that there are a number of key local issues associated with outdoor advertising in both towns and rural locations throughout the Shire. These controls provide additional local key principles to augment the operation of *State Environmental Planning Policy No 64 (SEPP 64)*. A copy of the explanatory information for this policy is available at the following web site

www.planning.nsw.gov.au/settingthedirection/pdf/sepp64/sepp64_expinfo.pdf

3. Key local considerations

The following are key local principles that apply to outdoor advertising:

- signage must comply with *SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria*.
- advertising in rural areas may only advertise a facility, activity or service located on the land or direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area
- external illumination to signs must be top mounted and directed downwards



4. Prohibited advertising

Council has identified that the following advertising signs are not acceptable methods of outdoor advertising in Temora Shire:

- electronic trailer mounted road signs used for promotional or advertising
- roof or wall signs projecting above the roof or wall to which it is affixed
- flashing or intermittently illuminated signs
- advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising
- signs fixed to trees, lights, telephone or power poles
- signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs
- signs that are considered to be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place
- numerous small signs and advertisements carrying duplicate information
- overhead banners and bunting, except in the form of temporary advertisement for community events and related purposes

5. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Signage include:

- *Activities in Public Places*
- *Development Applications*
- *Heritage and Conservation*
- *Landscaping*
- *Notification of Development Applications*

Subdivision

1. Objectives

The objectives of these controls are to:

- ensure that subdivision is planned having regard to environmental, social and economic opportunities of a site
- match lot sizes to the capacity of the land
- encourage subdivisions that promote sustainable design for future dwellings
- provide all services to all allotments in a timely manner
- support subdivision in areas identified for future urban expansion

2. Specific Development Controls

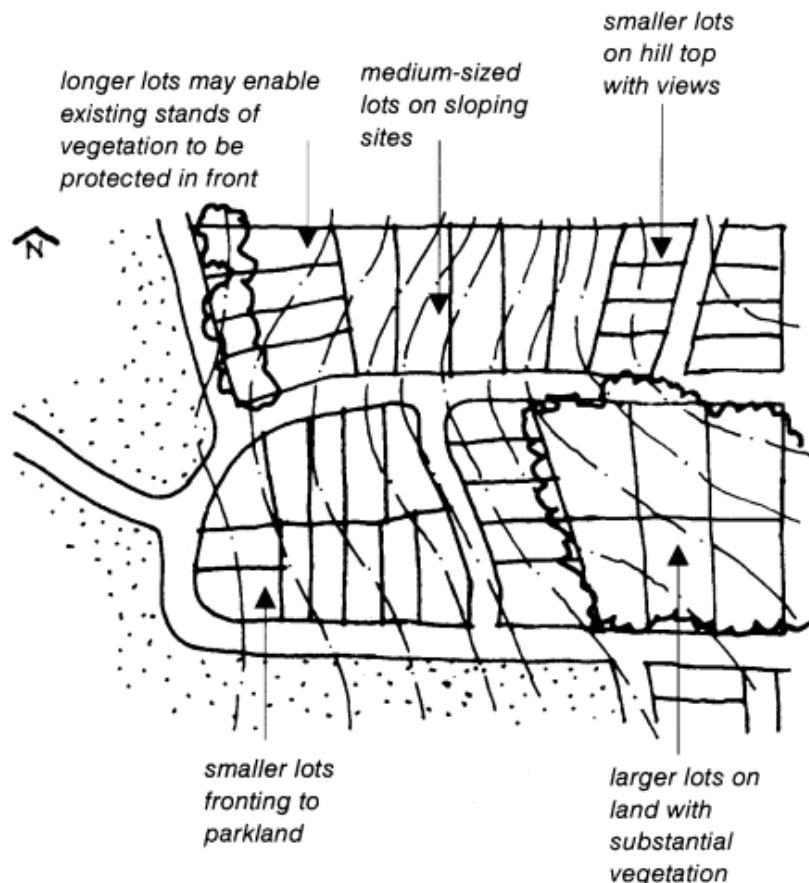
These controls must be read in conjunction with *Section C Development Controls - Engineering Standards*. Subdivision designs can be submitted as part of a development application and will be assessed in accordance with the following controls:

Subdivision layout

- Applicants are required to provide a site analysis that examines and addresses site attributes and constraints
- Subdivision layouts are to preserve views from significant topographical features such as water courses
- Drainage lines are to be retained and incorporated into open space areas wherever possible
- Where heritage items are within close proximity of any proposed subdivision site, the design of the lot layout is to be sympathetic with building with heritage values identified by Council
- A range of lot sizes is to ensure a diversity of housing and to achieve sustainable development
- Residential subdivision design is to ensure that individual allotments are within 400 metres walking distance of a collector road
- Lots sizes shall be in accordance with the *Temora Local Environmental Plan 2010*
- Frontages for lot sizes are as follows:
 - ✓ Residential R1 – 750m² lots = minimum lot frontage = 21m
 - ✓ Residential R1 – 500m² lots = minimum lot frontage = 15m

Battle-axe allotments

- All battle axe allotments will comply with minimum lot size requirements for the site.
- Minimum lot size for a battle-axe allotment this excludes that area required for the battle-axe lot access handle.
- The minimum lot width for a battle-axe allotment will be consistent with any Council specified lot frontages measured at the front building line (i.e. exclusive of the access handle). The minimum lot width requirement for battle axe lots is set at a distance of 6 metres from the end of the battle axe handle (i.e. within the main building portion of the site).
- A maximum of two (2) battle-axe allotments are permitted behind an allotment which has direct frontage to a public road. Council **will not** consider any subdivision proposal involving a series of battle-axe lots, one behind each other.
- All battle-axe allotments must have direct access to a dedicated public road, through the provision of an access handle attached to each battle-axe lot or via a shared access corridor (i.e. maximum of two (2) lots may share a common access corridor).
- The access corridor width for a battle axe allotment is to be 5 metres with a minimum road pavement width of 3 metres for the entire length of the access handle.
- Within bush fire hazard areas, despite any other controls in this DCP, access corridors to lots must comply with the requirements of the *NSW Rural Fire Service Planning for Bush Fire Protection 2006 guidelines*.
- A shared access corridor may service a maximum of two (2) battle axe allotments where, in the opinion of Council, the proposed access arrangement will satisfactorily cater for safe vehicular and pedestrian access to each of the lots and that satisfactory sight line distances are available between the lots and the public road.
- A shared access corridor must be created through reciprocal rights of carriageway under Section 88B of the Conveyancing Act 1919.
- The minimum shared access handle width shall be 5 metres with a minimum road pavement width of 3 metres for the entire length of the access handle
- The shared access handle must be designed wide enough to satisfactorily cater for the placement of garbage and recycling bins, for the dwellings on the two battle axe lots, adjacent to the access handle road pavement
- Battle axe access corridors must have capacity for vehicular turning facilities and onsite parking spaces



Services Provision

- All subdivision proposals will be carried out in accordance with the Council approved servicing strategy as required by *Section C Development Controls Development Application Requirements* and in accordance with *Section C Development Controls - Engineering Standards*
- Shared trenches for services are to be used where possible
- Easements to benefit Temora Shire Council shall be provided over all stormwater drains, water and/or sewer services located within private land.

Sewer

- Sewered land must be provided with an underground, gravity system which connects to all lots. Details of any lot filling required to achieve minimum grades is to be provided.
- Unsewered areas will need to be provided with a report by an appropriately qualified soil scientist or similar which addresses the ability of the site to adequately cater for on-site sewage disposal

Water

- Reticulated water will not be available to subdivision in areas outside of those areas modelled in Council's adopted water supply servicing strategy.

Stormwater Drainage

- Measures to control stormwater flow and water quality will be required with proposals for subdivision
- Detention basins are one option and solution for consideration.
- Where stormwater drainage is required to the rear of the lot, inter - allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement.
- Lot layout and easements are to be established so that no future development will rely upon pump - out, infiltration systems or any other method other than connection to the gravity piped system.

Telecommunications

- Telecommunications are to be provided underground.

Electricity

- Subdivisions are to be serviced by underground electricity in towns and villages and overhead in rural areas.

Subdivision road layout

- Public road access is required to all lots
- No direct access to arterial or sub - arterial roads is permitted where alternatives are available.
- Subdivision layouts shall make provision for road connection to adjoining undeveloped land
- Roads to be designed having regard to both the topography of the site and the requirements of stormwater overland flow paths

Subdivision road network design

- A traffic impact assessment of the proposed subdivision and its impacts on the adjacent existing road network may be required depending on the number of proposed allotments
- The subdivision road hierarchy is to be defined
- Road network design should include consideration of vehicular, pedestrian and cyclist safety
- Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement
- The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with *Section C – Development Controls - Engineering Standards*
- Road pavement requirement will be determined based on vehicle movements

Industrial lots

- Industrial lots should be sized to accommodate development, storage areas and vehicle delivery and manoeuvring requirements
- Battle axe access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers at the time of subdivision.
- No more than two Torrens title lots shall share a battle - axe handle access.

Staged Subdivision

Where subdivision is proposed to be carried out in a number of stages, these shall be identified, and information supplied as to the manner in which staging of all infrastructure will occur (roads, water, sewer and stormwater drainage).

Street Tree Planting

- Subdivision involving new road construction is to include street tree planting of suitable species
- Landscaping plans are to be in accordance with *Section C – Development Controls - Landscaping*

3. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Subdivision include:

- *Bushfire Protection*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential*
- *Notification of Development Applications*
- *Rural Development*
- *Sewage Management*

Temora Aerodrome Estate

1. Objectives

The objectives of these controls are to:

- ensure that the Temora airport's operation is not affected or compromised by the land users within the subdivision
- provide guidelines/standards to existing owners and prospective purchasers of land, to ensure a satisfactory standard of development is maintained
- assist applicants in the compilation and submission of development applications
- establish overall guidance for environmentally sensitive and sustainable development in this area
- achieve an overall high level of amenity through appropriate building design, landscaping and uniform fencing.

2. Temora Airport and Aerodrome Estate

Temora Airport has a growing reputation as a major national focus for recreational aviation. In strategic planning terms its further growth and development will bring cumulative benefits to the local economy and enhance Temora's role within the aviation community. Council's policy for the airport campus is to encourage a mixture of compatible land uses and activities.

The Temora Aerodrome Estate is bounded by Airport Street, Bartondale Road, Derricks Road and Barmedman Road, in the Parish of Bundawarrah, location of Temora and the County of Bland.

3. Heritage significance

The Aerodrome is a Heritage item in the *Temora Local Environmental Plan 2010*. Many of the original buildings, with the exception of the Bellman Hangar, were demolished or removed for their materials. Some became farm sheds, shearing sheds and were generally relocated within the region etc. Of the original six aircraft hangers constructed, only one remains, used by the Temora Flying Club, which added club rooms and viewing platform to the western side of the building. Established near the entrance to the grounds of the 10 E.F.T.S. base at the Temora Aerodrome, the airport guard house has relocated and refurbished in its current (2006) site as a part of the Temora Aviation Museum, now operating as the entrance to this new complex. A bunker designed and erected as an ammunition bunker to service the needs of the air base housed at Temora during World II, it is one of the few reminders of that base remaining intact with the only others being the hangar, one hut, one toilet and the guard house.

The impact of the Heritage significance upon the development of the Aerodrome Estate is that development is required to be consistent with the heritage significance – social and historic values, of the site and the appropriate character of the future built form.

4. Aerodrome subdivision

The following are design and development controls affecting the Aerodrome Estate subdivision and individual allotments within the Estate.

4.1 Hangars only

Materials

- All hangar and associated buildings are to be constructed of new materials. Where recycled materials, finishes or structures are proposed, these are to be described and certified
- Any hangar on the lot is to be designed with a traditional pitched or curved and gabled roof and a structural frame and clad in colourbond material or similar and fitted with hangar doors.
- Any hanger is to be constructed to Engineers specifications to withstand airport wind loading: Category 2.
- Colorbond or similar finishes of walls and fencing etc shall be selected from the following: Colorbond Dune, Jasper, Shale Grey, Windspray and Woodland Grey or similar colours.
- Highly reflective materials such as zincalume or similar and other very light colours such as Classic Cream and Surfmist or similar are to be avoided.
- Colorbond roof colours or similar should be selected from the following Dune, Shale Grey, Windspray, Woodland Grey and Ironstone or similar
- All hangars will provide access in accordance with the *Commonwealth Disability and Discrimination Act* and facilities shall be designed for compliance with AS 1428.1.

Permitted Land uses

- An aircraft hangar may be constructed on any lot prior to the erection of a dwelling provided that:
 - ✓ No person shall be permitted to occupy a hangar as a residence
 - ✓ A suitable dwelling site has been designated on the lot and an application for building a dwelling house has been lodged with Council
 - ✓ The dwelling is constructed within eighteen (18) months of the commencement of the erection of the hangar.
- Aircraft related commercial, tourism, industrial uses and small scaled home-based businesses are permitted
- Council will not approve non-aviation related business activities that do not relate to the operation of the airport.
- Stormwater is to be collected from Hangar roofs using gutter and downpipe systems and is to be connected to the stormwater disposal system.
- Any rainwater tanks are to be fitted with appropriate filters and first flush devices are utilised to collect and re-use stormwater with tank overflows connected to the Council stormwater system.
- No toilet is permitted on any lot unless it is attached to and forms part of the main building and is connected to Council's Airport Sewerage Mains System.

- No fuel or chemicals are to be stored on any lot other than that required for normal operating needs
- No vehicles or aircraft that contain chemicals are permitted to remain on any lot
- No jet aircraft or helicopter is permitted to operate from any lot without approval of special procedures for movement between the lot and adjacent runways.
- Any external lighting of structures is to comply with *Civil Aviation Regulation 94*.
- Street numbers are to be clearly displayed on each property in the form of numbers fixed to a letterbox. The letter box is to meet Australia Post standards and be located on the front boundary.
- No hangar shall be erected closer to the street frontage than the associated dwelling

Use of Aerodrome Taxiways

- No plant, machinery or vehicles or any conveyance (excluding an aircraft) having a tare weight in excess of 2 tonne is permitted on any taxiway.
- No vehicles, excluding aircraft, are to be parked on any aircraft movement area.
- No vehicles are to be parked on the allotments between any hangar and the taxiway.
- Only approved vehicles are to be permitted on the taxiway or on the approaches and access routes between Hangars and taxiway for aircraft or parts delivery or in the case of an emergency.

Maintenance of lots in the Aerodrome Estate

- The registered proprietor shall not at any time bring upon or permit to remain upon any lot any caravan, tent or other living unit of any kind whatsoever without the written consent of Council.
- The registered proprietor will ensure that all lots are maintained in a clean and tidy condition free from all accumulations of rubbish or waste material whether before or after the erection of a building on the lot. If prior to the erection of a building on any lot the length of the grass exceeds forty centimetres (40 cm) then Council shall be entitled to issue a Notice to the registered proprietor to cut grass exceeding that length. If such notice is not complied with within fourteen days of dispatch of such Notice to the registered proprietor then Council may engage its employees or Contractors to enter upon the land to cut the grass and to remove all accumulation of rubbish and waste material and the cost of such work shall be a charge against the registered proprietor.
- The registered proprietor will not erect or cause or permit to be erected or to remain upon any lot any advertisements, hoarding signs or other structures or permit the land or any buildings erected thereon to be used for the display of any advertisements, signs or notice excepting one sign having dimensions not exceeding 600 millimetres by 1000 millimetres located on the front boundary of the lot or on the front elevation of a building, for the purpose of identifying the occupier of the premises and provided such sign is produced to a professional standard.
- The registered proprietor will not permit any tree or shrub grown on any lot to exceed the maximum heights referred to in the regional indigenous species list for Temora Airport Estate in *Section C – Development Controls - Landscaping*. Should any tree or shrub exceed the maximum height as aforementioned and notice is given by Council for the tree or shrub to be lopped to comply with this Plan and such notice is not complied with by the

registered proprietor within 14 days of dispatch of that notice, then the Council shall be entitled to enter upon the lot to lop the tree or shrub and the cost of such work shall be a charge against the registered proprietor.

- Registered proprietors shall not plant or permit to remain on any lot any fruiting or seeding tree, bush or plant which attracts birds or fruit bats. A schedule of recommended regional plant types is included within *Section C – Development Controls – Landscaping*. It is recommended that local expert horticultural advice is obtained, which is to be consistent with this listing, prior to all plant selection in relation to species, availability and maintenance.
- No fence shall be erected on the lot or gateway inserted into any existing fence without the consent of Council. Such consent shall not be withheld if such fence is erected without cost to the Council, is constructed of materials approved by Council, and incorporates a locking mechanism approved by Council. A fencing layout plan, indicating all dimensions, materials and finishes, shall be included with any Development Application with the primary objective of restricting access to the airport from external roads and residences erected on residential allotments.
- Fencing materials to the rear and sides of lots shall consist of Colorbond steel sheeting or similar or traditional pool type fence. Alternative styles may be permitted, if prior consent is obtained from Council. Fencing height may range up to 1.2m for front fencing and to 1.6m in height for side and rear fencing.
- Colorbond sheet or similar and trim fencing colours should be selected from the following Colorbond Dune, Shale Grey, Jasper, Windspray and Woodland Grey or similar
- Highly reflective materials such as zincalume or similar and other very light colours such as Classic Cream and Surfmist or similar are to be avoided.
- Fencing to the front of lots shall be similar to open traditional rural fencing, constructed from timber or steel posts with wire or rails for the purpose of maintaining a visually open setting to the streetscape or frontage.

4.2 Residential Development

Construction of new residential dwellings

The following principles have been developed to guide developments to achieve best practice in design:

General

- No dwelling is to be erected without an aircraft hangar being located on the same allotment
- Tourism Accommodation (including Motels, B & B's etc.) may only be approved on those allotments identified as "Aviation-Tourist Accommodation".
- Highly reflective materials such as zincalume or similar and other very light colours such as Classic Cream and Surfmist or similar are to be avoided.
- Council recommends the use of the *NSW Housing Code* for complying development in relation to single storey dwellings on the Aerodrome Estate. These design principles are available from the website:
www.planning.nsw.gov.au/housingcode

Neighbourhood character

Council aims to maintain, and wherever possible, enhance, the appearance of the Aerodrome Estate. Council expects that new developments, including extensions and alterations shall be designed to achieve this and to meet the objectives of these development controls. The area in which people live and visit for relaxation and recreation can have an impact on the quality of life they experience. If the surrounding area has well sited houses and hangars of similar scale, garages which do not dominate the streetscape, and well maintained gardens, this contributes to the positive character of the area.

Building appearance and materials

Council encourages innovative design related to the Aerodrome Estate and thus it is important that key 'character' defining design elements such as setbacks, height, roof form, detailing and materials visible from public areas and adjoining properties, are consistent.

A set of detailed descriptions of these design elements is contained in the *NSW Housing Code*. The following elements are provided in addition to those within the *NSW Housing Code* in view of the specific character and use of the Aerodrome Estate.

Front facades

- The frontage of a new dwelling and its main pedestrian entries must address the principal street or the open space reserve.
- Where a dwelling is to be located on a lot that addresses a public reserve it should contribute to both the park as well as the streetscape from which it gains access. In order to ensure this is achieved, a minimum of two of the following design elements are to be incorporated into the building facade facing the street: verandah, gable, vertical elements such as full height floor to window head windows and entry porch

Dual frontage lots

- Where lots have dual frontages, some form of address in the form of windows, architectural features, and surveillance must also be provided to the secondary street or public reserve.
- The primary street is determined as being that street to which the residential property is rated or the street which provides the sole and/or principal means of access to the site, as determined by Council.

Building height

- To ensure the safe operation of aircraft in the environs of the aerodrome, an Obstacle Limitation Surface (OLS) is to be observed. Accordingly no building or structure including masts or aerials shall be erected on any lot having a height in excess of 8.5 metres.
- Building height not otherwise constrained by buffers or approach road setbacks shall be a maximum of two storeys. Buildings may include attics provided the upper floor area is within the roof pitch.
- The maximum height from the natural ground level (NGL) to the top of the ridge shall be 7.5 metres, allowing 1m additional to accommodate masts, aerials, solar panels or other roof mounted structures and services.

Roofs

- Roofing material should be colorbond or similar. Alternatives to these materials shall be assessed on their individual merit.
- Zinalume or similar and very light coloured roofs shall not be permitted.
- Colorbond or similar roof colours should be selected from the following: Dune, Shale Grey, Windspray, Woodland Grey and Ironstone or similar.
- Flat, curved and skillion roofs shall be permitted where integrated into an individual design concept.
- The above criteria shall be applied to all buildings including garages and sheds.

Windows

- Windows and doors in new buildings and additions shall have proportions, position and style compatible with the design concept.
- Windows within the front elevation shall be full height between floor and window head and allow for natural ventilation and flyscreens.

Fencing

- Suitable fencing incorporating an appropriate gate and Council approved locking mechanism, shall be erected to restrict access from the dwelling to the taxiway and the Aerodrome Estate itself.
- Pedestrian access gates shall be in accordance with Australian Standard AS-1926.1 and AS1428.1
- Fencing materials shall consist of Colorbond or similar steel sheeting or traditional pool type fence. Alternative styles may be permitted, where Consent is obtained from Council.
- Fencing height may range up to 1.2m for front fencing and to 1.6m in height for side and rear fencing.
- Colorbond or similar sheet, framing and trim fencing colours should be selected from the following: Dune, Jasper, Shale Grey, Windspray, Woodland Grey and Bushland or similar
- Highly reflective materials such as zinalume or similar and other very light colours such as Classic Cream and Surfmist or similar are to be avoided.

Setbacks

- Building development shall not be undertaken within the 5.5 metres setback from the front boundary. Where there are existing dwellings, the setback is to be the average of the two nearest buildings facing the street.

Garages, rain water tanks, carports and sheds

- Garages and carports forward of the dwelling building line and forming a significant component of the facade can dominate and destroy a consistent streetscape. As such the following criteria shall be adopted:
- Separate garages towards the rear of the dwelling are preferred.
- All other outbuildings should be located at the rear of the dwelling.
- Rainwater tanks should be steel or polyethylene in one of the recommended Colorbond or similar colours and fitted with the full range of Code compliant devices for the intended water use on site
- Colorbond or similar colours for garages, tanks, carports and sheds should be selected from the following: Dune, Jasper, Shale Grey, Windspray and Bushland
- Highly reflective materials such as zinalume or similar and other very light colours such as Classic Cream and Surfmist or similar are to be avoided.

Building materials

- The use of renewable, durable, cost effective and energy efficient materials is encouraged.
- The colours of any external finishes for painted or rendered surfaces of new dwellings, additions and outbuildings must be provided with Development Applications to ensure compatibility with the area in which it is to be located.
- The general wall colours should be similar to the following Colorbond or similar colours: Woodland grey, Dune, Jasper, Bushland and Sandbank;

Landscaping

Landscaping for proposed new dwellings is to be consistent with the requirements of *Section C Development Controls – Landscaping* including use of regional species listing identified as suitable for the Estate.

Due to the location of the Estate in proximity to the Aerodrome new landscaping and plantings **are not to include** any fruiting or seeding tree, bush or plant which attracts birds or fruit bats.

Building standards

- All premises shall provide access in accordance with the Commonwealth *Disability and Discrimination Act* refer to website - www.hreoc.gov.au/disability_rights/dda_guide/dda_guide.htm and facilities shall be designed for compliance with AS 1428.1.
- Any dwelling to be constructed on any lot is to be designed and be constructed of materials to comply with the “*Australian Standards*” (AS2021) for dwellings erected on or near aerodromes, including :-
 - ✓ The walls of dwelling shall consist of cavity brick or brick veneer, corrugated steel sheet cladding, Hebel power panel or similar, glass, fibre cement or any combination thereof approved by Council and provided that the roof and ceiling of any dwelling are noise insulated and the windows of bedrooms are double glazed or similar equivalent and all walls are noise insulated.
 - ✓ Proprietary systems such as Rapid Wall and similar are available to achieve a resulting interior noise level of LAeq40dB(A). The walls and roof/ceiling construction is to achieve a minimum Rw 50 rating – weighted sound reduction index.
 - ✓ Medium side, top and bottom door seals which meet AS 1191 & AS1276.1 in a wall are recommended for external doors.

Stormwater

Stormwater is to be collected from residential roofs using gutters and downpipe systems and connected to the stormwater disposal system. Rainwater tanks with appropriate filters and first flush devices may be utilised to collect and re-use stormwater with overflow from these tanks connected to the Council system.

5. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Temora Aerodrome Estate include:

- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Heritage and Conservation*
- *Landscaping*
- *Notification of Development Applications*

Temporary Occupation of Land

1. Objectives

The objectives of these controls are to:

- provide owner-builders an opportunity to live on-site during the construction of a dwelling house
- ensure an acceptable standard of accommodation is provided with adequate laundry and sanitary facilities
- ensure that temporary occupation is of a limited duration
- ensure temporary occupation structures are environmentally, socially and economically appropriate to the surrounding area.

2. Temporary occupation of land

Council recognises that during construction of a dwelling house that the owners of the land may require temporary occupation. Council seeks to ensure that if temporary occupation is required it is provided to facilitate the completion of the house and to ensure public health standards are maintained during occupation.

3. Restrictions on temporary occupation of land

The following restrictions apply to the temporary occupation of land during construction of a dwelling house -

- Temporary Occupation is only permitted on land where a dwelling house or other residential development is permitted under the *Temora Local Environmental Plan 2010*
- A current development consent and construction certificate have been issued by Council or a PCA
- Temporary occupation is limited to a period of 12 months only
- Connection to the sewer is approved by Council or a current licence to operate a Sewage Management Facility has been issued

4. Application for temporary occupation

If temporary occupation is proposed the following information is to be submitted to Council with the application for a Construction Certificate -

- the development consent number and date of approval
- details of the proposed temporary dwelling to be occupied
- details of the number of persons to be accommodated
- details of the proposed arrangements for temporary laundry and sanitary facilities
- a schedule of construction for the proposed dwelling house

5. Limitations to temporary occupation

Where temporary occupation is approved by Council an inspection will be carried out at the end of the temporary occupancy period to ensure that no further occupation is carried out. Council also has the ability to levy a bond to ensure that the temporary occupation structure is rendered uninhabitable at the end of the permitted time period. Any structure that is to be used for temporary occupation must be designed and constructed to comply with the relevant provisions of the Building Code of Australia in terms of domestic use (i.e. Class 1a dwelling).

6. Moveable dwellings

Council may permit the location and occupation of moveable dwellings (i.e. caravans) on sites as temporary occupation. Approval is required under the *Local Government Act 1993* for a moveable dwelling.

7. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Temporary Occupation of Land include:

- *Bushfire Protection*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Landscaping*
- *Notification of Development Applications*
- *Rural Development*
- *Sewage Management*

Village Development

1. Objectives

The objectives of these controls are to:

- provide controls and guidelines for the development of residential land in villages within Temora Shire
- support the efficient use of residential land and expand the variety of housing options to increase choice and affordability
- set appropriate guidelines for high quality design and landscaping of residential development and to encourage sustainable environmental design
- ensure development positively responds to the character of the surrounding area

2. Background

Development in village areas and other localities in Temora Shire is an important aspect of planning. Council has engaged with residents of these villages and localities in future planning of those communities. These controls provide guidance to the development of specific controls to support the current strategies that have and are being developed.

3. Aria Park

The historic village centre and Main Street in Aria Park have recently seen a significant up-grade. Aria Park is an active community that has produced a draft development plan and strategy for strengthening the village's future role and for exploiting the opportunities for growth which are offering. A key element of the Aria Park strategy refers to the needs of people who may be seeking opportunities for living on small acreages close to the township.

Other projects promoted within the Aria Park Strategy include improvements in Davey Park, shop-front up-grades in Coolamon Street, enhancement and expansion of the caravan park, improved signage and roadside information bays, and a rolling program of local events and attractions. A central aim of the strategy is to encourage tourism for the long term commercial and social benefit of the community.

Aria Park has reticulated water available and on-site treatment of sewerage effluent

The following are key strategies for Arianh Park:

- Arianh Park will continue to develop as an attractive residential area
- The release of land for large-lot residential use on its western outskirts will support development as will the continuing upgrade of its main street and heritage sites (Temora LEP 2010)
- Improve tourist facilities, caravan amenities; improve street lighting in the village; provide access ramps in front of shops; provide a waste re-cycling facility
- Undertake regular improvements to parklands
- Encourage and assist the restoration of verandah shops in the village centre
- Signage, notice boards and general community information facilities to be designed so as to emphasise the heritage of Arianh Park and its location on the Burley Griffin Way and Mary Gilmore Way.

4. Springdale village

Springdale village is currently home to about 80 people – with another 40 or so in the adjoining rural area. Services are minimal, due in the main to Springdale's proximity to Temora. There is potential to attract new settlers. Village facilities are regularly used. Mains water supply is available to the village

The following are key strategies for Springdale:

- Street names, signs and lighting to be up-graded
- Restore/ repair the existing village hall or provide completely new facility
- Rebuild the playground area; install paved footpath on the main road within the village area
- Install a tourist information bay, as Springdale is the eastern entrance to the Shire
- Promote the sports oval as a sporting venue.

5. Reefton

Reefton is located 25km north of Temora. Reefton has mains water, highway location, power, good building land, and convenience to Temora town.

Council's general intention is to retain Reefton as a village.

6. Other localities

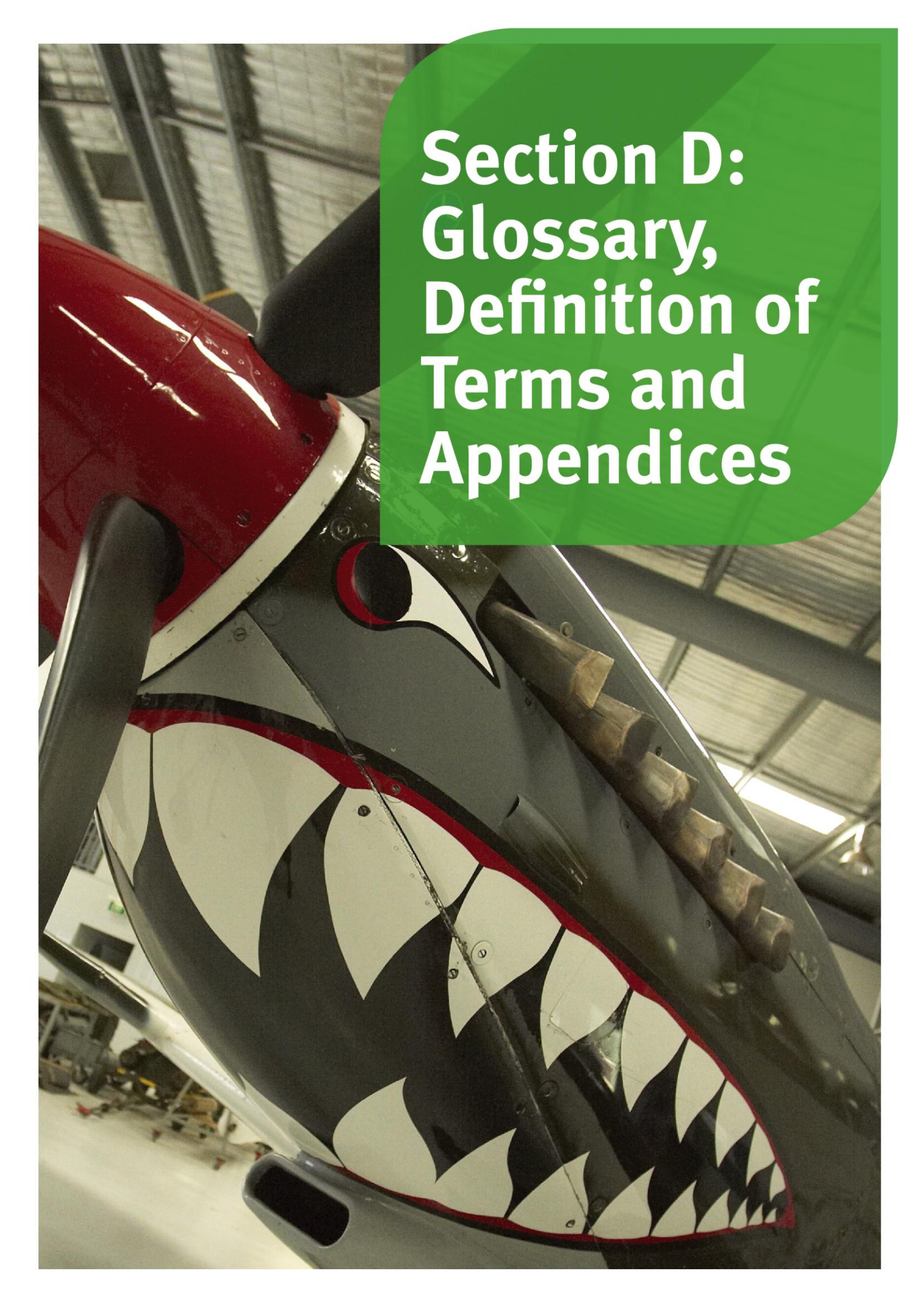
There are a range of reminders of earlier historic events, noted settlers, and places of importance to the traditional owners can be found in the names of localities on the Shire map including Combaning, Trungley Hall, Pucawan, Narraburra, Sebastopol, Mimosa, and Bectric. All these names contribute to the overall richness of the Shire's heritage and can be recognised as small yet valuable elements in Temora's cultural landscape.

Council has and continues to work with various local historical groups that have been established to research, record past histories of these villages and other localities and to appropriately mark historic sites. The final step will be to incorporate these identified important sites into a well co-ordinated and well presented cultural tourism program.

7. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Village Development include:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Notification of Development Applications*
- *Multi Unit housing*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temporary Occupation of Land*

A close-up photograph of the side of a red and white aircraft, featuring a black and white camouflage pattern. The aircraft is parked in a hangar, with its wing and fuselage visible. The background shows the interior of the hangar, including structural beams and other aircraft parts.

Section D: Glossary, Definition of Terms and Appendices

Section D – Glossary, Definition of Terms and Appendices

Adjoining Land means land where title boundaries abut an Application Site or is separated from the application site only by a road, pathway, driveway, easement, right of way or similar thoroughfare.

Advertised development means development other than designated development that is identified as advertised development by the *Environmental Planning and Assessment Act 1979 or Regulations 2000*, an environmental planning instrument or a development control plan.

Advertising in relation this DCP, means the placement of a public notice in a newspaper circulating at least once a week in the locality. The notice is to comprise a list of development applications received and the Council will include the following information:

- (a) address of the application site;
- (b) description of the nature of the application; and
- (c) advice that information concerning the closing date for the receipt of submissions is available from Council's office.

Aisle means an area of pavement used by vehicles to gain access to parking spaces.

Applicant means the person who has lodged a development application.

Approved means approved by Temora Shire Council.

Articulated Vehicle means a semi-trailer or the like.

AS (Australian Standard) is a published document which sets out technical specifications or other criteria necessary to ensure that a material or method will consistently do the job it is intended to do.

AS/NZ means the relevant Australian and New Zealand Standard.

Asset protection zone (APZ) means an area comprising an inner protection area and outer protection area which forms an area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an asset protection zone will vary with slope and construction level;

Balcony means an upper storey platform projecting from the wall of a building whether or not it is supported by posts or brackets, and enclosed by a balustrade.

Battleaxe allotment means an allotment at the rear of a subdivision with vehicular access being provided by an access corridor, access way, right-of-carriageway or the like;

BCA means the Building Code of Australia.

Boundary Set Back means the distance from a site boundary to the external wall of a building.

Building alignment means a line parallel to the external walls of the main building envelope, being either the front, side or rear wall/s.

Bushfire prone area means land recorded for the time being as bushfire prone land on a bushfire prone land map for the area

Bushfire Prone Land map means the map that shows bushfire prone land in the Temora local government area;

Cleaning is the physical removal of dirt from equipment surfaces by washing in detergent and warm water with mechanical action such as scrubbing.

Council is Temora Shire Council, which includes Council staff properly exercising delegation by the Council from time to time.

Delegated Authority means authority to make a decision resolved by Council under section 377 of the Local Government Act 1993 or as described in Council's Delegation Manual.

Design Requirements/Suggestions means the prescriptive ways to achieve the desired outcome of the performance criteria.

Driveway means a paved area providing vehicular access between a public road and a parking or loading area.

Façade means the face or front of a building.

Food Handler means a person who directly engages in the handling of food, or who handles surfaces likely to come into contact with food.

Food premises means a business, enterprise or activity that involves the handling of food intended for sale or the sale of food.

Gross Floor area (GFA) has the same meaning as the *Temora Local Environmental Plan 2010*

Ground level means the level of the site before development is carried out

Heritage Impact Statement means a document consisting of a statement demonstrating the heritage significance of a heritage item, and assessment of the impact that proposed development will have on that significance and proposals for measures to minimise that impact.

Heritage significance means a historic, scientific, cultural, social, archaeological, natural or aesthetic significance.

Illuminated in relation to an advertisement or advertising structure, means designed to be illuminated by an internal or external artificial source of light.

Impervious means impermeable to water, moisture or grease.

Land includes any building or part of a building erected on the land.

Landscape plan means a plan outlining the extent, type and location of proposed landscaping on a site.

Loading Bay means an area of suitable dimensions, either within or outside a building designed for the standing of vehicles whilst loading or unloading goods.

Major Road means a state or regional road, where:

- state road means a road that predominantly carries through traffic from one region to another whose primary function is to service large traffic volumes
- regional road means a road that connects the state roads to areas of development and carries traffic directly from one part of a region to another. It may also relieve traffic on state roads in some instances.

Minor Road means a collector or local road where:

- collector road means the road which connects the sub-arterial roads to the local road system in developed areas
- local road means the subdivisional road within a particular developed area. Local roads are used solely as local access roads, but traffic volumes and types of vehicles will depend on the intensity and nature of the development.

Natural Surveillance means the ease of observation by people of buildings, spaces and activities undertaken by other people. People should be able to casually see what others are doing and this should deter crime.

Neighbouring land means any land, other than adjoining land, which in the opinion of the authorised council officer may be detrimentally affected by the use of an application site or the erection of a building on an application site (and includes properties in a neighbouring local council area).

Notification means written notice to selected property owners advising that a development application has been received by Council and that they can make a submission in accordance with the written advice.

Notification plan means the A4 plan accompanying the letter of notification.

Owner means the name and address of the proprietor as registered in Council's rating records.

Owners Corporation means the group of people representing the owners of strata titled land.

Parapet a low wall or barrier, placed at the edge of a platform, balcony, roof.

Parking Space means an area of pavement of suitable dimensions which is designed and marked for the parking of a car.

PCA means the Principal Certifying Authority under the EPA Act.

People with a disability means people of any age who, as a result of having an intellectual, physical, psychiatric or sensory impairment, either permanently or for an extended period, have substantially limited opportunities to enjoy a full and active life;

Performance criteria means a clear statement of the desired outcomes a development should achieve and is used in the assessment of development proposals.

Planning for Bushfire Protection (PBP) means the document developed by the NSW Rural Fire Service in consultation and collaboration with planning NSW (now the Department of Infrastructure, Planning and Natural Resources);

Private open space means that part of a site designed to meet the outdoor needs of dwelling occupants.

Public land means any land (including a public reserve) vested in or under the control of the council

Public place is defined under the Local Government Act 1993 as a public road, bridge, jetty, wharf, road-ferry, public reserve, public bathing reserve, public baths, public swimming pool or other public place which the public are entitled to use.

Service Bay means an area within or outside a building specifically designed or intended for the servicing of vehicles or the installation of accessories.

Setback means the distance from a site boundary to the external wall of a building, not being a balcony or balustrade.

Site analysis means the process of identification and analysis of key features of the site and immediate surroundings to assist in understanding how future dwellings will relate to each other and to their locality. A site analysis diagram typically includes:

- Physical characteristics of the site (slope, drainage, etc)
- Context of the site (adjacent buildings or structures, relationship to the street etc)
- Overshadowing
- Orientation of true solar north
- Prevailing winds
- Trees on or affecting the site

Stack Parking means parking spaces in a line, one behind the other.

Stormwater means rainwater which drains off roofs, roads, driveways and other solid surfaces

Stormwater management means the implementation of both structural and best management practices to minimise the effects of stormwater on the environment;

Streetscape means the character of a locality (whether it is a street or precinct) defined by the spatial arrangement and visual appearance of built and landscape features when viewed from the street;

Subdivision of land has the same meaning as in the EPA Act

Submission means a letter, petition or similar written representation received from individuals or groups of people regarding a particular development application.

The EPA Act means the *Environmental Planning and Assessment Act 1979*.

The DCP means this development control plan.

Wheelchair access in relation to any 2 points means a continuous path of travel between those points which can be negotiated by a person using a wheelchair.

Appendix 1

Applicants Kit: Additional information required for Development Applications within the Biodiversity Overlay

Temora Shire has a “Biodiversity Overlay” within its planning scheme. This overlay applies to sites which may have significant or threatened flora and fauna species, or areas of significant vegetation.

The aim of the Biodiversity Overlay is to maintain and improve the diversity of the landscape by protecting biological diversity, and encouraging the recovery of threatened species, communities, and their habitats.

If the site of your Development Application is within the Biodiversity Overlay, you will need to complete this form to provide additional information to Council about the site, and about your development. This will enable your DA to be assessed more quickly, and will also assist in reducing potential environmental impacts.

Before you submit your application:

You should talk to the Council about your proposal. They can advise:

- what information should be included in your application,
- whether a pre-application site visit is warranted, and,
- how your proposal could avoid or minimise the removal of vegetation and habitat, through design or siting of the development

1. Site Plan

You should attach a site plan to your application. Preferably, you should use an aerial photograph or satellite image as a base, although this is not absolutely essential. The plan should identify:

- the boundary of the property
- areas of native vegetation, or scattered trees, on the property
- location of watercourses and drainage lines, and any areas that might be seasonally inundated (wetlands).
- the location of the site, within the property, where the development is proposed.
- within the development site, identify the location and extent of native vegetation, or location of scattered trees, that are proposed to be cleared.
- the exact location of where works and buildings are to be located.
- any areas on the property that may be suitable for revegetation; or, areas of existing trees, vegetation, wetlands or watercourses on the property that could be protected.

2. Describe the vegetation or habitat to be removed.

a) Tick one of the following: The vegetation is generally:

- ☐ Scattered trees over introduced pasture
- ☐ Scattered trees over native pasture
- ☐ Woodland
- ☐ Forest / Bushland
- ☐ Native grasses and shrubs only
- ☐ Wetland /swamp

Note: Trees are 'scattered trees' where there are generally less than 4 trees per hectare
Woodland' refers to area where box trees are generally dominant (> 4 per ha)

b) Provide a brief description of the vegetation.

For example: "Mature Yellow Box trees, over mixed pasture, with no shrubs" or
"Ironbark and stringybark, of varying age and size, with wattles and other shrubs"

c) What area of vegetation / habitat are you proposing to remove?

_____ hectares **or** _____m²

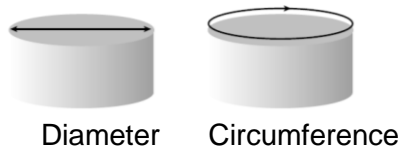
(strike out whichever is not applicable)

3. How many trees are within the area proposed to be cleared?

Please complete the following table.

Tree species e.g. Yellow Box, Red Stringybark, etc)	Number of trees of this species with diameter less than 40cm	Number of trees of this species with diameter between 40cm and 80cm.	Number of trees of this species with diameter greater than 80cm	Total number of trees of this species proposed to be removed

Note: Diameter should be measured, not circumference
Diameter is measured 1.3 metres above ground



4. Minimising impacts.

(attach additional pages if more room required)

a) Please describe why the removal or destruction of vegetation and habitats cannot be avoided.

b) Please describe how you have tried to minimise the impacts of your development proposal.

c) Please describe how you may be able to 'offset' the impacts of vegetation or habitat loss by

- revegetation on another part of your property, or
- better protecting and managing existing vegetation and habitats on your property

(Note: Your site plan should show the location of these areas)

Note: If the information provided in this form indicates that there may be impacts on threatened species, populations or communities (or their habitats), Council may require additional information to be provided.

Appendix 2

Applicants Kit; Additional information required for Development Applications within the Sensitive Land Overlay

Temora Shire has a Land Overlay (map) and associated clause in its Local Environmental Plan. This overlay identifies areas with land that is subject to one of the following:

- any land with slopes greater than 25%,
- any land with a high proportion of rock outcropping,
- any land subject to high erosion potential,
- any land subject to salinity or impeded drainage,
- any land subject to regular or permanent inundation.

The areas of potential land considerations are those areas defined by the overlay area. Whilst the mapping is an indication that the land is the subject of one of the above issues, an on-site investigation is recommended.

The aim of the land clause associated with the Land Overlay is to minimise the potential for the acceleration or exacerbation of erosion, sedimentation, sub-surface drainage and inundation (salinity and waterlogging) in sensitive areas on the landscape.

If any part of your Development Application (DA) falls in the defined area within the Land Overlay, you will need to complete this form to provide additional information to Council about the site, and about your development proposal. This will enable your DA to be assessed more quickly, and will also assist in reducing potential environmental impacts.

Before you submit your application

You should talk to the Council about your proposal. They can advise:

- what information should be included in your application;
- whether a pre-application site visit is warranted;
- how your proposal could avoid or minimise impacts to land resources, through improved design or siting of the development.

Information to be provided

1. Site Plan

You should attach a site plan to your application. Preferably, you should use an aerial photograph or satellite image as a base, although this is not absolutely essential. The plan should identify:

- the boundary of the property;
- areas of sloping land, rock outcrops, land subject to temporary or permanent inundation (including wetlands), native vegetation, or scattered trees, on the property;
- location of watercourses and drainage lines;
- the location of the development site within the property;
- the location and extent of land that is required to be disturbed, within the development site;
- the exact location of where works and buildings are to be located; and,

- justification that there are no other areas on the property that may be more suitable for the proposed development.

2. Describe the development proposal

The disturbance of soil in areas that are highly susceptible to erosion, sedimentation or inundation (waterlogging and salinity) require particular development standards to ensure that impacts from development do not affect areas adjacent or outside the subject site.

Some types of development can have an impact on accelerating erosion and sedimentation on steep land, or on land with particularly fragile and dispersible soils. Developments in areas subject to impeded drainage, waterlogging or salinity should also be carefully examined to ensure expensive intervention mechanisms are not required in the future, to avoid damage to the infrastructure developed.

Areas mapped as having potential land considerations are likely to require additional information in a development application to demonstrate the proponent has identified the particular issue(s) affecting the development site, and that appropriate mitigation measures will be employed to alleviate any potential adverse impacts.

You should conduct an appropriate on-site investigation to ascertain:

- The particular natural resource issue (e.g. slope, erosion risk, salinity) that may be affecting your the development area. The mapping available from Council will assist.
- The level of risk your development poses to the identified natural resource issue.
- That your development has appropriate mitigation options that alleviate the particular issue.
- That there are no other viable sites for the development within the property.
- What remedial actions should be undertaken if impacts eventuate.

3. Evaluate the potential impacts of the development proposal.

Answer **yes** or **no** to each of the following questions

Could the development proposal have an impact upon.....?	During the construction phase	During the operational phase
1. The volume of soil leaving the site		
2. The stability of the site		
3. Native vegetation		
4. The volume and quality of rainfall runoff leaving the site		
5. The water quality or bed and bank stability of downstream watercourses		
6. The sub-surface drainage of the site or areas downstream		
7. Any rock outcrops on the site		
8. The waterlogging or salinity status of the site or downstream areas		

4. Minimising impacts.

a) For each of the boxes where you answered “yes”, describe how you propose to minimise the impacts of your development proposal and monitor the effectiveness of your mitigation measures. (attach additional page if necessary).

[illegible]

Appendix 3

Applicants Kit: Additional information required for Development Applications within the Sensitive Waterways Overlay

Temora Shire has a “Water Overlay” (map) and associated clause in its Local Environmental Plan. This overlay identifies “Sensitive Waterways” that:

- have value for fish, waterbirds, frogs, turtles and other aquatic flora and fauna,
- have value for supply of water to downstream users, and/or
- are at risk of bank erosion.

The Sensitive Waterway area is considered to include the bed of the waterway and to extend 40 metres from the top of the bank or 40 m from the edge of the waterway (where there is no well defined bank).

The aim of the Sensitive Waterways Overlay is to reduce impacts upon waterways, maintain and improve water quality, maintain and improve the ecological integrity of the waterway and encourage the recovery of threatened species, communities, and their habitats.

If any part of your Development Application falls within the Sensitive Waterways Overlay, you will need to complete this form to provide additional information to Council about the site, and about your development proposal. This will enable your DA to be assessed more quickly, and will also assist in reducing potential environmental impacts.

1. Site Plan and Site Information

You should attach a site plan to your application. Preferably, you should use an aerial photograph or satellite image as a base, although a section of topographic map or well drawn sketch may suffice. The plan should identify:

- The boundary of the property and location of the waterway and all associated waterway features including high flow channels and any areas that might be seasonally inundated (wetlands).
- The location of the development site (i.e. development footprint), within the property.
- The boundaries of all allotments if the proposal is for a subdivision.
- The exact location of where works and buildings are to be located showing minimum distances to the waterway.

You should include colour photographs of areas within the waterway (within 40 m) that will be affected by the proposal. Pay particular attention to valuable habitat features (e.g. snags, stands of reed, native trees and shrubs), obvious problems (e.g. bank erosion, willow infestations) and existing developments (e.g. pump sheds, road crossings, weirs).

2. Describe the development proposal.

In preparing your proposal, you should be mindful that developments can have a range of impacts, and it is important to consider how these might arise. Some have most impact during the construction phase, whilst others have most impact during the operational phase. An in-stream weir or road crossing may not affect vegetation or water quality but could affect fish passage. A boat ramp may not affect fish passage but could affect bank stability. A subdivision may not affect the waterway initially, but as the lots are developed, will in time lead to increased water extraction and loss of riparian vegetation.

You should fully describe the development proposal and construction method including:

- plans or sketches of the development (cross section, long section, plan views) in relation to waterway features.
- construction method including site establishment and temporary structures.
- proposals for water quality protection generally and erosion and sediment control in particular.
- rehabilitation of disturbed areas at the completion of construction.

3. Evaluate the potential impacts of the development proposal upon waterway values

Answer **yes** or **no** to each of the following questions

Could the development proposal have an impact upon.....?	During the construction phase	During the operational phase
1. Water quality within the waterway (eg by disposal of effluent, by disturbing soil on the banks and exposing it to erosion by streamflow, wave action or rainfall, by doing works "in the wet").		
2. Aquatic and riparian habitats and ecosystems (eg by removing bank vegetation, by removing snags, gravel, sand etc, by filling the waterway, by removing aquatic vegetation).		
3. Stability of the bed, shore or banks of the waterway (eg by removing bank vegetation, by reshaping the bank, by placing a structure in the water or on the bank, by increasing the number of boats).		
4. The free passage of fish and other aquatic organisms within or along the waterway (eg by constructing a weir, installing a culvert, constructing a road crossing other than a bridge).		
5. The habitat of any threatened animal or plant. (You may need to seek advice regarding what species are likely to occur along the waterway in question.)		
6. Water extraction from the waterway (eg by increasing the number of allotments with frontage to the waterway).		

4. Minimising impacts.

a) For each of the boxes above where you answered “yes”, describe how you propose to minimise the impacts of your development proposal. (attach additional pages if necessary)

b) For any long term impacts identified in part 3 above that cannot be avoided or minimised to negligible levels, describe how you propose to ‘mitigate’ those impacts. (attach additional pages if necessary)

NOTE: If the information provided in this form indicates that there may be impacts on threatened species, populations or communities (or their habitats), Council may require additional information to be provided.