

URANA SHIRE COUNCIL



Urana Shire Development Control Plan 2011

Adopted: *9th August 2011*
Council resolution: *166/11*

STATEMENT OF PURPOSE

Urana Shire Council exists to:

Provide services and develop opportunities that enhance the quality of life and economic well being of the people of the Urana Shire.

VISION

This Development Control Plan sets out Council's intention:

To preserve and enhance the lifestyle of our communities by encouraging, promoting and facilitating the sustainable development of the Shire

INTRODUCTION TO THE DEVELOPMENT CONTROL PLAN

Objectives:

The overall objectives of the Urana Shire Development Control Plan 2011 are:-

- To help achieve the aims and objectives of the Urana Local Environmental Plan 2011 by providing more detailed controls for development.
- To outline Council policies, standards and indicate the preferred future direction for development within Urana Shire.
- To assist in the preparation of development proposals by providing applicants and owners details of Council requirements.

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.

A separate Circular will address a specific issue, however forms only a single component of the overall DCP and should not be read in isolation.

A circular may include one or all of the following:-

Definitions - Some circulars contain their own definitions and terms. Definitions used are as prescribed in the Urana Local Environmental Plan 2011.

Objectives - Each circular has specific objectives which describe what Council aims to achieve.

Subject Headings - These are listed by subject and are in numerical order.

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 **Urana Shire Development Control Plan 2011** pursuant to Division 6 of the Environmental Planning and Assessment Act 1979.
 - This DCP applies to the whole of the Urana Shire Local Government Area.
 - This DCP contains more detailed provisions than in the Urana Shire Local Environmental Plan 2011. In the event of a conflict between the DCP and the Urana Local Environmental Plan 2011 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 **Circular A2 – List of Amendments**
- Development controls** - These are used to measure the performance of a development in the development process.

Variations

Notwithstanding any provisions in these circulars, 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 amendment to the DCP where it considers such variation is a major departure.

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

Disclaimer

- Council provides the information contained in this DCP in good faith. In some cases this DCP only provides a summary of detailed legislative provisions and technical codes.
- This DCP includes information that relates to the requirements of Division 6 of Part 4 of the Environmental Planning and Assessment Act 1979, in addition to the provisions of the Local Government Act 1993.
- This DCP is for use by Council and the public.
- The DCP is aimed to allow participation by the public in the development of Council policy.
- The information contained in this document is a guide to only some of the provisions that relate to development. Compliance with the requirements of this DCP will not necessarily mean that a development will be approved.
- Always seek independent advice in relation to property purchases or investment decisions. This information should not be relied upon in reaching a decision to purchase a property.

Further Information

If you have enquiries or wish to clarify any aspect of this DCP contact Council on (02) 6930 9100

A2 URANA SHIRE DEVELOPMENT CONTROL PLAN 2011

AMENDMENTS TO THE DEVELOPMENT CONTROL PLAN

Objectives:-

- To identify the process for amending the DCP and providing for public participation
- To update on amendments to the Urana Shire Development Control Plan 2011
- To identify the date of adoption of the DCP by Council and subsequent amendments

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 *insert date of Council resolution to adopt the plan.*

Subsequent amendments to the plan are listed below.

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

Purpose of Amendment

Circular Amended

Date Amendment effective (i.e. public notice - Clause 21 of EPA Regs)

Amendments to Urana Shire Development Control Plan 2011

Where Council resolves to prepare draft circulars as an amendment to the Urana Shire Development Control Plan 2011 these must be exhibited for a minimum period of 28 days.

Public notice must be given in the local newspaper. This notice is to indicate the details of the places, times and dates for the inspection of the draft circulars; and the period during which submissions may be made.

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

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CIRCULAR B1 BUSHFIRE PROTECTION

Objectives:

- To satisfy the aim and objectives of the NSW Rural Fire Service *Planning for Bushfire Protection 2006*
- To outline 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

1. Introduction

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 office, William Street, Urana. The assessment of development on bush fire prone land is governed by the provisions of the EP&A Act and the Rural Fires Act.

Section 63 of the Rural Fires Act 1977 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 1977 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*.

2. Relevant Circulars

The following Circular is also relevant to this subject:

- **Circular B2 – Bushfire Management**

Objectives:

- To set out Council's local policy for management of stubble and grasses in rural and village areas
- To identify Council policy in relation to the establishment of fire breaks

Section 63 of the *Rural Fires Act 1977* places a 'duty of care' on all land managers/owners to prevent a fire spreading on or from their land. Council has established a local policy relating to the lighting of fires in rural and village areas associated with hazard reduction and management of stubble and grasses.

All hazard reduction burning in rural and village areas will be carried out under the direction and control of the Rural Fire Service and the Rural Fires Act 1997.

Landowners / managers must consult the Rural Fire Service and obtain a permit, where required, before undertaking any hazard reduction burning.

5. Relevant Circulars

The following Circular is also relevant to this subject:

- **Circular B1 – Bushfire Protection**

C1 OFF STREET CAR PARKING

Objectives:

- To provide guidelines for provision of adequate and efficient car parking including loading/unloading facilities
- To provide a consistent and equitable basis for the assessment of car parking provisions
- To provide guidelines for the functional layout of parking areas, loading bays and access driveways
- To establish appropriate parking standards applicable to Urana Shire recognising the strategic function in relation to public access and economies of scale.

1. Definitions/Notes

Gross Floor area (GFA) has the same meaning as the *Urana Local Environmental Plan 2011*

Retail Floor area (RFA) has the same meaning as the *Urana Local Environmental Plan 2011*

Clause 5.4 of the *Urana Local Environmental Plan 2011* contains controls relating to gross and retail floor space for certain developments listed in this Circular.

2. Car parking requirements

On site car parking should be provided in accordance with **Table 1** of this Circular.

Parking requirements for those land uses **not** identified in **Table 1** should be in accordance with the Roads and Traffic Authority publication "*Guide to Traffic Generating Developments*" and Australian Standard 2890.1 – Off Street Parking.

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 this Circular for proposals to redevelop, carry out alterations or additions or change the use of an existing building shall 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 under the provisions of this Circular 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 this Circular a lesser provision may be accepted by Council. Where such a deviation from the standards in this Circular is proposed, suitable justification together with a detailed analysis should 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 premises.

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 Urana Shire area 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.

9. On site and off site parking

The extent to which parking spaces should be provided on site or elsewhere, either by the developer or through contribution to Council, will be determined on the merits of the case. This includes:

- 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 sanctioned 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, eg short term shoppers, long term commuters, truck drivers, etc. This will influence
- the number of access points, and
- requirements for shelter and shade

11. 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 a minimum of 1.2 metres 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. The required width of driveways will vary for individual development. Consultation with the Roads and Traffic Authority Publication "*Policy and Guidelines for Traffic Generating Developments*" is recommended.

12. Car parking requirements for commercial and industrial development

All car parking facilities should generally 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 should be located behind the front landscape setback as required above.

Individual parking bays should be clearly delineated and have minimum dimensions of 2.6 m and 5.5 m, except where it is adjacent to a solid obstruction where a 3.0 m width should be provided.

Disabled parking spaces should also be provided in accordance with relevant Australian Standards.

13. Loading and unloading

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.

14. 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.

15. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular R1 – Riverina Regional Environmental Plan No 1**
- **Circular S1 - Signage**

C1 URANA SHIRE DEVELOPMENT CONTROL PLAN 2011

TABLE 1 : COUNCIL MINIMUM CAR PARKING REQUIREMENTS

Land Use	Minimum Requirements
Boarding Houses	1 space for every 3 bedrooms plus 1 space for every resident manager.
Bulky Goods Premises	1 space per 60 m ² GFA.
Business Premises and Office Premises	1 car per 40 m ² or 3 spaces per professional suite (whichever is the greater).
Caravan Parks	1 space per van/mobile home/campsite plus 1 visitor space per 7 sites plus 1 space per manager
Child Care Centres	1 space per staff plus a set down and pick up area plus 2 visitor spaces
Community Facility	1 space per 5 seats or per 10 m ² of main assembly area where seating is not specified.
Dwelling houses	2 spaces per dwelling house
Dual Occupancy	2 spaces per unit plus 1 space for visitors.
Educational Establishments	For primary and secondary schools 1 space per staff member plus 1 space per 50 students for visitors. For adult education centres 1 space per staff plus 1 space per 3 students plus 1 space per 20 students for visitors.
Food and Drink Premises (includes Take-Away Food and Drink Premises)	1 space per 8 m ² RFA plus 1 space per 5 seats.
Group Homes	1 space for every 3 bedrooms plus 1 space for every resident manager.
Health Services Facility	1 car per 40 m ² or 3 spaces per professional suite (whichever is the greater).
Hospital	1 space per 3 beds plus 1 space per staff plus ambulance bays as required.
Home Occupation and Home Business	3 spaces plus on site provision for any vehicles used for transportation or deliveries.
Hotel and Motel Accommodation	1 space per bedroom plus 1 space per 4 m ² of GFA of bars, lounges and function rooms, plus 1 space per staff member.
Industry (includes Heavy Industry, Light Industry, Rural Industry, Home Industry)	1 space per 100 m ² GFA of 1 space per 2 employees (whichever is the greater).
Multi Dwelling Housing	2 spaces per unit plus 1 space per 4 units for visitors.
Recreation Facility (indoor) and Recreation Facility (major)	1 space for every user and visitor based on an 80 percentile of peak demand.
Registered Club	1 space per 10 m ² GFA
Residential Flat Building	2 spaces per unit plus 1 space per 4 units for visitors.
Restaurant	1 space per 8 m ² GFA plus 1 space per 5 seats.
Retail Premises (Shops)	1 space per 30 m ² RFA with a minimum of 4 spaces.
Seniors Housing	1 space for every 2 single bedroom bedsitter units plus 1 space for every 2 bedroom or larger units plus 1 space for every 10 beds for visitors plus 1 space for every 2 employees plus 1 space for any ambulance facility.
Service Stations	1 space per 2 employees plus additional parking for workshop or service bays (see Automotive Uses) and 1 space per 40 m ² RFA for ancillary retail facilities.
Place of Public Worship	1 space per 5 seats or per 10 m ² of main assembly area where seating is not specified.
Transport and Truck Depots	1 space per truck or van at the time of estimated per vehicle accumulation on the site plus 1 space per 2 staff.
Vehicle Repair Station and Vehicle Body Repair Workshop	1 space per 30 m ² GFA or 4 spaces per workshop bay or fitting bay (whichever is the greater).
Vehicle Sales or Hire Premises	1 space per 100 m ² GFA.
Warehouse or Distribution Centre	1 space per 200 m ² GFA or 1 space per 2 employees (whichever is greater).

C2 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Objectives:

- To outline Council's requirements for commercial and industrial development
- To promote the efficient and economic use of the Shire's resources
- To minimise the impact of commercial and industrial development, visual or otherwise through careful siting and design to ensure that adequate environmental safeguards are implemented
- To ensure that where commercial or industrial development is within close proximity to residential areas it will not have a detrimental effect on residential amenity

1. Definitions

In this Circular commercial and industrial development refers to those commercial and industrial type land uses (including home industries) permitted in the RU1 Rural Zone, RU5 Village Zone and R5 Large Lot Residential Zone applying under the *Urana Local Environmental Plan 2011*.

2. Development of existing commercial or industrial land

Development of existing commercial and industrial lots will be considered on a merits based approach having regard to the compliance of a development with the other relevant guidelines contained in this Plan.

3. Site coverage

This Circular does not contain a numerical standard in relation to the site coverage of commercial or industrial developments. Site coverage will be determined having regard to compliance with building setbacks, Building Code of Australia requirements, the provision of adequate on-site parking and manoeuvring areas and the provision of adequate landscaped open space.

4. Design and appearance of developments

Council encourages high aesthetic standards for building design to maintain a suitable level of visual and environmental quality. Attractive building design can in most cases be achieved simply and at comparatively low cost and applicants are encouraged to consider variations in fascia treatments, roof lines and selection of building materials to achieve an attractive design.

In general, elevations of buildings which are visible from a public road reserve, railway or adjacent or adjoining residential areas should be constructed using brick, masonry, pre-coloured metal cladding, appropriately finished "tilt-slab" concrete or a combination of a number of these materials. Large unrelieved expanses of wall or building mass are not favoured, and such should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements.

Showroom display areas, ancillary offices, staff amenities and other low-scale building elements should be, wherever practicable, located at the front of the premises and constructed in brick or masonry materials to enhance the appearance of the development.

Roofing materials should consist of non-reflective materials particularly when visible from a public place.

5. Open storage and work areas

Approved open work and storage areas are to be located at the rear of commercial and industrial developments and screened from view by the use of landscaping and screen fencing. Such fencing is to be constructed of masonry materials or pre-coloured metal cladding or some other approved material having a minimum height of 1.8 metres.

6. Security fencing

Security fencing should be visually unobtrusive and except in special circumstances, should be located behind the landscape setback area.

7. Building construction

All buildings shall be constructed to comply with the Building Code of Australia and associated Australian Standards.

Commercial and industrial developments shall incorporate fire fighting equipment and facilities in accordance with the requirements of the appropriate Regulations and Standards.

8. Building setbacks

8.1 RU1 Rural Zone

A front building setback of 20 metres from the property boundary and side street applies.

8.2 RU5 Village and R5 Large Lot Residential Zone

A front building setback of 6 metres from the property boundary and side street applies within the RU5 zone.

Building setbacks for the R5 Large Lot Residential Zone are included in **Circular S3 Subdivision**.

8.3 Setback variations

Setbacks may be reduced by up to 50% for half the width of the site provided that:

- the remaining portion of the development is setback a distance equivalent to the concession taken
- the building design contributes to the enhancement of the streetscape, and
- buildings located within the varied setback are to be of low scale, single storey construction.

9. Landscaping

The following areas are to be landscaped:

- the front building setback
- side and rear setbacks where visible from a public place or adjoining or adjacent residential area
- areas adjacent to building entrances and pedestrian access points, and
- the perimeter of all approved open

storage areas and staff/visitor parking areas.

Large car parking areas should be interspaced with internal planting bays to reduce the visual impact of large areas of paved surfaces. In assessing the landscape requirements for development on land comprising of extensive commercial and industrial sites, the following criteria are taken into consideration:

- the proximity of the proposed development to public roads, railway lines, residential development and or other public places
- the nature and scale of the development proposal and relevant need for intensive screen planting or otherwise, and
- the extent of site landscaping that has applied to existing development in the vicinity and the age of such development.

10. Neighbourhood amenity

In assessing a development proposal which adjoins or is located in close proximity to residentially zoned land or land currently used for residential purposes, Council will have particular regard to:

- the nature of the proposed operation
- the bulk and scale of development and the possible overshadowing effects
- the need for side and rear boundary setbacks
- the provision of landscaping and its effectiveness in screening the proposed development
- the level of car parking proposed to be provided
- the hours of operation proposed, and
- the impact of noise and other emissions.

15. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular B1 – Bushfire Protection**

C2 URANA SHIRE DEVELOPMENT CONTROL PLAN 2011

- **Circular C1 – Off Street Car Parking**
- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular N1 – Notification of Development Applications**
- **Circular R1 – Riverina Regional Environmental Plan No 1**
- **Circular S1 – Signage**
- **Circular S3 – Subdivision**
- **Circular V1 – Village Zones**

D1 DEVELOPMENT APPLICATION REQUIREMENTS

Objectives:

- To identify the requirements and standards for lodgement of Development Applications and supporting information with Council

This Circular provides information for 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 consult with Council regarding any information requirements that may be above the minimums set out in this Circular.

The requirements in the Circular are based on the statutory matters in the *Environmental Planning and Assessment Act 1979 and Regulations* (as amended)

1. Submission of applications

Applications for development should be submitted with a completed Development Application form, accompanied by the prescribed fee and 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.

To ensure that sufficient information is

provided which enables 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.

2. Impacts of development

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.

3. 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 **Circular F1** and contact Council to discuss whether their development is affected by this requirement.

4. Opening of public roads

Development, including subdivisions that propose to create or open public roads, full details of road plans and specifications are to be submitted to Council for consideration and approval in accordance with Council Engineering

standards.

5. 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.

6. Development and Landscape Plans

6.1 Site 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. Plans should show existing and proposed lot boundaries, extent of works, features, vegetation, drainage lines, contours, existing buildings, flood prone land, existing and proposed roads, land capability, areas of special significance and any hazard land.

6.2 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 proposed lots and the balance of the subdivided title with dimensions and areas of lots.

6.3 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.

6.4 North point all plans submitted must indicate North.

6.5 Scale all plans should be to scale.

6.6 Service lines the indication of services is particularly relevant in industrial and township developments.

Where required, drawings should indicate

where services lines occur. This includes:

- Underground Lines such as Sewer, Power, Water, Stormwater and Gas. Manhole Covers, Sewer Vents, Grease traps and Drainage Pits, Hydrants and Taps
- Overhead services, especially all electricity transmission lines

6.7 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.

6.8 Driveways, car parking and loading bays all driveways, parking areas, loading bays and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic, and are to be sealed with either bitumen, asphaltic concrete, concrete or interlocking pavers. Full details should be indicated on the plans submitted with the Development Application.

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.

In this regard, 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".

6.9 Landscape plans

When preparing landscape plans, applicants should seek the services of a landscape architect or a landscape designer, particularly for larger projects.

Every effort should be made to preserve existing trees on proposed development sites. All existing trees should be shown on the plan submitted with the application and those which are required to be removed should be

clearly highlighted.

Proposed tree planting and paving works within the public footway adjacent to the site are to be carried out in accordance with Council's specifications and under Council's supervision.

Council's written approval is required where treatments such as tree planting and or paving works within the public roads and footways are proposed.

It is necessary for the developer to notify the Water Supply Authority, Telstra and the Electricity Supply Authority of the proposed planting or paving works to enable these authorities to carry out and complete any necessary repairs and or amplifications to their respective services before the paving works are commenced.

When positioning trees and shrubs on site, adequate sight distance on corners and intersections of roads and paths within the development should be maintained to avoid safety hazards to motorists and pedestrians.

6.9.1 Mounds landscaped areas are to be an integral part of the site and may, due to size and scale of development proposed, require the incorporation of mounding to add visual relief to the development.

Where mounds are proposed, the level, grade and extent should be indicated. Mounds are to be graded smoothly into existing levels and appear to sit naturally in the landscape. Mounds are not usually constructed at a steeper grade than 1:4 if they are to be mown grass. Areas at 1:3 grade or steeper will require to be mass planted.

6.9.2 Schedule of plants should be included with landscape plans. This is a table showing:

- number of each particular species of plant used
- species name of each plants
- common name, where applicable, of each plant

- pot size of the plant to be used. Usually in litres, and
- type and number of stakes or tree guards to be used.

6.9.3 Car parks

In undertaking the preparation of a landscape design for car parking areas the following matters are to be considered:

- 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 and opportunities to restrict it.

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.

7. Statement of Environmental Effects

In most cases a Statement of Environmental Effects will be required to support a Development Application to Council.

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

7.1 General

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

7.2 Commercial and industrial development

All applications for commercial and industrial development including warehousing or

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storage must be accompanied by a satisfactory 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 commercial and 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 commercial or 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

8. Specialist reports

8.1 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.

The 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.

9. Relevant Circulars

The following Circular/s are also relevant to this subject:

- **Circular E1 – Engineering Standards**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**
- **Circular R1 – Riverina Regional Environmental Plan No 1**

D2 SECOND HAND DWELLING HOUSES

Objectives:

- To set out Council requirements for dwelling houses in the Shire including the relocation of second hand dwelling houses

1. Relocation of second hand dwellings

Council encourages applicants to obtain Council's approval prior to the purchase of a second-hand dwelling house for the purposes of relocating.

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.
- A fee calculated on the basis of estimated costs, including travelling expenses where Council's Building Surveyor is required to carry out an inspection for the preparation of the report referred to in part 2 is payable. Such fee shall be paid prior to the inspection being carried out
- In circumstances where it would be 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.

The following conditions will apply to any development involving the relocation of a second hand dwelling house:

- Payment of a deposit of \$250.00 to cover cost of any damages sustained to roads, road furniture (e.g. signs, guide posts etc.) while transporting the dwelling within the Shire. This amount will be refunded

following an inspection by the Council Engineer of the route and the Council Engineer being satisfied that no damage has been incurred

- Payment of a security deposit of \$5,000 to Council as an assurity that the project will be completed within the prescribed time. The security deposit may be by way of a cash deposit or a bank guarantee. The refund of such deposit may be made by progress payments as reinstatement and completion of the dwelling progresses.
- External reinstatement and painting of the dwelling house shall be completed within six (6) months from the date of the first (commencement) inspection of the building.
- Final reinstatement and completion of the dwelling house shall be completed within twelve (12) months from the date of the first (commencement) inspection of the building.

2. Relevant Circulars

The following Circular/s are also relevant to this subject:

- **Circular B1 – Bushfire Protection**
- **Circular C1 – Off Street Car Parking**
- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**
- **Circular R1 – Riverina Regional Environmental Plan No 1**
- **Circular R2 – Large Lot Residential Zone**
- **Circular V1 – Village Zone**

E1 ENGINEERING STANDARDS

Objectives:

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

1. General

The Engineering Standards set out in this Circular provide for the desired level of service for the provision of new infrastructure within Urana Shire. It is acknowledged that many roads do not meet this standard and unlikely to do so unless significant funds are allocated. Council's current key objective is to protect existing assets. Council's expectation is that all roads are developed to consistent uniform standards as set out in this Circular. All new roads should meet the desired engineering standard when constructed.

2. Alternative Solutions

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. Road Standards – Village and Rural Areas

The following are those standards applying to new road construction for development (subdivision and commercial) in Village and Rural areas across Urana Shire.

Where specific standards only apply to Village areas these have been identified separately

3.1 Kerb and Gutter (Village areas only)

Concrete kerb and gutter will be required on each side of the roadway in Village areas. The kerb and gutter will be constructed to meet the following standards:

- be 600mm wide by 150mm high integral barrier
- the radius of kerb returns will be 12m or greater
- construction joints will be installed at 6m or wider
- the top of the kerb will match the existing ground level or be slightly lower
- the kerb and gutter will be laid by a concrete extrusion machine where ever practical
- the kerb and gutter is to be laid on a 50mm base of buckshot or plumbers grit
- the kerb and gutter will be straight, without any deviation
- on corners and kerb returns the kerb and gutter will maintain a constant curve, and
- at the end of a section of kerb and gutter the kerb section will be reduced in height from full height to zero. The reduction in height will be constant for the last 450mm of the kerb and gutter

3.2 Road Crowns

Road crowns will be in the middle of the road formation.

3.3 Carriageways

The opposing carriage way levels should mirror each other.

3.4 Cul-de-sacs, Y- Heads and T-Heads

All cul-de-sacs, Y heads and T heads will provide access and appropriate turning paths for all service and access vehicles. The kerb radius for a cul-de- sac will be equal to or greater than 9.5m. Y- Heads and T- Heads are to be a minimum of 13m from the centreline intersection to the end. The design is to ensure that drainage water from a cul-de-sac will not flood adjoining properties in a 1 in 100 year rain event.

3.5 Road Pavement Design

Road pavements must be designed to withstand impact from a 6/8.5t axle loading.

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Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides:

- *AUSTROADS pavement Design Guide, or*
- *AUSTROADS structural Design of Road Pavements*

Council requires as a minimum 200mm uncompacted, gravel laid in two layers. Each gravel layer is rolled until the gravel is consolidated and compacted.

3.6 Road Seal (Village areas only)

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.

3.7 Road Crossings

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.

3.8 Street Furniture

Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines. Streets are to have street name signs installed at all intersections in accordance with Council's standards.

3.9 Public Lighting (Village areas only)

Pedestrian public lighting will be provided where there is a constructed concrete or paved footpath. Street lighting is to be provided in accordance with Australian Standards for pedestrian movements. The design will be prepared by persons or companies authorised by Essential Energy.

3.10 Street Trees (Village areas only)

Street trees will be planted at 20m spacing on the nature strip along the frontage of all new residential blocks in Village areas. Street tree species selection will be undertaken in consultation with Council.

3.11 Stormwater

Stormwater will be installed in accordance with Council's Stormwater Strategy to meet the strategy's objectives.

All excess stormwater generated on a property is to be conveyed to Council's drainage system. Drainage is to be designed to ensure there is no scouring and Council's stormwater assets are protected. The design must ensure that water from the property does not flood any other property in floods up to a 1 in 100 year event. Developments that will contribute additional stormwater to the Council stormwater system, requiring that system to be upgraded, may be subject to a developer charge.

3.12 Footpaths and Shared Way (Village areas only)

A footpath or shared way will be provided along one side of new roads in Village areas. The footpath or shared footway is to be provided where it is identified in Council's Long Term Footpath Plan. The shared way will be provided where identified on Council Shared Way Plan.

The footpath or shared way may be on the opposite side of the road to a development.

Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m

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 150mm and the reinforcement increased to F82.

3.13 Single Dwelling Property Access

In Village areas a single concrete layback gutter crossing will be required to provide access to each individual property. Rear or side lane ways are not considered appropriate as the main access to a property. Additional access points will only be considered where there is a demonstrated need.

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The concrete layback will be constructed in accordance with Council's Standard Drawing (Standard Layback Gutter Crossing).

Properties being accessed by heavy vehicles require the concrete layback to be constructed in accordance with Council Standard Drawing (Standard Heavy Vehicle Layback Gutter Crossing). Property access points will not interfere with existing street trees.

Where it can be demonstrated that the existing road shape will cause vehicles to bottom out Council will consider alternative arrangements.

In Rural areas properties that are accessed by heavy vehicles or large agricultural plant will have a minimum property access width of 7.2m. Driveways from the edge of the public road to the property boundary are to be constructed to an all weather standard. Splays will be provided at the road edge to allow access and egress from the driveway. The minimum standard will be a 3.6m wide driveway constructed from 100mm of gravel.

In Rural areas those developments requiring access by heavy vehicle will ensure the driveway is sealed to a length equivalent to the longest vehicle using the access or the property boundary - which ever is shortest. The minimum width of seal will be 3.6m. Splays will be constructed either side of the property access to ensure vehicles can enter and exit the property from the proper lane. Splays will be sealed.

The driveway is to be constructed and maintained to ensure road drain water does not flood the property.

In both Village and Rural areas where Council determines that it will be difficult to match existing road drainage Council may consider alternative property access treatments. This may involve the installation of access culverts or concrete dish drain crossing. Road drainage will be directed effectively through the culvert or dish drain. Concrete dish drains will be constructed in accordance with Council's Standard Drawing (Concrete Dish Drain Access) or a concrete culvert pipe which is at

least 4.8m long with headwalls either end. The minimum diameter of the culvert will be 300mm in Village areas and 375mm in Rural areas. Headwalls should not protrude excessively above the road way. The culvert will be laid in accordance with the manufacturer's recommendations and good industry practice.

In Rural areas Council will determine the diameter of the property access culvert and the location.

3.14. Car Parking

Car parking is to be designed in accordance with *AUSROADS 'Guide to Traffic Engineering Practice Part 11 – Parking and Australian Standard AS2890*.

All car parking and internal access areas are to be an all weather surface. In Village areas, those access roads within the site that will generate more than 10 heavy vehicle movements per week are to be sealed.

3.15. Loading and Unloading Bays

a. Number and size of loading bays

The number and dimensions of loading bays required 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. As a guide for small and medium sized shops or commercial premises, refreshment rooms or small scale industrial buildings likely to involve the use of vans, utilities or small trucks only, one loading bay of adequate size (say 4 m x 8 m) will be sufficient.

b. Design and layout of loading and unloading bays

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

Reference should be made to the templates produced in the *Roads and Traffic Authority's Policies: "Procedures and Guidelines for*

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Traffic Generating Developments - Part A - Appendix A - Design Vehicle".

c. Pavement materials for car parks

Pavement types for car parks must consider:

- anticipated vehicle loads
- run off gradients and drainage requirements, and
- construction constraints.

3.16. Roads Subject to Heavy Transport

The pavement of roadways that have heavy transport turning movements, including entry and egress to a property or turning at intersections will be constructed to ensure that the turning vehicles do not shear the bitumen seal components either from the bitumen binder or the underlying road base. Where there are daily multiple truck turning movements this will generally require the laying of 50mm of asphaltic Cement.

3.17. Opening of roads

The Director of Engineering Services is authorised by Council to:

- control the opening of roads within the Shire, under the Council's control
- ensure that the body causing the road to be opened is responsible for all costs involved including provision for traffic, supervision and reinstatement, in accord with Council's pricing policy
- ensure that wherever practicable, bitumen roads are under bored and not open trenched, and
- determine the standards for reinstatement of road opening in accordance with the best practices available to the industry

3.18. Fencing

Where a development, including subdivisions, involves the creation of a new public reserve or road reserve the boundaries of the reserve are to be fenced at the cost of the developer at the time of development to a standard satisfactory to Council.

The minimum standard of fencing for internal

fencing required is 5 wires with timber or concrete posts at a minimum distance of 20 metres centre to centre with each span having at least four posts.

3.19. Power Supply for New Allotments

A suitable, high voltage electricity supply is to be made available for connection to all newly created lots, at the cost to the developer, to a standard satisfactory to the Electricity Supply Authority.

3.20. Access to Classified Roads

Design of driveways onto Classified Roads should be in accordance with the Roads and Traffic Authorities publication "Guide to Traffic Generating Developments".

4. Development Adjoining Existing Roads in Village and Rural Areas.

The developer may be responsible for a proportional contribution towards the upgrading of existing roads leading to a new subdivision or commercial development.

The following standards apply to new commercial development or residential subdivisions adjacent to existing roads in Village and Rural areas.

a. Sealed width (Village areas only)

Both sides of the carriageway are to be sealed 3m either side of the road centreline for the length of development. A 2.5m parking lane on the side of the road nearest to the development will be sealed.

b. Kerb and Gutter (Village areas only)

Kerb and gutter will be laid 5.5 m from the road centreline along the length of the development. The construction of the kerb and gutter will be subject to the standards in Section 3.13 of this Circular.

c. Road Standards (Rural areas only)

Council will assess the required road standards in Rural areas based on the impact of traffic generated under the following scenarios:

- Those developments **that do not**

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generate any additional traffic additional road works will be assessed on their merit.

- For developments **that will generate light traffic** a gravel road is to be provided with a minimum formation width of 7m. A gravelled carriageway of 5m will be provided along the centre of the road. The road will be constructed with a 4% cross fall and will have 150mm of gravel laid over the carriageway and compacted to 100% compaction.
- Those developments **that generate occasional heavy transport traffic** a gravel road will be provided with a minimum formation width of 8.4m. A gravelled carriageway of 6m will be provided along the centre of the road. The road will be constructed with a 4% cross fall and will have 200mm of gravel laid and compacted over the carriageway in two layers. Each layer will be compacted to 100% compaction. All existing culverts will be widened to a minimum width of 9.6m. Those areas determined as flood ways by Council are to be sealed to a width of 7m and sign posted and depth indicators facing both directions installed at the deepest location.
- Those developments **that generate more than an annual average of 10 heavy vehicle movements per week** a gravel road is to be provided with a minimum formation width of 9.6m. A sealed carriage way of 7m will be provided along the centre of the road. The road will be constructed with a 3% cross fall and will have 200mm of gravel laid and compacted over the carriageway in two layers. Each layer will be compacted to 100% compaction. All existing culverts will be widened to a minimum width of 4.8m either side of the centreline. Those areas determined as flood ways by Council are to be sealed to a width of 9m and sign posted and depth indicators facing both directions

installed at the deepest location. A low flow Culvert with a minimum size of 375mm diameter will be provided adjacent to the floodway.

5. Reticulated Sewerage Standards

Council provides reticulated domestic sewerage services to the communities of Urana and Oaklands. Development within the defined serviceable areas of these two Villages must be connected to the sewerage scheme. All new commercial developments and subdivisions are to connect to the sewerage schemes at the developers cost. Those developments that impact on Council's sewerage system may be subject to a developer charge in accordance with *Section 306 of the Water Management Act 200 as amended*.

The design and construction of sewerage reticulation is to be in accordance with the latest version of *Water Services Association of Australia (WSAA) Sewerage Code of Australia (WSA02)*

All sewerage schemes outside of the Urana and Oaklands Sewerage areas must conform to the Onsite Sewerage Disposal Regulations.

6. Use of Council roads by agricultural aircraft

The following standards apply to the use of Council roads by agricultural aircraft:

Approval for agricultural aircraft to use Council roads as a landing strip in providing crop and fertiliser spraying services to landholders is limited to roads where there is no through access

The road is to be closed to traffic in accordance with requirements of Australian Standard AS 1742-3.

Road closures must not adversely affect other road users

The Applicant shall ensure property owners living adjacent to the road and those known to be affected by the road closure, be directly

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advised of the proposed aircraft operations

The applicant shall ensure the road is physically closed in accordance with an approved Traffic management plan.

The plan will include that personnel are stationed at either end of the closed section of the road whilst operations are in progress to advise traffic and provide warnings to the pilot.

Applications must include the written approval from all affected neighbours and a copy of the traffic management plan.

The use of this policy will be limited to occasions when the applicants property is to wet to land agricultural aircraft.

7. Water pipe crossings of roads

The following are those requirements for installation on road water pipe crossings within the Urana Shire Council.

7.1. New pipe crossings

Applications for pipe crossings will be in writing and shall include a plan showing precise location of proposed pipe crossing in relation to fixed boundaries.

All bitumen sealed roads will be underbored with a minimum cover of 600mm.

Any pipeline laid across any road under Council's control shall have an enveloping pipe under the roadway including the shoulders.

The proponents will supply and conform to a traffic management plan approved by Council. The work should minimise any impact on road users.

The costs of all such works, including restoration of existing pavements and/or bitumen surfacing, shall be met by the applicant (s).

The applicant should hold insurance against any damage to Council's assets affected which may be affected by the pipe crossing and public

liability of \$20million.

The proponent shall provide stop valves on either side of the road formation.

Council reserves the right to require the removal or relocation of a road pipe crossing. Any cost of removal or relocation shall be borne by the owner of the line.

The applicant shall obtain written approval from any other Department with interest within the road reserve and shall be responsible for any damage to such Department's property.

The line of any pipe crossing shall be clearly defined by fixed permanent marks to the satisfaction of Council's Engineer

Any pipe or enveloping pipe shall have a minimum cover of 600mm.

Council shall not be responsible for any damages caused to any pipes or other property in respect of this application either by Council's own staff or machinery, or by an outside body.

Any damage to the pipeline will be the responsibility of the proponents.

Council reserves the right to add any additional clauses if necessary to protect its assets.

7.2. Existing Installations

The following are the requirements for existing installations:

Council will remove any unapproved water pipeline crossing under the road if in Council's opinion it detrimentally affects the road asset or the operation of the road.

The costs involved in removing the unauthorised pipeline will be charged against the owner.

Council will not be responsible for damage to any unauthorised pipeline crossing a road.

The replacement of any existing pipeline is

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required to be carried out in conformity of all the above standard conditions.

The safety of Council's assets and the users thereof, and the cost of executing such works, will be debited to the person responsible for the pipeline.

8. Urban Water Supply.

A suitable, urban water supply is to be made available for connection to all newly created lots within the Village areas. This will be at the cost to the developer, to a standard satisfactory to the Water Supply Authority.

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F1 FLOOD PRONE LAND

Objectives:

- To outline Council's requirements for development of flood prone land
- To minimise the impact of development, visual or otherwise through careful site planning and ensure that adequate environmental safeguards are implemented
- To ensure that development of flood prone land does not prejudice the proper function of floodplains or interfere with the free flow of flood waters and that public safety is properly taken into account

1. Definitions

In this Circular:

"Flood Prone Land" means that land identified on the *Flood Planning Map* in the *Urana Local Environmental Plan 2011*. Flooding for the Shire is based on historical data recorded following the 1931 flood in the Urana Creek and Lake Urana and the 1974 flood levels.

"Flood planning level" means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

"Flood Planning Map" means the *Urana Local Environmental Plan 2011 Flood Planning Map*.

2. Consultation with Council and referrals

Proponents for development on flood prone land should contact Council's Planning Department prior to lodgement of a development application. Applications for development on flood prone land may be referred to the Urana Shire Floodplain Management Committee. Comments provided by the Committee will be taken into account when determining a development application.

3. Urana Local Environmental Plan 2011

The relevant statutory matters to be considered, for development **permitted by merit** on flood prone land identified in this Circular, are contained in the *Urana Local Environmental Plan 2011*.

4. Flood studies

The extent of the floodplain within Urana Shire has been determined using the Department of Water Resources Murrumbidgee Valley Floodplain Atlas "Yanco, Colombo and Billabong Creeks" and in some areas, local knowledge.

For the purposes of floodplains development control, the findings of the "New South Wales Inland Rivers Floodplain Management Studies Murrumbidgee Valley Report – 1987" and the "Guidelines for Billabong Creek Floodplain Development – Walbundrie to Urana" are adopted.

The nature of the floodplain within Urana Shire is such that flood water can be diverted very easily by minor works such as small levees, drains or irrigation layouts. Council does not have the resources to complete detailed survey work required to determine a Floodplain Management Plan adequate to control the flow of floodwaters over large areas of rural land. Agriculture, other than those specifically mentioned in this Circular are not subject to flood planning controls

5. Flood Standard

Flood standards adopted for the Urana Shire are the 1931 flood in the Urana Creek and Lake Urana and the 1974 flood for the remainder of the Shire. These are the highest floods recorded since 1870. 2010 flood data may assist to revise the current flood standard.

6. Development on Flood Prone Land

In conjunction with the matters for consideration of development on flood prone land contained in the *Urana Local Environmental Plan 2011* the following are detailed controls relating to flood protection and planning.

6.1 Dwellings (Rural and Village zones)

A dwelling must not be constructed on flood prone land within a Village Zone without direct access to a public road where the access and public road remain trafficable to light vehicles during a flood.

The floor level of all habitable rooms of any dwelling in rural or village zones shall be in

accordance with the flood planning level (i.e. 500mm freeboard above the 1:100 ARI)

Dwellings erected on flood prone land may utilise the sub floor area for garage, storeroom or similar purposes however, this area must not have any facilities such as sinks, wash troughs, basins, toilets, and baths or shower recesses installed.

In Village zones the sewer relief gully to dwellings will not be located below the 1:100 ARI. In rural zones effluent disposal systems are to be designed to avoid flooding so as not to cause pollution during flood events.

All structural elements below the flood planning level are to be designed by a qualified practising structural engineer to withstand the impact of flooding. Any part of a dwelling below the flood planning level will be constructed using materials that are flood compatible.

Subdivision of village zoned land within the floodplain for the purpose of erecting a dwelling house will require a minimum 550m² of vacant land within each allotment that meets the flood planning standard and has direct vehicular access to a public road.

6.2 Caravan Parks

Development of caravan parks on flood prone land will be considered on merit. Caravan Parks are considered to be a residential land use.

The proponent is to demonstrate to Council that permanent, fail-safe, maintenance free measures are incorporated in the development to ensure the timely, orderly and safe evacuation of people from the park area should flooding occur.

This Circular prohibits the establishment of unregistrable movable dwellings and annexes within Caravan Parks on flood prone land that are unable to be dismantled and removed within 24 hours. All portions of a building that are below the flood planning level are to be constructed using materials that are flood compatible.

6.3 Commercial development

Commercial development including shops, business premises, motels and other development consistent with the definition of

commercial development in the Floodplain Development Manual are not permitted on land below the flood planning level.

6.4 Industrial development

Any industrial development such as factories, engineering workshops, garages, warehouses and other development consistent with definition of industrial development under the Floodplain Development Manual may be permitted on land below the flood planning level.

Industrial development on flood prone land will be treated on its merits.

All portions of an industrial building located below the flood planning level are to be constructed using materials that are flood compatible.

6.5 Mine development

Development for a mine may be permitted on land below the flood planning level.

Development of a mine on flood prone land will be treated on its merits.

6.6 Special use developments

Special use developments such as schools, halls, churches and other similar development are used for emergency purposes during periods of flood. This development that is consistent with the definition of Special Use under the Floodplain Development Manual is not permitted on land below the flood planning level.

6.7 Open space and recreation facilities

Land below the flood planning level may be developed for open space or recreational facilities.

Development of open space and recreation facilities on flood prone land will be treated on its merits.

6.8 Public Utility Services

Utility services are to be designed where possible to avoid flood impacts

7. Relevant Circulars

The following Circulars are also relevant to this subject:

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- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**

K1 KEEPING OF LIVESTOCK IN VILLAGE ZONES

Objectives:

- To set out Council requirements for the keeping of livestock in village zones

1. Definitions

Village Zones means those parts of the Urana, Oaklands, Rand, Morundah and Boree Creek villages that are within the RU5 zone as identified in the *Urana Local Environmental Plan 2011*

Livestock means Horses and any other members of the Equine family, Cattle, Sheep, Pigs, and Goats. It does not include birds or other animals defined under the Companion Animals Act 1997.

Built Shelter means a structure erected for the sole purpose of providing protection for an animal from the elements and includes both open sided structures and enclosed structures such as stables.

Day Yard means a small enclosed area with access to a shelter.

Paddock means the area of land used for the keeping of livestock in accordance with the minimum requirements in this Circular. A paddock shall not include an area containing a dwelling house, i.e. a paddock shall be additional to the defined yard area of a dwelling house

Land Parcel means the area of an allotment or multiple contiguous allotments in the one ownership as identified by the Urana Shire Council rating assessment.

Owner means the owner of an animal, including borrowing and leasing of an animal whether by formal or informal arrangement. Where an animal is owned by a minor, the term owner will include the parent or guardian of that minor. Where the owner of an animal cannot be identified, the owner of the land where the animal is kept will be taken to be the owner of the animal for the purposes of this policy.

2. Numbers of Animals Allowed on Village Paddocks

2.1 Horses

One (1) horse per paddock of 4,000m² and one (1) additional horse where the paddock has a minimum area of 8,000m². A maximum of two (2) horses may be kept on any land parcel. A mare with a foal up to six (6) months of age shall count as one horse.

2.2 Cattle

One (1) head of cattle per paddock of 4,000m² and one (1) additional head of cattle where the paddock has a minimum area of 8,000m². A maximum of two (2) head of cattle may be kept on any land parcel. A cow with a calf up to six (6) months of age shall count as one head of cattle.

2.3 Sheep

Three (3) sheep per paddock of 1,000m² and three (3) additional sheep where the paddock has a minimum area of 2,000m². A maximum of six (6) sheep may be kept on any land parcel. A ewe and lamb up to three (3) months of age shall count as one sheep.

2.4 Goats

Three (3) goats per paddock of 4,000m² and three (3) additional goats where the paddock has a minimum area of 8,000m². A maximum of six (6) goats may be kept on any land parcel. A doe and kid up to three (3) months of age shall count as one goat.

2.5 Pigs

The keeping of pigs within village areas is prohibited

2.6 Other

The keeping of other animals not defined in the policy will be subject to a specific approval from the Council. The policy relates only to animals being kept for domestic / hobby purposes.

3. General Requirements for the Keeping of Animals

The following requirements apply to the keeping of animals under this Circular:

- Paddocks shall be at least ten (10) metres from dwelling houses on adjoining land under separate ownership and not occupied by the owner of the animals
- Paddocks shall be at least twenty (20) metres from schools, shops, churches, public halls or any premises used for the manufacture, preparation or storage of food
- Animals shall be kept, where applicable, in accordance with the National **Model Codes of Practice for the Welfare of Livestock** (available from the Department of Primary Industries: www.dpi.nsw.gov.au) and the provisions of the **Prevention of Cruelty to Animals Act 1979 and Regulations**
- Paddocks shall be graded to eliminate ponding of water in and around shelters and day yards. Surface water flows shall be controlled to prevent water from flowing onto or over adjoining land. Where necessary the owner shall construct appropriate sediment control fencing to prevent contaminated stormwater from entering Councils stormwater drainage system
- Where reticulated water supply is being used for the watering of livestock the owner shall ensure that a suitable backflow prevention device is installed to protect the authority water main from contamination. Confirmation of the suitability of any device should be sought from Riverina Water
- Any structure erected for the shelter of livestock shall be built and maintained in a neat and tidy appearance. Any structure exceeding 10m² in gross floor area and or 1.8 metres in height, shall be subject to Development Consent from Council
- Any paddock used for the keeping of livestock must be maintained so that it retains a minimum vegetation cover of 50% across the total area of the

paddock. This provision will be met by excluding animals and resting paddocks where required, or by keeping animals in shelters / day yards and limiting their access to the paddock area. Note: This provision will not be satisfied by fencing off 50% of the paddock

- Owners will remove manure and any waste materials from the shelters and or paddocks on a regular basis (Minimum once per week) to ensure that no problems occur due to odours and the breeding of flies. All manure shall be stored in appropriate receptacles prior to removal from the property
- The keeping of stallions and bulls is prohibited within village areas. No breeding of animals shall take place on land within village areas
- All fencing and construction of day yards shall be of a type suitable for keeping the animals under full control on the subject land. Where boundary fencing forms part of the paddock fence, the owner shall negotiate with the adjoining land owner a mutually acceptable arrangement for fencing in accordance with the Dividing Fences Act 1991.

4. Legislative Compliance

This Policy is made under the provisions of the Local Government Act 1993 and certain provisions of the Policy are supported by the provisions of the Environmental Planning and Assessment Act 1979, the Prevention of Cruelty to Animals Act 1979 and the Dividing Fences Act 1991.

Failure by any owner of livestock to comply with the provisions of this Policy may result in proceedings under the provisions of the aforementioned legislation.

This policy aims to provide a framework for owners of livestock, however owners shall be responsible for the proper keeping of livestock such that they do not cause any nuisance by way of dust, odours, flies or any other matter to neighbouring properties regardless of compliance with the policy provisions.

5. Relevant Circulars

K1 URANA SHIRE DEVELOPMENT CONTROL PLAN 2011

The following Circulars are also relevant to this subject:

- **Circular D1 – Development Application Requirements**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**

L1 LOCAL APPROVALS POLICY

Objectives:

- To promote an integrated framework for dealing with applications for approval.
- To make the Council's policies and requirements for approval readily accessible and understandable to the public.
- To assist the Council to fully pursue its Charter under Section 8 of the *Local Government Act 1993*.
- Applying common or consistent requirements and procedures to all types of approval.

1. Purpose of Circular

This Circular is a Local Approvals policy prepared in accordance with Section 158 Chapter 7, Part 3 of the *Local Government Act 1993*.

The purpose of this Circular is to supplement provisions of the Act and the *Local Government (General) Regulation 2005* by specifying:

- the circumstances in which a person is required to obtain a particular approval from the Council.
- criteria which the Council must consider when determining whether or not to grant approval for a particular activity.

2. Activities Requiring Prior Approval of Council

The following activities require the prior approval of Council in accordance with Section 68 of the *Local Government Act 1993*.

2.1 Installation of Structures

- Install a manufactured home, moveable dwelling or associated structure on land.

2.2 Water Supply, Sewerage and Stormwater Drainage work

- Carry out water supply work.

- Install, alter, disconnect or remove a meter connected to a service pipe. Note: water supply works must have the approval of the local water supply authority.
- Carry out sewerage work.
- Carry out stormwater drainage work.
- Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer.

2.3 Management of waste

- For fee or reward, transport waste over or under a public place.
- Place waste in a public place.
- Place a waste storage container in a public place.
- Dispose of waste into a sewer of the Council.
- Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility.
- Operate a system of sewage management. Note: A system of sewage management includes: use of artificial wetlands, transpiration mounds, trenches, vegetation and other effluent polishing, dispersal or re-use arrangements in related land application areas.

2.5 Activities on Community Land

- Engage in a trade or business.
- Direct or procure a theatrical, musical or other entertainment for the public.
- Construct a temporary enclosure for the purpose of entertainment.
- For fee or reward, play a musical instrument or sing.
- Set up, operate or use a loudspeaker or sound amplifying device.
- Deliver a public address or hold a religious service or public meeting.

2.6 Public Roads

- Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.
- Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.

2.7 Other activities

- Operate a public car park.
- Operate a caravan park or camping ground.
- Operate a manufactured home estate.
- Install a domestic oil or solid fuel heating appliance, other than a portable appliance.
- Install or operate amusement devices.
- Use a standing vehicle or any article for the purpose of selling any article in a public place.
- Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations.

3. Matters to be included in an application for an approval

Any application for an approval must be accompanied by information to allow Council to carry out a proper assessment relative to the application.

As a minimum this will include but not be limited to:

- A set of detailed plans of the proposal.
- A detailed description of the proposed activity including land details and hours of operation.
- Full details of any structure or apparatus to be installed:

Certain applications may require supporting documents from suitably qualified people, for example:-

- Structural design specifications.
- Soil and waste water reports.

Intending applicants should consult with Council staff prior to submitting applications.

4. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular D1 – Development Application Requirements**
- **Circular N1 – Notification of Development Applications**

N1 NOTIFICATION OF DEVELOPMENT APPLICATIONS

Objectives:

- To provide for public participation in the development application decision making process.
- To 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.
- To set out the criteria for notifying potentially affected persons and specify the circumstances when notification is not required.
- To detail the form that notification will take place.

1. Definitions

"adjoining land" means land which abuts an application site or is separated from it only by a pathway, driveway or similar thoroughfare.

"affected person" means a person:

- who owns or occupies land that adjoins an application site; the enjoyment of which may be detrimentally affected by a proposed development, or
- who owns or occupies neighbouring land (as defined below)

"application site" means the parcel of land to which a Development Application relates.

"building" includes any building, part of a building and any structure or part of a structure.

"neighbouring" means any land, other than adjoining land.

"land" means land which may be detrimentally affected by a proposed development (and may include, properties in a neighbouring local Council area).

"notification plan" means the plan showing the height and external configuration of buildings which accompanies a Development Application.

"land" includes any building or part of a

building erected on the land.

"owner" means:

- the persons or persons who appear on Council's computer records to be the owner of the land at the date of notification.
- in the case of land that is the subject of a strata scheme under the Strata Titles Act 1973, or a leasehold strata scheme under the Strata Titles (Leasehold) Act 1986, the body corporate and individual title owners.
- in the case of land that is a community, precinct or neighbourhood parcel of land within the meaning of the Community Land Development Act 1989, the Registered Association for the parcel of land.

2. Application of this Circular

This Circular applies 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 this Circular.

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 properties of > 4000m²

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 Circulars

The following Circular is also relevant to this subject:

- **Circular L1 – Local Approvals Policy**

Objectives:

- To ensure the aims and legislative requirements of this regional plan are clearly identified in Council's planning controls

1. Aims of the Regional Plan

The aim of this plan is to ensure that the land is developed in a way which will preserve optimum operational capability of the Defence Communications Facility near Morundah in accordance with the recommendations in *Australian Standard AS 3516.1-1988—Siting of Radio communications Facilities*.

2. Where the Regional Plan applies

This plan applies to land within the local government areas of Lockhart, Urana and Narrandera that is shown edged heavy black on the map marked "Riverina Regional Environmental Plan No 1". The map is held in the Queanbeyan office of the Department of Planning and a copy of it is deposited at Urana Shire Council offices.

3. How does the Plan apply?

From 1 July 2009 this plan is taken to be a State Environmental Planning Policy (see clause 120 of Schedule 6 to the Environmental Planning and Assessment Act 1979).

Council must not grant consent to the carrying out of any of the following development on land affected by this plan without first obtaining the concurrence of the Director of Planning:

This plan applies to any development for any purpose which:

- involves equipment causing an electromagnetic emission to which Part 1 or 2 of Australian Standard-New Zealand Standard AS/NZS 2064:1992—Limits and methods of measurement of electromagnetic disturbance, characteristics of industrial, scientific and

medical (ISM) radio-frequency equipment applies, or

- emits radio frequency interference, or
- includes permanent radio transmitters, transmission lines of 132kv or greater, electric powered railways (excluding diesel electric) or road works involving classified roads, as defined in the Roads Act 1993.

4. Concurrence of Director Department of Planning

Before determining whether concurrence should be granted, the Director of the Department of Planning must:

- serve notice of the proposed development on the Commonwealth Minister for Defence and consider any written comments received by the Director about the proposed development from that Minister or a nominee of that Minister within 30 days of service of the notice, and
- consider the effect of the proposed development on the optimum operational capability of the Defence Communications Facility, and
- consider the public interest.

5. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular D1 – Development Application Requirements**

R2 LARGE LOT RESIDENTIAL ZONE

Objectives:

- To ensure development is responsive to site constraints, the surrounding environment and sensitive to the rural character of the locality
- To ensure development is functional and appropriate for the type of use /activity being provided
- To ensure adequate buffers are provided to residential development to reduce conflicts between rural/agricultural uses and residential amenity.

1. General

This circular provides guidance for new residential development, including the construction of new dwelling houses, within the R5 Large Lot Residential Zone under the *Urana Local Environmental Plan 2011*.

2. Siting

Building design should take advantage of the rural setting, provide for views, provide outdoor living areas and provide protection from sun and rain. For example, the positioning of living rooms, balconies, windows and outdoor living areas should respond directly to views, breezes, sunlight and privacy.

3. Materials and colours

Climatic conditions and the local environment will assist to determine colours and building materials that are most appropriate.

All external building materials will be considered in terms of their design, appearance and the prevention of dilapidation.

4. Carports and garages

Carports, garages and other buildings (sheds) should be compatible with the building design and adjacent development in terms of height, roof form, detailing, materials and colours.

5. Privacy

Direct overlooking of living areas of adjacent dwellings should be avoided by building layout, location and design of windows and balconies, screening devices and landscaping.

6. Site constraints

New residential development must have consideration of site constraints including building setbacks, soils, bushfire, road access, flooding and other physical limitations

7. On-site effluent

Where connection to a reticulated sewerage system is not possible, wastewater disposal must comply with Council's On-site Wastewater Management requirements. New wastewater disposal systems will need to meet the standard criteria as detailed in AS1547 – 2000 *On-Site Domestic Wastewater Management*.

Effluent disposal areas must be set back at least 100 metres from water courses

8. Services

Where normal reticulated services are not available Council will consider alternative power and telecommunications sources where the economic cost and likely environmental impact of connections is unacceptable.

9. Water supply

Where reticulated water supply is not available to an allotment a domestic water storage capacity of 45,000 litres must be provided on site.

Where reticulated water supply is not available all new residential development within the R5 zone must maintain a water supply reserve dedicated for bush fire fighting purposes. As a guide this reserve should not be less than 10,000 litres.

10. Occupation of sheds and caravans

Council will permit the occupation of a caravan or shed on an allotment within the R5 zone only where a dwelling is approved and under construction, subject to:

R2 URANA SHIRE DEVELOPMENT CONTROL PLAN 2011

- The occupation of the caravan or shed only being for 12 months or less
- a shower, basin, and toilet connection to either sewerage or an approved onsite effluent disposal system
- ongoing commitment to dwelling construction.

Before occupation of a shed, the access road and on-site water supply must meet Council requirements.

Occupation of the caravan, shed or uncompleted building may only be granted to the immediate family of the owner of the property or to a paid contractor involved in the construction of a new dwelling on the site.

11. Buffers to adjoining Agricultural Land

A building setback of 150m from the boundaries to adjoining land zoned RU1 is required for all new dwellings. Sheds and garages can be located within this 150m setback.

Where an existing allotment within the R5 zone is unable to meet the minimum building setbacks for a new dwelling the siting of the dwelling will be considered on merit having regard to the implementation of other buffer measures e.g. tree plantings, fencing, location of sheds and other structures, prevailing winds, first flush water systems and reducing front and other setbacks.

12. Setbacks

A front building line setback of 15 metres is required. If the objectives of a pleasant streetscape and adequate privacy are ensured variations to this front setback will be considered

A setback of 10 m from side or rear boundaries of allotments including estate side streets to external walls is required

Buildings must be set back at least 50 metres from permanent and temporary water courses

13. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular B1 – Bushfire Protection**

- **Circular C1 – Off Street Car Parking**
- **Circular C2 – Commercial and Industrial Development**
- **Circular D1 – Development Application Requirements**
- **Circular D2 – Second hand Dwelling Houses**
- **Circular E1 – Engineering Standards**
- **Circular F1 – Flood Prone Land**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**
- **Circular R1 – Riverina Regional Environmental Plan No 1**
- **Circular S2 – Street Trees**
- **Circular S3 - Subdivision**

S1 SIGNAGE

Objectives:

- To define Council's policy and to outline the control and regulation of advertising signs and structures
- To provide guidelines for the design and installation of advertising signs and structures
- To minimize the extent of visual clutter from signs while recognizing the legitimate need for business identification and promotion.

- replaces a lawful sign
- it is not to be greater in size than the sign that is replaced
- it is not a sign that is flashing or animated
- it does not involve any alteration to the structure or vessel on which the sign is displayed, and
- it does not obstruct or interfere with any traffic signs

2.2 Real Estate Signs- not greater than 2m² in area and located within the front boundary of the property being advertised.

1. Commercial and industrial advertising signs

Signs are restricted to those necessary in order to identify the street address, of all lawfully established industrial or commercial enterprises on the subject land and to advise a range of associated goods or services as appropriate.

The total area of all signs should not exceed 1m² of advertising for every 3 metres of primary street frontage

Only one (1) free standing sign identifying the name of the occupant and or products manufactured or produced on the site is permitted on any industrial site. Such signs should be contained wholly within the site

Signs for multiple occupancy buildings should be of a uniform shape, size and general presentation supplemented by a directory board located in a position approved by Council

A company identification sign on a directory board is not to exceed 2m x 0.6 m.

2. Signs not requiring approval

The following signs do not require Council approval:

2.1 Replacement Signs

Council approval is not required for the replacement of an identification sign that is:

2.3 Temporary Sign - which is to be displayed to advertise a single event. These signs may be displayed for a maximum period of 28 days prior to the event and a maximum of 7 days following the event. A temporary sign may not be placed in a public road without Council approval and must be securely fastened to prevent any hazard to the public.

2.4 Footpath 'A' Frame Sign - placed at the front of business premises advertising goods or services available in those premises. A frame signs must be of solid construction to prevent wind blown hazards and must be no greater than 1.2m² in area. No more than 1 A frame sign shall be located in front of any premises without the approval of Council.

3. Maintenance of signs

The owner or occupier of premises is responsible for maintaining signage in an appropriate condition to prevent signs from becoming dilapidated and having any detrimental impact on the amenity of a locality,

4. Road signs

Road signs may only be considered by Council on merit and will involve referral to Council's Traffic Facilities Committee. Road signs may also require the concurrence of the NSW Roads and Traffic Authority.

5. Relevant Circulars

The following Circulars are also relevant to this

S1 URANA SHIRE DEVELOPMENT CONTROL PLAN 2011

subject:

- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**

S2 STREET TREES

Objectives:

- To set out Council's requirements for the planting, pruning, lopping or removal of street trees.

1. General

Property owners must obtain approval from Council before any planting, pruning or removal of trees or shrubs on nature strips or Council land. The type of tree or shrub to be planted must be approved by the Council.

Trees shall not be planted closer than the following:

- 2.5 m from the property boundary
- 10.0 m back from property boundary on intersections
- 1.5 m from the back of kerb
- 1.5 m from sewer mains, water mains or stormwater pipes
- 2.0 m from power poles, sewer manholes, fire hydrants or drainage pits

Council has the right to remove any illegal plantings on nature strips or Council property.

A fee may be charged to property owners for these works.

Council may authorise the removal of dead, diseased, dangerous or otherwise unhealthy trees.

Requests to remove healthy trees because they are considered unsuitable for the location shall be referred to the relevant Town Improvement Committee for consideration.

Non dangerous trees identified for removal shall be listed for removal when funds are available.

Residents wishing to remove trees that have

been listed for removal at their own expense may do so provided they submit a traffic management plan and work method statement to Council for approval and have lopping works carried out by competent personnel who retain:

- current industry recognised qualifications to operate chainsaws and other plant to be used, and
- a certificate of currency for public liability insurance to undertake works on public land

Lopping of trees to reduce interference with Power lines must only be carried out by Great Southern Energy.

2. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular L1 – Local Approvals Policy**

S3 SUBDIVISION

Objectives:

- To outline Council's requirements for subdivision of large lot residential, rural land and associated buildings
- To promote the efficient and economic use of the Shire's rural and agricultural resources by ensuring that any subdivision proposed is appropriate to rural areas and does not prejudice agricultural, farming or pastoral activities on the land or adjoining land
- To minimise the impact of subdivision and associated activities, development, visual or otherwise through careful site planning and to ensure that adequate environmental safeguards are implemented
- To ensure that subdivision within rural areas does not have a materially detrimental effect on such areas or cause a need for further urban or community services and or infrastructure.

1. Minimum lot sizes

The *Urana Local Environmental Plan 2011* specifies the minimum lot size for subdivision within RU1 Rural Zones and R5 Large Lot Residential Zones.

2. Subdivision design – RU1 zones

Subdivision design is to take advantage of the assets and avoid problems of a site.

The allotment shape is to be simple with boundaries that relate to physical features such as ridges and streams and should relate to existing vegetation, views, winds and the location of services.

Access driveways and roads should be designed to avoid siltation of waterways.

Sufficient land must be set aside and provided to enable the treatment of wastes in an approved wastes treatment system.

3. Large Lot Residential Zone

3.1 Development controls

The following development controls are to be met at subdivision stage to ensure the highest rural lifestyle amenity for Large Lot Residential zones.

3.1.1 Lot layout

A variety of lot sizes should be provided to meet market demand. Lots should be regular and rectangular in shape. The ratio of frontage to depth of each allotment created is not to exceed 1:4.

Battle axe blocks generally should be avoided in subdivision design and will only be considered under exceptional circumstances.

Large Lot Residential lots will have an area not less than the minimum identified in the *Urana Local Environmental Plan 2011*

The area of the allotment is to be of sufficient size to provide for the disposal of all effluent within the site, building setbacks and buffer distances to adjoining rural land

3.1.2 Lot Orientation

Subdivisions must be designed to maximize solar access. Lot design should allow for houses to be built with north facing windows which receive maximum winter sun.

3.1.3 Existing vegetation

All existing trees are retained where practicable

3.1.4 Services

All lots will be provided with access to utility services such as water and sewer where available, telephone, power and drainage

4. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular D1 – Development Application Requirements**
- **Circular E1 – Engineering Standards**
- **Circular L1 – Local Approvals Policy**

V1 VILLAGE ZONES

Objectives:

- To set out those key principles applying to various forms of new residential development permitted within the RU5 zone for the Villages of Urana, Oaklands, Rand, Boree Creek and Morundah
- To encourage development that compliments and enhances the built environment and has minimal impact upon the existing amenity
- To encourage a diversity of sustainable residential design

1. General

The purpose of this Circular is to provide general guidance and principles for new residential development within the RU5 Village Zone.

Residential development includes dwellings, dwelling houses, multi-unit housing and the like as defined in the *Urana Local Environmental Plan 2011*.

These controls aim to enhance and protect the character and amenity of Urana, Oaklands, Boree Creek, Morundah and Rand while ensuring that any new residential development is sustainable.

2. Building height and scale

New residential development in the RU5 zone will consider height, scale, bulk and mass in respect of residential amenity. Building heights should consider the shape of a site. Where the building is of varying heights, through split-level or a combination of storeys, height and bulk should be distributed on the site to ensure that there is no significant loss of amenity to adjacent development, open space and public streets

3. Building sustainability

To minimise the impact of new residential buildings on the environment building design is to maximise thermal performance, thermal comfort and energy efficiency.

This includes maximising the use of natural light and encouraging the installation of energy efficient hot water systems, heating & cooling devices and appliances.

4. Access and mobility

New residential development in Village Zones must comply with the provisions of the *Building Code of Australia including where applicable AS1428.1 and AS1428.2 - Design for Access and Mobility*. The Disability Discrimination Act 1992 (DDA) is more expansive than the BCA and applicants should have regard to the requirements of this legislation. It is the sole responsibility of the owner, builder or developer to comply with the DDA.

5. Privacy and amenity

In new residential development locate noise-sensitive rooms and private open spaces away from noise sources such as busy roads. Use noise shielding techniques such as double glazing, insulation and fencing where necessary.

New residential development is to be designed to minimise direct overlooking of main living areas and private open spaces of existing dwellings by sensitive building layout, location and design of windows and the use of screening devices and landscaping.

6. Safety

To promote a safe environment for the community by minimising the risk of crime associated with new residential development the principles contained in the guidelines provided by the NSW Department of Planning entitled *Crime prevention and the assessment of development applications- Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* will be considered where applicable.

This will ensure the security of residents and visitors and their property, and enhance the perception of community safety

7. Solar access

New residential building design must ensure solar access for a minimum of 3 hours between 9.00 a.m. and 3.00pm at the winter solstice, to the windows of living areas and primary private open space of new dwellings.

Solar access to existing residential development must be maintained including solar access to existing solar panels throughout the day at all times of the year.

8. Private open space

New residential development must provide each dwelling with a minimum of 60m² of private open space (POS) at ground level and/or above ground level.

9. Views

New residential development is to have regard to existing view corridors and is to be designed and landscaped so that these view corridors are retained where practical and appropriate.

10. Building Setbacks

10.1 Front

All new residential development (buildings and all other structures) must be setback a minimum of 6 metres from the road frontage. Garages that have the door facing the street frontage must be set back a minimum of 6m from the property boundary. Any courtyards must be located behind the building line. Additional setback may be required where the Council is aware of relevant matters such as possible road widening or frontage to main roads.

10.2 Side setbacks

For single storey dwellings, the setback to side boundaries must be a minimum of 900mm (including a minimum of 450mm to the facias or gutters whichever is the closest).

For sheds, detached garages and other ancillary buildings a minimum side boundary setback of 450mm applies.

For two storey buildings, the setback to side boundaries must be a minimum of 1.5m for any part of the building that is two storeys. For parts of the building that are single storey a 900mm side setback applies.

10.3 Corner lots

For corner lots setbacks to the nominated side boundary may be reduced to 3m provided that this does not result in a detrimental impact upon the quality of other spaces or the streetscape.

Garages must be set back behind the dwelling frontage, not forward of the building line and a minimum of 6m from the secondary property boundary

10.4 Rear setbacks

A minimum rear boundary setback of 3m applies all buildings except single storey sheds detached garages and other ancillary buildings,

A minimum rear boundary setback of 450mm applies to all single storey sheds, detached garages and other ancillary buildings,

The above minimum rear boundary setbacks also apply to allotments with a rear boundary to a road.

11. Site coverage

Developments generally should not cover more than two thirds of site area.

12. Fences

The height of fences must be no greater than 1.2m forward of the building line and 1.8m behind the building line measured on either side of the fence. Boundary fences shared with adjoining landowners are subject to the provisions of the Dividing Fences Act 1991.

For fences front of the building line these must be consistent with the following standards:

- be an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm
- not be solid metal panels
- not be an electrical fence or use barbed wire
- not redirect the flow of surface water onto an adjoining property
- if it is an entrance gate—not swing open over a public land
- on bush fire prone land—be constructed of non-combustible material or hardwood.

13. Relevant Circulars

The following Circulars are also relevant to this subject:

- **Circular B1 – Bushfire Protection**
- **Circular C1 – Off Street Car Parking**
- **Circular C2 – Commercial and Industrial Development**
- **Circular D1 – Development Application Requirements**
- **Circular D2 – Second hand Dwelling Houses**
- **Circular E1 – Engineering Standards**
- **Circular F1 – Flood Prone Land**
- **Circular L1 – Local Approvals Policy**
- **Circular N1 – Notification of Development Applications**
- **Circular R1 – Riverina Regional Environmental Plan No 1**
- **Circular S2 – Street Trees**
- **Circular S3 - Subdivision**