Narromine Shire Council
Development Control Plan
2011
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Introduction
CHAPTER 1

INTRODUCTION

Name of Plan

This Plan is known as the Narromine Development Control Plan 2011 (DCP). This plan has been prepared in accordance with Section 74C of the Environmental Planning and Assessment Act 1979 (The EP&A Act) and The Environmental Planning and Assessment Regulations 2000 (EP&A Regs).

Land to which this Plan Applies

This plan applies to all land within the Narromine Shire Council Local Government Area.

Purpose of the Plan

The purpose of this plan is to support the broad objectives of the Narromine Local Environmental Plan 2011 (LEP) by:

(a) Supporting the provisions of the LEP;
(b) Providing consistent and equitable development standards throughout the Narromine Local Government Area;
(c) Encouraging a high standard of development that respects and is sympathetic with the environment; and
(d) To provide the public with an understanding of its policies for development.

This DCP supplements the LEP by providing general information and detailed guidelines and controls which relate to the decision making process.

Date of Adoption

This DCP was adopted by Narromine Council on 4 October 2011 and commenced operation from the date on which the LEP was published on the NSW Legislation website being 9 December 2011.
Other Planning Policies and Instruments

This plan incorporates the statutory requirements of the *Environmental Planning and Assessment Act, 1979,* and the *Environmental Planning and Assessment Regulation 2000.* This DCP repeals all Development Control Plans of Narromine Shire Council as of the date this policy was adopted. In the event of any inconsistency between any Environmental Planning Instrument (EPI) and this Development Control Plan, the provisions of the EPI will prevail.

The assessment of development applications must consider all matters specified in Section 79C of the Environmental Planning and Assessment Act 1979. Compliance with any environmental planning instrument or this plan does not infer development consent will be granted.

Variations to Provisions

Council acknowledges that it is not possible to account for all possible situations, sites and development scenarios. Consequently when circumstances warrant, Council may consent to an application which departs to a minor extent, from the provisions of Council requirements. In such cases, a written submission must be lodged with the Development Application, outlining the variation, providing reasons why the variation is necessary or desirable and setting out how the objectives of the particular provisions are satisfied by the proposal.

An applicant may request a variation to a standard contained within this policy; this is referred to as a Departure. A Departure will only be considered where it is justified in writing, as part of the development application and it can be demonstrated that the objectives of the plan and development standard can still be achieved.

Any request for a departure of a standard contained within this policy must be made in writing and must include the following information:

(a) A description of the requirement to which a departure is sought.
(b) A description of the reasons why the departure is being sought; and
(c) Justification of how the proposal meets the aims, objectives and intent of the standard.
Definitions

The definitions contained within the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulations 2000, relevant State Environmental Planning Policies (SEPPs) and the Narromine Local Environmental Plan 2011 (LEP) are relevant to this plan in addition to the plan specific definitions.

The plan specific definitions are as follows:

*Building line* - means the line drawn along the front of the building which is parallel to the front property boundary.

*Driveway* - means an all-weather access across a table drain or crossover and may include pipes or culverts.

*Crossover* - is the area between the driveway and the property boundary and may include a footpath.

*Council Road* – a Council controlled road listed on the Narromine Shire Council Road Register.

*Gross Floor Area* (GFA) - means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop,

but excludes:

- any area for common vertical circulation, such as lifts and stairs, and
- storage, and
- vehicular access, loading areas, garbage and services, and car parking to meet any requirements of the consent authority, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- terraces and balconies with outer walls less than 1.4 metres high.

*Heritage Item of Interest* - means a building or item identified by the Narromine Shire Community Based Heritage Study,

*Nett leasable space (NLS)* - refers to the area that is physically leased or occupied for the operation of a specific use. It excludes stairwells, walkways, plant rooms, toilets and the like.

*Private Open Space* - means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.
**Private Property Entrance** - is the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse a road reserve or stock route.

**Retail Floor Area** - is a building or place used for the sale (by retail or auction), hire or display of items (whether goods or materials) which are of such a size, shape or weight as to require:
(a) a large area for handling, storage or display, or
(b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading items into their vehicles after purchase.

**References**

References to all legislation, standards such as Australian Standards (AS), and policies should be read as a reference to the most recent version of that legislation, standard or policy.
Chapter 2
Plan Objectives
CHAPTER 2

PLAN OBJECTIVES

These objectives represent the policy framework established to guide all future development within the Narromine Shire Council local government area. The objectives of the Environmental Planning and Assessment Act, 1979 and the Narromine LEP must be read in conjunction with this plan.

The general objectives of this plan are:

- To manage development such that it encourages planned and sustainable growth, whilst having regard to the local character, amenity, agricultural productivity and environmental values associated with the local government area;
- To provide the basis for future development; and
- To provide confidence to the community about the quality of development within the LGA.

These objectives are supported by specific objectives as detailed below.

Village/Residential Development Objectives

These objectives have been prepared for the residential development of land within the townships of Narromine, Trangie and Tomingley:

- To conserve the local character and amenity of the Narromine Shire, and to protect and encourage a rural lifestyle, based on community values.
- To ensure that new development does not negatively impact on the amenity, privacy and views of adjoining development
- To reduce the potential for land use conflict
- To ensure that development is consistent with the character of the streetscape.

Rural Development Objectives

Rural and agricultural activities are significant land uses within the Narromine local government area. This plan seeks to recognise the importance of these uses, including their impact on the local economy and seeks to enhance these uses through specific objectives as follows:

- To encourage sustainable agricultural and primary production activities;
- To ensure that rural or agricultural activities are not affected by land use conflict, unnecessary fragmentation or alienation of land uses
- To protect and conserve the quality of the natural environment.
Commercial Development Objectives

Commercial and economic development is encouraged within the Narromine Shire and provides vital avenues for employment and tourism. The following objectives are used to assist in these targets:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage economic development through tourism activities, business opportunities, employment initiatives and fostering industry growth.
- To encourage development that is sympathetic to the character of the existing streetscape.

Industrial Development Objectives

Industrial development supports the strong agricultural industry of the Narromine area as well as providing employment opportunities for the local community. To encourage industrial development, the following objectives are adopted:

- To provide for a wide range of industrial land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
Chapter 3
Submitting a Development Application
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CHAPTER 3

SUBMITTING A DEVELOPMENT APPLICATION

Development, as described in the *Environmental Planning and Assessment Act, 1979*, constitutes a range of works including building works, subdivision of land, use of land or a building and even demolition of an existing building.

Types of Development

Exempt Development

Certain small scale development that has minimal environmental impact is exempt from requiring development approval but only if it meets certain specified requirements. Types of development that may be exempt from obtaining development approval include awnings, balconies, decks, pergolas, carports, garden sheds, certain farm buildings, and home business to name a few. The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 details what is exempt development and under what circumstances exemptions apply. Additionally, some developments may also be classed as Exempt Development under Councils Local Provisions identified in Appendix 1 of this Plan.

Complying Development

If what you are proposing does not fit into development that is exempt, it may be categorised as complying development. Complying development is a simpler and quicker form of approval process aimed at certain development that can once again, meet specific requirements. Types of complying development include internal building alterations and change of use (such as converting a garage to a bedroom).

Development that is complying development is listed in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Additionally, some developments may also be classed as Complying Development under Councils Local Provisions identified in Appendix 2 of this Plan.

Local Development

If your development does not meet the exempt or complying development provisions, or is a major proposal (examples include but not limited to redevelopment of a commercial or industrial site, major internal renovation or extension of a dwelling or building, large subdivision, intensive agricultural use etc), it will require the submission of a development application.
Integrated Development

Integrated development is development that, in order for it to be carried out, requires development consent and a permit from Government Department/s as defined under Section 91 of the Environmental Planning & Assessment Act 1979 (EP&A Act). Accordingly, any application that falls under the provisions of Integrated Development will need to be referred to the relevant Government Department/s for approval prior to Council determining the application.

Such applications will be processed in accordance with the specific requirements of the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation 2000. It is recommended that contact be made with Council’s Planning & Environmental Services Department, as to the specific requirements for Integrated Developments, which Council or any other relevant Government Department may need to consider at the time of determining an application. Additional fees apply to integrated development applications.

Currently, the typical types of development that are integrated development and the referral agency include: Development located within 40 metres of a creek or river (NSW Office of Water), Subdivision, seniors development, hospital or similar project located on bushfire prone land (NSW Rural Fire Service); and new road/driveway connections to an arterial or main road, (Roads and Maritime Services);

Designated Development

Types of development in this category are defined by Section 77A of the EP&A Act and listed in schedule 3 of the EP&A Regulations 2000. These developments may include aircraft facilities, certain hazardous industries, more intensive agricultural uses such as cattle feedlots, other livestock establishments housing large numbers of animals and extractive industries to name a few.

If your development is deemed designated development, there are different requirements that must be followed and different advertising requirements. For example, an Environmental Impact Statement (EIS) must be prepared and the development advertised for a minimum period of 30 days.

An EIS is a comprehensive document that covers a large number of issues on how the development manages and mitigates against environmental, economic and social impacts of the development. The requirements of an EIS are prescribed by legislation.

Council staff can advise you on whether your development is designated development and explain the additional requirements.
Certificates

Construction Certificates

All building works and subdivision works (extensions of sewer and water mains, new road works) are required to obtain a construction certificate prior to work commencing.

Building Certificates

A Building Certificate is a certificate that is issued by Council which states that Council will not take any action under the Environmental Planning & Assessment Act 1979 or the Local Government Act 1993, to order or take proceedings for an order to have the building (covered by the certificate) to be demolished, altered, added to or rebuilt, or to take proceedings in relation to any encroachment by the building onto land under the control of Council, for a period of seven (7) years. A certificate is usually applied for when selling houses or other property.

Subdivision Certificates

A Subdivision Certificate is granted to a proposed subdivision once all conditions of consent have been complied with. This document is also a confirmation to the Land & Property Information Office that Council is satisfied the Plan can be legally created.
Pre-Lodgement Meetings

To minimise the delays in processing development applications, Council requires all applicants to have a pre-lodgement meeting with Council staff. The purpose of the meeting is to ensure applicants are aware of the level of information required to be submitted with a development application.

For proposed developments such as subdivision (excluding strata development), commercial, industrial developments, residential development (such as dual occupancies, townhouses), a pre-lodgement meeting must be attended with draft plans. This meeting may involve staff from other Council departments.

Once your application has been determined, it may be beneficial for some people to go through the issues raised in the notice of determination with relevant Council staff. This can involve explaining what is specifically required by certain conditions or why a condition has been imposed. Development consents are legally enforceable documents and if explained early can minimise issues later, such as obtaining an occupation certificate or subdivision certificate.

Fees and Charges

Statutory charges apply to all development applications and construction certificates (both building and subdivision). These fees are based on the commercial cost of the proposed works. Fees for development applications for subdivision depend on the number of new allotments created and whether a new road is required.

Construction Certificates for building works are charged on the estimated cost of works. Construction Certificate for subdivision works will depend on the location and amount of work involved.

Construction certificates for building works can only be obtained either from Council or an accredited certifier. Subdivision construction certificates must be obtained from Council.

Refer to Council’s current Management Plan for current fees and charges. *Development application and construction certificate fees must be paid on lodgement of your application.*

There may be other Council fees and charges associated with your development application. These may include advertising charges or charges to refer your application to State Government departments if your development application requires concurrence from an agency.
Heritage Fee Reduction Policy

Councils Heritage Fee Reduction policy is to provide assistance for owners of properties subject to statutory heritage listings by reducing the cost of lodging development applications.

Objectives and Coverage of the Policy
- provide conservation incentives for owners of heritage properties through reduction of development application fees.
- encourage investment of savings from the refund to be put towards the cost of any conservation work completed by an owner of a heritage property and thus provide a conservation incentive.

For the purpose of the policy:
“Conservation work” means the restoration of the fabric of a heritage item or property within a heritage conservation area and its setting.

Eligibility
This heritage incentive is offered to owners of privately owned residential and commercial properties that are listed as Heritage Items or are within Heritage Conservation Areas under the Narromine Local Environmental Plan 2011. Government owned properties have been excluded from a refund of DA fees as they are rate exempt or have access to other financial assistance.

Funding Limits
A reimbursement of development application fees for conservation work will be given provided the following requirements are complied with:
- The development is proposed on a privately owned residential property listed as a Heritage Item or is within a Conservation Area under the Narromine Local Environmental Plan 2011;
- The proposed development involves conservation work as all or part of the application;
- A development application has been approved for the proposed conservation work;
- The conservation work has been completed in accordance with the development consent and any conditions of development consent;
- An inspection to ensure the conservation work has been completed has been undertaken by a Council Officer;
- Copies of receipts received by the applicant for work undertaken (including any labour and material costs) have been supplied to Council;
- Where the conservation work costs less than the development application fee, the amount refunded will be for the cost of the conservation work only; and
- The reimbursement of fees is to be limited to that part of the development directly associated with the conservation work. Please refer to the following table for examples.
Table – % Reimbursement of DA fees for conservation work

<table>
<thead>
<tr>
<th>Total Development Cost</th>
<th>Development Cost Involving Conservation Work</th>
<th>Percentage of Reimbursement of DA Fees (not total development cost)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10,000</td>
<td>$5,000</td>
<td>50%</td>
</tr>
<tr>
<td>$100,000</td>
<td>$25,000</td>
<td>25%</td>
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<tr>
<td>$200,000</td>
<td>$20,000</td>
<td>10%</td>
</tr>
<tr>
<td>$250,000</td>
<td>$10,000</td>
<td>4%</td>
</tr>
</tbody>
</table>

The percentage of the reimbursement of fees is equivalent to the proportion of the cost of works involving conservation to the total development costs.

Approval Process

Legislative Requirements
The reduction of development application fees, which are statutory charges, is considered ‘financial assistance’ in terms of Section 356 (2) of the Local Government Act 1993. Therefore, applications for fee reduction will require Council resolution. The application for fee reduction will be notified to Council and require approval by Council resolution. Section 377 (1) of the Local Government Act 1993 requires that applications to provide financial assistance must be resolved by Council.

The Application Process

The process of applying for a heritage fee reduction is as follows:
1. An applicant approaches Council for guidance on conservation and redevelopment of a heritage item/site;
2. Inspection by staff and the Heritage Adviser at the development site held to determine scope of works and required information (pre-lodgement meeting);
3. Development application lodged with Council including cost estimate of conservation works as well as total development cost;
4. If approval is given, the applicant carried out the work in compliance with all conditions of development consent;
5. Post development, the applicant completes the for “Application for a heritage DA fee reduction” and includes information to support the cost estimate of the conservation work;
6. A report is prepared for the next available meeting of Council and a determination is made on the application.
7. Council notifies the applicant of its decision and the relevant refund amount is paid.
Developer Contributions

Certain development that increases the number of allotments or dwellings or increases the amount of floor space (commercial/industrial) may attract developer contributions. This is because these types of development increase the demands on services and infrastructure (the sewerage treatment works and water system).

The developer contributions fall into two categories: Section 94 (of the Environmental Planning and Assessment Act, 1979) contributions (for upgrades to community facilities, upgrades to open space and the like) and Section 64 (of the Local Government Act, 1993) contributions for upgrades to the sewerage treatment works and water treatment facilities because of increased demands. These charges do not cover services such as provision of water and sewer pipes to a building, upgrade to existing water and sewer pipes because of redevelopment, or the provision or upgrade of water meters.

Developer contribution charges collected by Council must be accounted for separately and must be used for the purpose collected. Such money is not to be used for general maintenance or general revenue. Contributions are subject to inflation pressures and will change on the 1st July every year with CPI (Consumer Price Index).

If developer contributions are to apply, they will be imposed as conditions placed on the relevant development consent issued and are generally payable prior to the completion of the project. That is either the occupation certificate or subdivision certificate being issued.

Principal Certifying Authority

Once you have obtained a development consent and construction certificate, you must appoint a principal certifying authority (PCA). For building works only, the PCA can either be Council or an accredited certifier; however, Council must undertake certain plumbing related inspections. For subdivision works only, Council must be appointed the PCA because the associated construction work becomes Council assets once handed over.

The PCA is required to undertake certain inspections (some are mandatory) at various stages of the works. Council staff can advise you of what inspections are required and current fees.
The Benefits of Engaging Professionals

The services of professional consultants will not only enhance the quality of the development, but will assist in gaining the required approvals from the relevant decision making agencies. The following services are most likely required:

- **Architectural and design services**, can design and draw the required plans for your development. Note: for certain types of development, such as Residential Flat Buildings as defined under State Environmental Planning Policy No 65 Design Quality of Residential Flat Buildings, plans must be prepared by a Registered Architect;
- **Engineers**. Civil engineers can draw certain plans for stormwater, sewer and water services. If a project involves alterations to an existing building or structural works, plans may need to be drawn by or certified by a structural engineer;
- **Heritage advisors**. If your project involves work to a listed heritage item, you should consider engaging the services of a qualified architect, designer or town planner who specialises in heritage issues.
- **Land Surveyors**. These professionals can assist you with subdivisions, including strata plans and in certain situations setting out buildings to ensure they comply with any approvals. Final plans of subdivision must be prepared by a registered surveyor.
- **Town Planners**, can prepare statement of environmental effects and environmental impact statements (The latter is only required for designated developments). Town Planners may be particularly helpful for more complex developments.

This list is not comprehensive. A more complex proposal may require the services of more than one professional.
Submitting a Development Application

The Lodgement Process

Applications may be lodged by post, over the counter at the Council office or by email to the designated email address. Council can accept payment by cheque, credit card (in person or over the telephone) or by cash (counter lodgements only).

Information to be included in an Application

A development application must contain the following information:

(a) The name and address of the applicant,
(b) A description of the development to be carried out,
(c) The address, and formal particulars of title, of the land on which the development is to be carried out,
(d) An indication as to whether the land is, or is part of, critical habitat,
(e) An indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is taken to be development that is not likely to have such an effect because it is biodiversity compliant development,
(f) A list of any authorities from which concurrence must be obtained before the development may lawfully be carried out,
(g) A list of any approvals of the kind referred to in section 91 (1) of the Act that must be obtained before the development may lawfully be carried out,
(h) The estimated cost of the development,
(i) Written approval of all owners of the property. If there is more than one property owner, ALL owners consent must be provided with the application. This can be a letter signed by the relevant people or body (businesses, companies and the like) indicating that they have no objection to the lodgement of the development application.
(j) A list of the documents accompanying the application.

Note: Council cannot accept faxed information for development applications. This includes the application form as well as plans and related documents.

Documentation Requirements

There are statutory requirements for the supporting information that must accompany various applications. These are detailed in schedule 1 of the Environmental Planning and Assessment Regulations 2000 (EP&A). Incomplete development applications may be returned to the applicant. Council staff will assist where possible to ascertain whether additional information is required to be submitted with your application.
Table 1 - Approvals Application Documentation

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<thead>
<tr>
<th>Development</th>
<th>Certificates</th>
<th>Activities</th>
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<tr>
<td>Exempt Development</td>
<td>Local Development</td>
<td>Designated Development</td>
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<td>Fees</td>
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<td>Site Plan</td>
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<td>Floor Plan</td>
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<td>Elevation Plan</td>
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<td>Section Plan</td>
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<td>Bracing &amp; Tie Down</td>
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<td>Disabled Access Plan</td>
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<td>Statement of Environmental Effects (Basic)</td>
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<td>Statement of Environmental Effects (Comprehensive)</td>
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<td>Specifications</td>
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<td>BASIX Certificate</td>
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<td>Part J Report Energy Efficiency</td>
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<td>Owner Builder Permit/Home Owners Warranty Insurance</td>
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<td>Shadow Diagrams</td>
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<td>Stormwater Design</td>
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<td>Road Design</td>
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<td>Geotechnical Report</td>
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<td>Environmental Impact Statement</td>
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<td>Heritage Impact Statement</td>
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<td>Public Liability Insurance</td>
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<td>Sewer Drainage Plan</td>
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<td>Engineering Certification</td>
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<td>Flood Impact Study</td>
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<td>Plan of Survey</td>
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<td>Bushfire Assessment</td>
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Legend

- **Compulsory**
- ![](https://via.placeholder.com/15) May be required
- ![](https://via.placeholder.com/15) Required if development is or near a heritage item or item of interest

**NOTE 1:** This is not an exhaustive list; additional information may be required depending on the complexity of the development.

**NOTE 2:** Plans submitted are to be either A4 or A3 size; alternatively, plans can be submitted electronically.
Site Plan

This section gives a more detailed list of the requirements for a site plan.

The site plan must be drawn to scale and include the following:

- The location, boundary dimensions, site area and north point of the land;
- Legal description of the property: Lot, Deposited Plan (DP), Street number (if available) street name and location. This information can be found on the rates notice for the property;
- The location and uses of existing buildings on the land;
- Existing levels of the land in relation to buildings and roads;
- The location and uses of buildings on sites adjoining the land;
- The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land’s boundaries and adjoining development;
- Contours or spot levels (especially on flood prone land and where cut or fill will be required);
- Existing vegetation and any proposals to remove vegetation;
- Vehicle access, parking and turning areas (including construction details);
- Drainage and services (location of existing and proposed)(including on site sewerage systems);
- Fences boundaries and easements (if any);
- Any notable features e.g. waterways/dams (natural and artificial);
- Existing and proposed landscaping.
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate); and
- Proposed methods of draining the land;

The following are required for all two storey developments, multi unit residential development, commercial, mixed use development and some industrial/ hazardous developments:

- Location and use of adjacent buildings;
- Adjoining private open space;
- Windows of habitable rooms of adjoining dwellings along the shared boundaries;
- Solar access of adjoining dwellings (including open space);
- Significant trees on adjoining properties;
- Location and height of walls built to the side boundaries; and
- Where relevant difference in levels between adjoining properties.

Site Plans can be submitted in 2 parts – one being the existing site, and the other being the site showing the proposed development.

An example site plan is included at the end of this section.
Floor Plan

The floor plan of any proposed building should show:
- Existing and/or proposed layout;
- Partitioning;
- Room sizes; and
- The intended uses of each part of the building.

An example floor plan is included at the end of this section.

Elevations

Elevation plans should show:
- Proposed external finishes;
- Heights of any proposed buildings (other than temporary structures); and
- Proposed finished levels of the land in relation to other existing and proposed buildings and roads.

An example Elevation plan is included at the end of this section.

Section Detail

An example Section plan is included at the end of this section.

Bracing & Tie Down

An example Bracing & Tie Down plan is included at the end of this section.
SITE PLAN

TOTAL SITE AREA: 817.8 m²
HOUSE FOOTPRINT/GHEDS ETC.: 224.9 m²
PATHS/DRIVEWAYS/HARDSTAND AREAS: 147.0 m²
LAWN/GARDENING (REMAINING): 445.9 m²
TOTAL: 817.8 m²
(INDIGENOUS/LOW WATER GARDENS): (0.0 m²)

Example Plan Only

Narromine Design Services

Narromine Shire Council – Development Control Plan 2011
SECTION DETAIL

Example Plan Only

Narromine Design Services

Narromine Shire Council – Development Control Plan 2011
TIE DOWN & BRACING DETAIL

Example Plan Only

Narromine Design Services

Narromine Shire Council – Development Control Plan 2011
BASIX Certificate & Report

What is BASIX?

BASIX is an on-line program that assesses a house or unit design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed.

Every development application for a new home must be submitted to Council with a BASIX Certificate. When programming a report, BASIX uses information such as site location, house size, type of building materials and fittings for hot water, cooling and heating.

It is important to realise that the commitments made during the BASIX process are shown on the final certificate and must be marked on the plans, and adhered to during the building process. Any changes made to the house design means another BASIX assessment must be completed and a new BASIX Certificate submitted to Council.

Why is a BASIX Certificate required?

Council will not accept a development application for the following types of developments without the submission of a BASIX certificate, as required under State Environmental Planning Policy (SEPP) (Building Sustainability Index: BASIX) 2004:

- A development containing one or more dwellings (including dwelling houses);
- For alterations or additions with a value greater than $50 000; or
- For pools or spas with a capacity greater than 40 000 litres.

Certain minor developments including garages, storerooms, carports are exempt from these requirements.

The SEPP and EP&A Regulations 2000 require that any BASIX certificate must:

- Have been issued no earlier than 3 months before the date on which the application is made; and
- If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Where can a BASIX Certificate and Report be obtained?

The BASIX Certificate can be completed online at www.basix.nsw.gov.au or Council staff can assist in producing a BASIX Certificate and Report; however this service can incur additional fees.
Statement of Environmental Effects

WHAT IS A STATEMENT OF ENVIRONMENTAL EFFECTS?

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of the proposal, and the proposed measures that will mitigate these impacts.

A statement of environmental effects must indicate the following matters:

- the environmental impacts of the development,
- how the environmental impacts of the development have been identified,
- the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause.

All development applications (except designated development) must be accompanied by a statement of environmental effects (SEE). Small scale developments such as carports, sheds and dwellings located on residential areas (village and residential zones) can use the basic SEE template attached to the development application form. All other types of development must provide a separate written SEE covering the matters referred to below.

- Details of compliance with all relevant Environmental Planning instruments (EPI’s). This includes any State Environmental Planning Policies (SEPP) and the Narromine Local Environmental Plan (LEP);
- Details of compliance with the relevant sections of this Development Control Plan (DCP);
- Suitability of the land for the development. Issues such as past use, potential contamination (especially for sites that have been used in the past for uses such as certain agricultural uses, industrial uses, service stations and any past use that may have used or even stored hazardous chemicals) and surrounding land uses (current and past) are best covered in this section;
- Whether the site is affected by natural hazards such as bushfire or flooding and how the proposal complies with the relevant standards (such as planning for bushfire protection documents and AS 3959-2009, or Councils flood policy);
- Whether the site is affected by issues such as salinity, contamination and threatened species located on site or near the site;
- Traffic impacts of the proposed development such as vehicular access, manoeuvring and car parking. Loading and unloading facilities are to be detailed for commercial and industrial development;
- The physical character, location, sitting, bulk, scale, shape, height, density and external appearance of any building;
- On site disposal of waste;
- Waste management for large residential developments, commercial and industrial developments.
If your proposal is defined as designated development under the provisions of the EP&A Act, then an Environmental Impact Statement (EIS) is required. Please consult with Council’s Planning Department regarding the required information for an EIS.

WHY SHOULD I PREPARE AN SEE?

It is Legally Required
Council staff are obliged to ensure all assessments are carried out in accordance with a wide range of legislation, regulations, policies, plans and strategies as well as community expectations. The principles underlying the requirement for an SEE is that applications should provide Council with sufficient information to enable a proper determination. Council has the authority to reject an application that it regards as inadequate or incomplete, or to seek additional information. It is in both the applicants and Council’s interest that fully documented applications are submitted.

It Assists in Assessing your Application
A thoughtful, well-prepared SEE is an excellent opportunity to demonstrate the merits of your proposal. It allows a timely identification of the issues, ensuring they are processed quickly. By contrast, a poorly prepared SEE often leads to requests for more information and referrals to other agencies and some matters may only be identified in the final stages, stalling the process until they have been resolved. The SEE is your chance to bring all matter to the fore and provide Council with logical, rational and reasonable arguments to support your application. Experience has shown objectors will often give lengthy, detailed statements and without reasonable counter arguments, Council support can be hard to justify.

It Ensures the Protection of the Environment
Importantly, identifying adverse impacts in a SEE does not mean that Council will automatically refuse the application. Rather, it is your chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them.

HOW DO I PREPARE A SEE?

Over the next few pages you will find a few resources to assist in the preparation of a statement of environmental effects. These do not represent a limit and you are encouraged to expand upon the material provided in any way you perceive as relevant. As long as your statement shows a genuine attempt to satisfy these legal requirements Council will accept the SEE as valid.

Context and setting
How does the proposal relate to neighbouring developments in terms of height, size, bulk, appearance, architectural style, colours schemes, materials used, setbacks, fencing, landscaping, function or activities (both proposed and surrounding)?
Public Domain
What public lands and publicly accessible spaces are nearby or adjoining? Are views, sunlight, acoustic amenity, access (including disabled access) or convenience interfered with? Does the public domain (including the road reserve) remain a safe place as a result of the development? Are motorists likely to be impeded or distracted by the proposal?

Infrastructure
Where are the pipes, drains, cables, wires and easements in relation to the proposal? Where are the water meters? In what condition is the street surface, kerbing, footpaths, street trees, street furniture, vehicle and pedestrian crossings and other visible infrastructure? Are any of these affected by the proposal?

Heritage & Archaeology
What is the known history of the site? What was its previous use? How old are any existing structures? Are there any relics, artefacts or items of interest (including Aboriginal items) evident on the site?

Land Resources
Are there any known deposits of minerals or other extractable materials evident on the site? Is the site presently viable for agricultural purposes? What water resources exist on the site? What is the topography like (flat, undulating, steep)? Is there any risk of slippage or erosion?

Soils
What is the soil type? Is there any evidence of salinity, water logging, or acid sulphate soils? What is the extent of vegetation cover? Are gullies, drainage lines and other erodible areas protected or exposed? How well does the site drain? How will the proposal affect drainage?

Air & Microclimate
Does the proposal have or produce any emissions? What is the distance to sources of air pollution? What are those sources? What is the prevailing wind direction? Are there any windbreaks or wind funnels (natural or artificial) affecting the site? How does the proposal affect air circulation?

Flora & Fauna
What flora and fauna has been seen on the site (including nocturnal animals)? Have you successfully identified all species? Are any of the species found endangered, critically endangered or threatened? Are any of the species likely to serve as habitat or food sources for endangered, critically endangered or threatened species?

Waste
Does the proposal produce any solid or liquid wastes? Are there any airborne emissions? How are wastes to be minimised? How are wastes to be treated? How are wastes to be stored? How are wastes to be disposed?
Noise
What are the hours of operation? What is the ambient background noise like pre-development? What will they be like post development? Can the noise be avoided? Or muffled/insulated? Can the noise be confined within a building? Would that cause echo and reverberation?

Natural Hazards
Is the site bushfire prone? Or flood liable? Or excessively steep? Is erosion evident on the site? Or soil salinity? Is there any natural hazard evident on lands surrounding the site? Is regrowth likely to create a bushfire hazard in the future?

Social Impact
Will the amenity (visual, acoustic, recreational or social) of neighbours be affected? Will the proposal overshadow neighbours? How is privacy between sites maintained? What is the social character of the area? Will the proposal introduce a discordant element to the area?

Economic Development
Will the proposal generate jobs - Full-time, part-time, permanent or temporary? Impacts during Construction phase or operational phase? Is the proposal in direct competition with established local businesses? Is this appropriate? Are there supplementary or flow on effects likely? Who wins and who loses if the proposal proceeds?

Design
What is the character of the area? Does one style predominate? Or is there a wide mixture of designs? Are there any adverse impacts from the proposal that could be reduced with an alternative design? Are the requirements of the DCP (setbacks, fences and building heights, building envelopes, parking provisions and so on) fully satisfied? If not why?

Construction
Does the proposal comply with the Building Code of Australia? Has construction site safety been addressed? How? Will any cranes or heavy lifting equipment be needed? If so is the site near the Airport, and has the airport been consulted? Will all construction materials, vehicle parking and personnel be contained on the site? How will the amenity of neighbours be protected during construction? How will surrounding structures be protected during construction? What measures are proposed to protect soil erosion, drainage lines and waterways during construction?
## SEE Checklist

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>SITE SUITABILITY</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Property dimensions/contours/slope.</td>
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<tr>
<td></td>
<td></td>
<td>Existing development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details on any natural hazards affecting the site (ie bush fire prone, flooding).</td>
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<tr>
<td></td>
<td></td>
<td>Details on any heritage matters. Significance of items, landscapes, areas, places or relics and practices.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details on any natural features including native vegetation, fauna habitat, land formations, rivers and streams,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details of existing services, easements, right of way.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Business hours, no. of employees etc (industrial/commercial/change of use/home business development).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Safety, security and crime prevention issues (industrial/commercial developments).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>CURRENT AND PREVIOUS USES</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Details of any previous or existing land uses/activities.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details of land use/activities of adjoining properties.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details of any potential contamination from past uses or practices, (known or suspected)</td>
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</tbody>
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<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>ACCESS &amp; TRAFFIC</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Details of accessibility for vehicles, pedestrians, bicycles and disabled persons.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details or road hierarchy/width proposed.</td>
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<tr>
<td></td>
<td></td>
<td>Details of traffic generation/movements.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Number and type of car parking spaces.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Off street loading (industrial/commercial development).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>PRIVACY, VIEWS &amp; OVERSHADOWING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Details on visual and acoustic privacy maintenance/controls for the development and adjoining properties.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sunlight (solar) access and overshadowing.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Views/vistas. From, across and/or towards the site.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Edge conditions ie landscaping / fencing / retaining walls, etc.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>SOIL &amp; WATER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Details on water conservation measures (ie AAA water saving shower heads, dual flush 3/6 litre toilets etc.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Details on soil conservation measures. (silt traps and filters, spillage prevention, storage/disposal of wastes)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proposed method of stormwater disposal and quality controls.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>FLORA &amp; FAUNA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Existing vegetation (must be clearly identified on a plan).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Is native vegetation and/or fauna habitat present</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Adjacent to National Parks/State Recreation Area/Native Reserve.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proposed landscaping treatments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>ENERGY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Details of proposed energy conservation i.e. design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the proposal require a BASIX certificate? (<a href="http://www.BASIX.nsw.gov.au">www.BASIX.nsw.gov.au</a>)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>WASTE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Details of proposed waste facilities and control (during and after construction).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Detail prevention of soil contamination</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Detail prevention of waterway, drainage line, pond or dam contamination</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Detail prevention of airborne emissions or contaminants</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A Site and Soil Assessment for a sewerage management system (rural dwellings).</td>
</tr>
</tbody>
</table>
Legal References

- Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.
- Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1, part 1.
- Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning & Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEE’s) with all Development Applications (other than designated development)
- Schedule 1, part 1, subclause 4 of the Environmental Planning & Assessment Regulation 2000 states that such SEE’s must show:
  - The environmental impacts of the development
  - How the impacts have been identified
  - The steps to be taken to protect the environment or lessen the expected harm to the environment
  - Any matters required to be indicated by any guidelines issued by the Director-General.
Environmental Impact Statement/Environmental Assessment

What is an EIS/EA and what is it used for?

An Environmental Impact Statement or Environmental Assessment (EIS/EA) is a document prepared to accompany an application for Designated Development (ie intensive agriculture). The document is used by the applicant, the community and government agencies to review and assess the potential environmental impacts of a development.

What information is required?

Information to be included in an EIS/EA should sufficiently address matters relevant to the development. These matters may include:

- Effluent disposal
- Soil degradation
- Surface and groundwater quality issues
- Air quality issues
- Noise
- Traffic
- Natural hazards ie flooding and bushfire
- Relevant approvals and licences required

Consultation

Relevant Government agencies should be consulted early in the development planning stage. These agencies can provide valuable information in relation to the operation of the development, and assist in mitigating any potential risks early. Relevant Government agencies may be those responsible for environment, water, agriculture, planning and national parks.

Additionally, during the development assessment stage, the community will have an opportunity to comment on the development, in line with Councils consultation and notification procedure, outlined in Chapter 4.
Heritage Impact Statement

When is a Heritage Impact Statement (HIS) Required?

The following brief questions can assist in determining whether a HIS is required.

Q1 Is the proposal on the site of a locally listed heritage item or item of Heritage Interest?
   o Yes – Go to Q3
   o No – Go to Q2

Q2 Is the proposal in the vicinity (within viewing distance) of a locally listed heritage item OR an item of local heritage interest?
   ▪ Yes – Go to Q3
   ▪ No – No further action required.

Q3 Is the activity normally ‘permissible without consent’ from Council?
   • Yes - No further action required.
   • No – Go to Q4

Q4 Would the activity normally be classed as ‘Exempt Development’ under SEPP (Exempt & Complying Development Codes) 2008?
   • Yes – A letter is provided and no further action is required
   • No – Go to Q5

Q5 Is the activity classed as ‘Complying Development’ under SEPP (Exempt & Complying Development Codes) 2008?
   o Yes – Complete an application as per the Complying Development requirements.
   o No – A Development Application (DA) is required at this point – Council will require a Heritage Impact Statement.

What should be Included in a Heritage Impact Statement?

- An assessment of the heritage significance of the building or feature and its surroundings and a ‘Statement of Heritage Significance’. Landscaping, internal features and moveable objects may form part of the heritage significance of a building or item;
- Details of the contribution of the item to the heritage conservation area or historical landscape, generally contextual analysis, considering the setting of the item and its contribution to the heritage significance of the area;
- A detailed description of the proposed works, change of use and / or any physical alterations to the place;
- Details of whether or not the additions / changes are sympathetic to the character of the item and the historical landscape in which the item is placed;
• Description of how any negative impacts of the proposal are to be mitigated. This should include a justification of the proposal including alternative options; and
• A justification of the proposal.

What is the process for the submission of a Heritage Impact Statement?

If the development is of a minor nature, a brief HIS is required. See Council staff to determine what is identified as a ‘minor’ development. If the development is of a major nature, a comprehensive HIS is required. See Council staff to determine what is identified as a ‘major’ development.

A brief one to two page account included in the Statement of Environmental Effects’ will usually be sufficient for minor works that will have minimal impact on the heritage significance of an item. A comprehensive report is required for more complex proposals or those that have potential for a major impact on the item or place, such as additions and new buildings. Physical condition reports and any consultant reports, relevant to the application, should be included. Photographic records of the existing heritage item may be required.

The HIS will be assessed as part of the development assessment process, and a recommendation will be made as a result of the assessment. If it is determined that there will be no negative impact as a result of the development, the application Statement will be supported. If it is determined that there will be negative impacts on the heritage item as a result of the development, a recommendation for refusal may be made.

Issues that may need to be considered include:

• Have options for retention or adaptive reuse been considered;
• Can additions be included within an existing structure, if not why;
• Will the development visually dominate the existing development and how has that impact been minimized;
• Why has the location of the specific development been chosen;
• What alternatives have been considered;
• If trees are part of the heritage significance, why are the trees important;
• If any trees are to be removed why;
• Has a report by a suitably qualified arborist been prepared (a copy should be included); or
• If a tree is proposed to be removed because of management issues (dropping limbs, seeds etc) – what alternate management practices have been undertaken to minimize the issues and what measures are proposed to replace any trees proposed to be removed?
Other Plans

Other plans may be required depending on the development. For example, development (including internal works) of commercial or industrial buildings may require:

- Detailed fire services;
- Drainage plans;
- Hydraulics plans;
- Compliance with the energy efficiency component (Part J) of the Building Code of Australia (BCA) and National Code of Construction (NCC);
- Landscaping Plans; and
- Shadow Diagrams.

Specific requirements can be discussed at the pre-lodgement meeting to minimize delays in the processing of your development application.
Development Assessment

Section 79(c)(1) of the Environmental Planning and Assessment Act, 1979 outlines the matters for consideration when assessing development applications.

79 (c) (1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:
   (i) any environmental planning instrument, and
   (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
   (iii) any development control plan, and
   (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
   (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
   (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

While Council staff seek to assess development applications as quickly as possible, development applications may take up to 40 days for assessment.
Chapter 4
Notification Requirements
CHAPTER 4

NOTIFICATION REQUIREMENTS

Certain types of development will be placed on public notification. Public notification may include letters sent to adjoining property owners, notices placed in the local paper and notices placed on the development site. This section outlines the notification process. The plans relating to notified development and related documents may be inspected at the Council office.

Notification and Advertising Requirements

Development that is required to be notified

Development listed within this subsection is required to be notified and or advertised by legislation. These types of development include:

- All designated development as defined in section 77A of the Environmental Planning and Assessment Act 1979 and Schedule 3 of the Environmental Planning and Assessment Regulations 2000;
- State significant development - Certain development that is identified as being state significant development. For example, development such as intensive livestock industries (feedlots) that employ 20 or more people or development valued over a minimum dollar value are identified as state significant development;
- Certain integrated development - Some integrated development applications are required to be publicly notified in accordance with the Act.

Locally significant development that will be notified

The following development applications will be publicly notified:
- Development affecting a heritage item;
- Multi unit development;
- Brothels;
- Major commercial and industrial works;
- Non residential uses in residential areas;
- Second storey residential additions and alterations;
- Subdivisions creating new roads;
- Large Scale subdivisions in either residential or rural areas;
- Community title development;
- Hazardous industries; or
- Any development that Council deems as potentially impacting adjoining properties.
Notification period

The EP&A Act mandates the notification and advertising period for certain development such as designated development and state significant development. Generally these types of development are required to be notified for a period of at least 30 calendar days.

Other developments will be notified for ten (10) working days. Around major holiday periods such as December/January and Easter the notification period may be extended. All advertisements and letters will include a closing date for submissions to be received by Council.

Form of submission

Submissions made with regard to any notified or advertised development must be in writing and addressed to the General Manager. Submissions must clearly indicate the name and address of the person or body making the submissions and details of the proposal to which the development relates. Note: unless specifically requested by you, your submission, including your name and address may be made publicly available to third parties including as part of any report to a Council meeting.

Submissions must clearly state your concerns including whether you are objecting to or in favour of the development. If you are objecting to a development you should clearly state why you object to the development. Objections should be based on your understanding of any impacts of the development on your property or similar legitimate issues.

Council will not support vexatious or derogatory submissions.

Assessment of Submissions

All submissions will be reviewed on merit. Where submissions raise legitimate issues of concern, as determined by Council staff, the application may be reported to a Council meeting for determination.

If an application is reported to a Council meeting, you will be advised the time and date, if you wish to attend. You have the opportunity to speak at the Council meeting for a period of no more than 3 minutes. Be advised that the applicant/property owner of any development application can also speak at the meeting.
Chapter 5 a) Residential Development
Residential Development

The aim of this chapter is to provide specific guidelines relating to residential development in Land Use Zone R1.

Objectives

These objectives have been prepared for the residential development of land within the townships of Narromine, Trangie and Tomingley:

- To conserve the local character and amenity of the Narromine Shire, and to protect and encourage a rural lifestyle, based on community values.
- To ensure that new development does not negatively impact on the amenity, privacy and views of adjoining development
- To reduce the potential for land use conflict
- To ensure that development is consistent with the character of the streetscape.

Building Siting and Design

Setbacks

Intent

To set back buildings and garages/carports from the street to provide adequate space for landscape or open space, visual and acoustic privacy and vehicle parking, while assisting in establishing an attractive streetscape.

Performance Criteria

The setbacks of buildings contributes to existing or proposed streetscape character, assists in the integration of new development into the public streetscape, makes efficient use of the site, and provides amenity for residents. Further, it should be demonstrated that acceptable traffic noise reduction measures have been incorporated into the development.

Acceptable Solutions

*Note: The Acceptable Solutions illustrate ONE WAY of meeting the associated performance criteria. Other methods are able to be proposed and are assessed on their ability to achieve the performance criteria.*
### Frontage

<table>
<thead>
<tr>
<th></th>
<th>New Development</th>
<th>Infill Development</th>
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<tbody>
<tr>
<td><strong>Front</strong></td>
<td>Main Road</td>
<td>9 metres</td>
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<tr>
<td></td>
<td>Feeder Road</td>
<td>7.5 metres</td>
</tr>
<tr>
<td><strong>Feeder Road</strong></td>
<td></td>
<td>The same distance as on or the other adjoining buildings, provided the difference between the setbacks is less than or equal to 2m ELSE the average of the setbacks of the adjoining buildings.</td>
</tr>
<tr>
<td><strong>Side</strong></td>
<td>One Storey</td>
<td>NCC Standard</td>
</tr>
<tr>
<td></td>
<td>Two Storey</td>
<td>3 metres</td>
</tr>
<tr>
<td></td>
<td>NCC Standard</td>
<td>3 metres</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>One Storey</td>
<td>4 metres</td>
</tr>
<tr>
<td></td>
<td>Two Storey</td>
<td>4 metres</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>One Storey</td>
<td>7 metres</td>
</tr>
<tr>
<td></td>
<td>Two Storey</td>
<td>7 metres</td>
</tr>
<tr>
<td><strong>Corner Allotment</strong></td>
<td>Front</td>
<td>As per ‘Front’ above</td>
</tr>
<tr>
<td></td>
<td>Side</td>
<td>5 metres</td>
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</tbody>
</table>

### Building Heights

**Intent**

To enable flexibility in building siting while protecting reasonable neighbour amenity expectations, maintaining appropriate residential character and visual bulk, providing adequate daylight to dwellings and sunlight to private open space.

**Performance Criteria**

- Building heights are to be similar to those in the public streetscape, with higher buildings sited so as to minimise impacts on neighbours and the streetscape.

- Building walls are limited in length and height to minimise the impact on neighbours in terms of privacy and overshadowing. Direct overlooking of main internal living areas and private open spaces of other dwellings is minimised or mitigated.

**Acceptable Solutions**

*Note: The Acceptable Solutions illustrate ONE WAY of meeting the associated performance criteria. Other methods are able to be proposed and are assessed on their ability to achieve the performance criteria.*
• No dwelling, dual occupancy or townhouse is to be erected with a height of more than two storeys or 9 metres above natural ground level, whichever is the lesser.

• Second dwellings, especially where located at the rear of an allotment preferably should be single storey. Two storey dwellings may be permitted where it has been demonstrated that issues such as privacy, overshadowing and amenity to adjoining properties is satisfactory.

• At least 50% of the principal area of ground level private open space on all surrounding land parcels must receive at least 3 hours unobstructed sunlight between 9am and 3pm on 21 June.

• Sunlight to windows within living room areas of any surrounding dwelling is not to be reduced to less than 3 hours unobstructed sunlight between 9am and 3pm on 21 June; and Development is not to result in the shading of any existing solar energy panels installed on any surrounding land parcel.

Fencing

Intent

To ensure fences and walls, where used, improve amenity for residents and contribute positively to the streetscape and adjacent buildings.

Performance Criteria

• Front fences and walls must enable some outlook from buildings to the street to achieve safety and surveillance.
• The design and material of fences should be compatible with surrounding development.
• Where overland flooding is likely to occur, fences should provide for the movement of water.

Acceptable Solutions

Note: The Acceptable Solutions illustrate ONE WAY of meeting the associated performance criteria. Other methods are able to be proposed and are assessed on their ability to achieve the performance criteria.
<table>
<thead>
<tr>
<th>Boundary</th>
<th>Position</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Main Road</td>
<td>1.5 metres OR 1.8m if at least 30% transparent.</td>
</tr>
<tr>
<td></td>
<td>Feeder Road</td>
<td>1.2 metres (if solid) OR 1.8m if at least 50% transparent.</td>
</tr>
<tr>
<td>Side</td>
<td>Forward of Building Line</td>
<td>Graduated</td>
</tr>
<tr>
<td></td>
<td>Behind Building Line</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>Rear</td>
<td>-</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>Corner Allotment</td>
<td>Front</td>
<td>As per ‘Front’ above</td>
</tr>
<tr>
<td></td>
<td>Side – Forward of Building Line</td>
<td>Graduated</td>
</tr>
<tr>
<td></td>
<td>Side – Behind Building Line</td>
<td>1.8 metres</td>
</tr>
</tbody>
</table>

Note: Consideration should be given alternate measures than a high fence such as increased landscaping or incorporating accepted noise reduction measures such as double brick, double glazing of windows or the like.

If a fence is proposed for a site which is listed within the Local Environmental Plan as a heritage item, or a place which may have heritage significance, please contact Council can suggest appropriate styles of fences which can add character to your house while being functional.

An example of a suitable open-panelled front fence
Private Open Space

Intent

To ensure private open space provided for dwellings is clearly defined, useable and meets user requirements for privacy, access, outdoor activities and landscaping.

Performance Criteria

Private open space should be of dimensions to suit the requirements of the dwelling occupants, including outdoor activities and landscaping.

The location of the private open space must take advantage of natural outlook and features of the site, as well as have access to sunlight in winter months.

Acceptable Solutions

Note: The Acceptable Solutions illustrate ONE WAY of meeting the associated performance criteria. Other methods are able to be proposed and are assessed on their ability to achieve the performance criteria.

1. For dwelling houses no less than 20% of the lot area with a minimum depth of 5 metres;
2. For all multi unit developments the minimum area for private open space is $25m^2$ for 1 bedroom units; $50m^2$ for 2 bedroom units and $80m^2$ for 3 or more bedroom units;
3. Balcony areas (for all dwellings) must have a minimum width of 2.5 metres and a minimum area of $10m^2$ to be counted as private open space;
4. Must be directly accessible from a living area of the dwelling;
5. Must be located to the side or rear of the building line;
6. Preferably have a northerly aspect and achieve at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21 (winter solstice); and
7. Areas used for driveways, car parking, drying yards and service yards are not to be included in private open space.

Landscaping

Landscaping for single dwellings must complement the streetscape character and additionally:

- Provide privacy between dwellings;
- Assist in the energy efficiency of the building;
- Consist of low water usage, native vegetation;
- Not include species which are identified as weeds;
- Be at least 1 metre wide (where provided along boundaries) and include watering measures such as dripping systems; and
- Minimise the effects to overhead and underground services and utilities.
**Privacy**

Regard must be given to protect the private open spaces and living areas of adjacent dwellings/units from direct overlooking from adjacent and adjoining development.

- The windows of all habitable rooms are not located directly adjacent to windows or glazed openings of habitable rooms in adjacent dwellings;
- Windows of upper levels are to be located such that they do not look directly into the private open space or habitable rooms of adjoining dwellings;
- If windows must be located as such that they do not impact upon the privacy of adjoining dwellings, windows must be either glazed or sills are to be at least 1.5 metres above the floor level to ensure privacy of adjoining dwellings; and
- Landscaping will not be accepted as a measure in its own right to avoid privacy impacts, however is encouraged as an additional measure. Support is unlikely for lightweight ‘tack on’ screening measures such as lattice as they are not an integral part of the building’s form.

**Building Design**

Dwellings are to be designed so that:
- Building materials are naturally textured and coloured and are sympathetic to the natural environment and are not reflective;
- Windowless facades are avoided on street frontages;
- Building design facilitates surveillance of streets and open spaces;
- Habitable areas (lounge, family rooms) should be designed and positioned within the dwelling to have a northerly or north-easterly aspect. This should be through a north - south or east-west building orientation;

**Domestic Outbuildings**

The location of carports and garages should not diminish the attractiveness of the streetscape, the views of the dwelling from the street and integrate with features from associated buildings.

Domestic outbuildings means sheds, garages, carports and the like. Any domestic outbuilding must:
- Be located behind the building line;
- Side setbacks are to comply with the Building Code of Australia;
- Must not contain any other sanitary fixtures other than a toilet and basin; and
- Not to be used for residential, commercial or industrial purposes, unless consent has been granted.
Flooding

Certain land in the Narromine Shire is identified as flood prone (according to the Narromine Local Environmental Plan 2011). While this hazard may not prohibit the development, additional actions may need to be taken by the applicant to assist in further development of the land. In some cases an individual flood study may need to be conducted on the site to determine the extent of flooding on the land.

Refer to Appendix 1 of this plan for additional flood protection requirements.

Access and Car Parking

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.

Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.

Intent

To ensure the adequate provision of secure and accessible on-site car parking for dwelling residents and visitors.

Performance Criteria

- All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.

- Car parking should be provided according to the projected needs of the development. This is determined by:
  - The number and size of the proposed dwellings
  - The availability of public transport
  - The availability of on street parking
  - The locations of local schools and shops
  - The occasional need for overflow parking

Note: In this section the following definitions apply:
- **Driveway** - means an all weather access across a table drain and may include pipes or culverts.
- **Crossover** - is the area between the driveway and the property boundary and may include a made footpath.
- **Private Property Entrance** – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- **Council Road** – a Council controlled road listed on the Narromine Shire Council Road Register.

**Acceptable Solutions**

- Single dwellings should be provided with two onsite parking spaces, one of which is protected from weather.
- Vehicle access must be designed and constructed such that:
  - Public utilities and drainage infrastructure are able to be accommodated; and
  - Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences.
- Shared driveways/access for two or more dwellings must be a minimum of 8 metres for the first 6 metres from the entrance to the property and 6 metres thereafter.
- Shared driveways must incorporate a minimum of 1 metre landscaped area along the side property boundary.
- In residential areas with kerb and guttering:
  - Crossovers are to be constructed in reinforced concrete, 125mm thick with F72 mesh.
  - Gutter ramps, concrete in-fills or any other gutter obstruction are not permitted and will be removed, unless, in extreme circumstances, Council's written approval is given for such a device.
  - Roll back kerb and gutter will be used wherever possible to avoid the need for gutter crossings.
  - Where "roll back kerb and gutter" exists, kerb inverts are not required. Existing inverts may be used provided they are of sufficient width.
  - In the case of upright kerb, the kerb is to be removed and an invert crossing constructed. The driveway is to rise for 1.2 metres to at least the former level of the kerb and gutter, then rise at a 4% grade for another 1.2 metres before easing to the grade of the driveway.
  - Gutter crossings in excess of site requirements are to be removed and returned to kerb matching the area.
  - A crossing may remain in conjunction with residential use when it can be shown that leaving the crossing will have no effect on traffic or residential amenity of the area.
  - The location of the proposed crossover is not to conflict with public utilities services such as drainage pits and structures, services inspection pits, power or light poles, traffic medians and street trees.
NOTES

1. Crossing shall be constructed to the approval of Council
2. All exposed edges to be rounded to 10mm radius
3. Concrete compressive strength at 28 days Fc 25N/mm²
4. An approved jointing material shall be placed to separate all new and old edges
5. The standard shape of crossing shall be maintained. However, in specific circumstances and with prior Council approval, the dimensions may be altered
6. Any variation to standard footpath crossfall of 1% shall require prior Council approval
7. All crossings must be inspected prior to pouring concrete
8. All dimension are in millimeters
9. All works to comply with Aus-Spec #2

NOTE: ALL DIMENSIONS ARE IN MILLIMETRES

SCALE: NTS
DRAWN: L.G
CHKD:
APPD:
MANAGER - ROADS

STANDARD VEHICLE ACCESS.......... URBAN

Narromine Shire Council – Development Control Plan 2011
Plain text representation:

---

**NOTES**

1. Crossing shall be constructed to the approval of Council.
2. All exposed edges to be rounded to 10mm radius.
3. Concrete compressive strength at 28 days Fc 28MPa.
4. An approved jointing material shall be placed to separate all new and old edges.
5. The standard shape of the crossing shall be maintained. However, in specific circumstances and with prior Council approval the dimensions may be altered.
6. Any variation to standard footpath crossfall of 4% shall require prior Council approval.
7. All crossings to be inspected prior to pouring concrete.
8. All dimension are in millimeters.
9. All works to comply with Aus-Cast #2.

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**STANDARD VEHICLE KERB AND GUTTER LAYBACK**

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**Narromine Shire Council – Development Control Plan 2011**
- In residential areas without kerb and guttering:
  o Where kerb and guttering has not been provided but levels for the future kerb and guttering are available the proposed access must accommodate the future design.
  o Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
  o Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required, and this will be as directed by the General Manager (or delegate).
  o Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.
This plan should be read in conjunction with Council's adopted access to properties policy.

1. Access will only be granted for access off public roads by a single unit truck.
2. Access must be approved by Council.
3. If a single unit truck is to be used by a single property, access from edge line is not allowed.
4. Any variation to the above must be evidenced by the specification.
5. Access to be constructed in accordance with this plan. Any variation therefore must be approved by Council.

Diagram A

**Notes**
- 3.75m Min Dia Pipe
- 1.0m Width of Pipe
- No, any variation to the above must be evidenced by the specification.

**Section**

- For access
- Centreline Bitumen Dr
- Gravel Road
- 1.0m Width of Pipe
- No, any variation to the above must be evidenced by the specification.

**Plan**

- Truck where a gate restricts access
- Minimum length to store single unit

By Council representative

Access will only be granted to an off-street

Access to be located outside clear zone

Non-loadable and non-loadable roadside

100mm Minimum Distance

Access to be located where

**OR 5 SECONDS IS AVAILABLE**
**Work Near Water and Sewer Services**

Council will not give approval for structures to be built over a sewer rising main, pressure sewer main, or a water main or within any Council easement or, whether or not an easement exists, within distances specified in this section for work near water and sewer services. Council may approve structures to be built adjacent to a sewer (gravity or pressure), a sewer rising main or a water main providing precautions are taken with the design of the footings. Structural Engineers’ details will be required.

This section covers policies relating to building over or adjacent to the following Council owned pipes throughout the Council area:

- Sewers.
- Sewer rising mains.
- Pressure sewer mains
- Water mains.

In recently constructed subdivisions the above pipelines are located in an easement. The easement provides a means for Council to gain access to the pipelines. If an easement has been designated, it will be shown on the deposited plan for the block. Where a formal easement does not exist, Council has a legal powers-of-entry to obtain access to the pipes.

**Objectives**

This section aims to:

- Preventing structural damage to the water or sewer pipes. This damage is a result of the load from the structure bearing on the pipe work. This may cause the pipes to subside and/or fracture.

- Preventing damage to buildings. Buildings located on or near underground pipes can be subject to subsidence with consequent damage to the structure. Subsidence can occur when a pressurised pipeline breaks and the flow of water undermines the surrounding soils. When a hole occurs in an underground sewer, the surrounding soil can be drawn into the pipe leaving a void, which may then collapse. Any structure located over or near this collapsing ground may be damaged unless piers adequately support it.

- Maintaining access to manholes, junctions and inspection shafts. This will allow staff to undertake regular maintenance to pipe work without having to remove structures. Sewers, in particular, are subject to blockages that need to be cleared quickly.

- Enabling efficient and economical access to pipe work for major repairs and/or replacement without damaging structures. Large earthmoving equipment is used to repair pipelines. This equipment needs room to manoeuvre. Structures that are too close to the line will make access difficult and may also be at risk of being damaged.

- Reducing future maintenance costs to Council. It is unreasonable that Council, and subsequently our customers, should incur unnecessary costs when carrying
out maintenance and/or repairs caused by having to remove and then replace structures that have been built over or too close to an underground line.

✓ Providing a consistent approach to building over or near underground pipe work throughout the Council area. This will assist in maintaining the structural integrity of existing buildings that may be affected by new building proposals. Existing buildings may become at risk where a new building has been built without consideration for nearby pipelines. A new structure may impose a load on an underground line causing it to fail. This failure may, in turn, cause damage to the existing structures.

New Development

When an application is made to build a new structure or extend and/or alter an existing structure, an assessment is made of the effect the proposal may have on any nearby sewers, sewer rising mains or water mains. All development/building applications should show the position of any sewer or water mains in relation to the property and existing or proposed structures. Plans should be drawn at a scale of 1:200 or 1:100.

It is advisable to contact Council to ascertain the general location of any pipelines and whether special designs will be required for the proposed structure before submitting plans. If any part of the proposed structure is to be located over the underground pipeline, within the easement or, where an easement does not exist, within specified distances of the pipeline then the application may be refused. In this case the applicant will be requested to redesign the structure so that it does not encroach on the underground pipeline.

Before plans are submitted, the applicant should have a surveyor locate the pipeline to ensure that footing designs will be adequate for the proposed structure. This may be required in some circumstances where Councils records cannot be confirmed.

Building Near an Underground Water Main or Sewer Rising Main

These pressure mains are usually located in footpaths or roadways and are sited well away from most structures. However, occasionally pressure mains are located through private property and in these cases special advice should be obtained from Council before commencing design work. A burst water main may quickly cause severe damage to an adjacent structure.

Building near an Underground Gravity Sewer

Where easements are not provided
Where an easement has not been provided then the following distances will apply.

The closest distance that the external edge of a structure can be located to the outside edge of a sewer or drainage line is:

- 1050mm from the outside edge of an overhang such as an eave or gutter.
- 1500mm from an external wall or footing.
(The above distances allow a maximum eave overhang of 450mm. For larger overhangs the distance of the wall to the side of pipeline would have to be greater than 1500mm).

NOTE: These distances are measured horizontally between the proposed structure and a line drawn vertically from the side of the pipeline.

An allowance may be made for 2 or more storey structures where the eave is well above the ground level (>3000mm) to allow further encroachment of an overhang. In these cases an individual assessment will be made. This assessment will consider the distance from the pipe to the external wall of the structure, the distance from the lowest point of the overhang to the ground level, the depth of the pipe and the difficulty of access for machinery.

Where easements are provided
Easements of specified width are defined on the Deposited Plan for each lot. Where an easement has been provided the following conditions will apply.

- No external wall of a structure can be built within an easement.
- An overhang is permitted within an easement. Where a structure is to be built up to the easement the maximum eave overhang would be 450mm
- It cannot be assumed that the underground pipe will always be located in the centre of the easement. Where the pipe has been located to one side of an easement then it may be necessary for a structure to be located well outside the easement to maintain the minimum distances from the pipe. In these cases an individual assessment will be made to determine the minimum wall and eave setbacks required. This assessment will consider the distance from the pipe to the edge of the easement, the depth of the pipe and the difficulty of access for machinery.

Zone of Influence for Sewers and Drains

The “zone of influence” is located within the soils surrounding a pipe and is that part of the soils that will be affected by any damage occurring to the pipe or during excavation of a trench. For example, should a pipe break or a joint leak, subsidence may occur within the zone of Influence. The depth of the pipeline, the type of soil and the slope of the site determine the size of the zone.

How the zone of influence is calculated:
- The line depth and its position in relation to the proposed building site is found. (These details are taken from Council’s records or by inspection of the site).
- The depth of the trench containing the pipe work is calculated by adding 300mm to the pipe depth.
- The width of the trench depends on the pipe diameter. As a guide, pipes up 225mm diameter will have a trench width of 600mm whilst pipes over 225mm diameter will have a trench width of 1000mm. In the case of large diameter
pipes and/or deep trenches the trench width may be larger than the preceding values. In these cases an individual assessment will be made.

- The zone is calculated using the depth of the trench and half the trench width. This calculation varies due to the type of soil present. Figures 1 and 2 indicate the zone of influence for clay soils and for sand, filled ground and loam respectively.

**Figure 1 Zone of Influence for Clay Soils**

As Figure 1 indicates, the zone of influence extends out from the edge of the pipe trench the same distance as the depth of the trench (The ratio used is 1:1). For clay soils the zone will extend the same distance as the depth plus half the width of the trench. For example, for a pipeline of 150mm diameter and a depth of 1500mm, the trench depth is 1800mm deep (i.e. 1500 + 300) therefore, the zone extends 210mm from the pipe centre line (i.e. 1800 + 300).

**Figure 2 Zone of Influence for Sand, Filled Ground and Loam**

The zone of influence extends out from the edge of the pipe trench twice the distance as the depth of the trench. (The ratio used is 2:1). For sand, filled ground (including controlled fill), loam, etc. the zone will extend twice the depth of the trench plus half the width of the trench. For example, for a pipe line of 375mm diameter and a depth of 2500mm, the trench depth is 2800mm deep (i.e. 2500 + 300) therefore, the zone extends 6100mm from the pipe centre line (i.e. (2800 x 2)}
The zone of influence may be affected by the topography of the site. If the proposed building is to be located on a slope above the pipe then the zone may be substantially extended. Alternatively, if the proposed building is to be located on a slope below the pipe then the zone may be substantially reduced. On steep blocks substantial footings may be required to overcome the effect of the zone of influence. Figures 3, 4 and 5 indicate the effect on the zone of influence in relation to topography.

Figure 3  Zone of Influence on Flat Ground

Figure 4  Zone of Influence where pipe is located downhill from building
Minor Exceptions for Building over Sewers

Minor exceptions may be made to this policy to allow certain limited, light demountable structures to be built adjacent to or over sewers where it can be demonstrated that the operation and maintenance of Council’s assets will not be hindered. Where an applicant feels that the underground mains will unreasonably limit their design then discussions should be held with Council staff to explore options before submitting a proposal.

The types of structures that may be considered are limited to light timber or metal carports, relocatable garden sheds, pergolas and awnings that are bolted together and can readily be removed, car parking areas, fences and gardens. Properly designed retaining walls that cross the easement at right angles to the pipeline may also be permitted. No other structures will be permitted. Any structures approved under this section of the policy cannot be altered (eg by enclosing carports with walls to make a garage) without Council approval.

If it is found necessary to demolish or relocate, or mains failure results in damage to any structure over Council’s mains, Council will not be liable for any associated costs.

The types of structures that may be refused approval include (but is not limited to) carports, pergolas and awnings that have been permanently fixed (eg using nails, welds, etc.), garages, fixed garden sheds, aviaries, ferneries, glasshouses, pools and sporting facilities (eg tennis courts using artificial surfaces) etc.

Where this policy restricts the ability to develop in an appropriate manner for that area (eg commercial areas) then proposals will be investigated on an individual basis in line with the aims of this policy.
Existing Structures

Where structures have been built over an underground pipeline without Council approval then Council may require that the structure be demolished, moved or substantially modified so that it complies with this policy.

Where it is necessary to access an underground line for maintenance or repair work Council will not be held liable for the cost of restoring any illegal structures and the property owner may be charged for extra work required due to the illegal structure.

Where a structure has been given permission, previously by Council, to be built over a pipeline then no further extensions, additions or reconstructions will be allowed. Council recognises that the existing structure presents a risk to both the building and Council’s liability. Therefore Council will not be prepared to increase this risk by approving further structures or additions and alterations.

Application Requirements

All Development and Construction Certificate applications where the structure is to be built adjacent to a Council sewer will be required to have footing details that show how the proposed structure will be designed to accommodate the zone of influence from these adjacent pipelines. These details must be designed and certified by a Structural Engineer. Plans should be drawn to an appropriate scale (i.e. 1:200 or 1:100).

Glossary

Manhole - Used to provide direct access to the sewers for maintenance and clearing blockages. Located where sewers change direction or at about every 100 metres on long lines. They are usually concrete, about 600 mm in diameter and flush with the ground.

Junction - This is the point where household pipes connect to the Council’s sewer line.

Inspection Shafts - This is a pipe rising to ground level that is the connection point between the owner’s pipes and Council’s pipes. It is usually a PVC pipe, either 100 mm or 150 mm in diameter and finished 100 mm above ground level with a concrete surround. The inspection shaft is used to access both the owner’s pipes and Council’s pipes when there is a blockage etc.

Easement - Is a strip of land set aside for the laying of underground pipes. Not all lots have easements and not all underground lines are located in easements. If a lot has an easement it will be shown on the deposited plan that is created when the land is subdivided.
Sewers - These pipes take wastewater from dwellings, shops and industrial premises. The drains from kitchen sinks, laundry tubs, showers, baths, hand basins, toilets, etc, are connected to the sewer line.

Sewer Rising Mains - These pipelines take wastewater from sewer pumping stations to the treatment plant.

Water mains - These pipelines provide treated drinking water to dwellings, shops and industrial premises.
Additional Requirements for Multi Unit Developments

These requirements are aimed at dual occupancies, townhouses villas and residential flat buildings.

Clothes Drying

Provision must be made for an outdoor clothes drying area for each dwelling. This area must not be located on balconies or within the front setbacks of dwellings. This area must also receive adequate sunlight, especially during winter.

Garbage Storage Areas

For dual occupancies, each unit may have their own general garbage bin and recycling bin. For three or more dwellings, a shared bin arrangement may be considered (eg one bin shared between two units). A garbage storage area will be required to be provided on site. This area must be:

- Easily accessible for both the residents and waste collection service;
- Screened from public view; and
- Incorporate the relevant requirements of the NSW Department of Environment and Climate Change (DECC) 2009 Better practice guide for waste management in multi-unit dwellings.

Letterboxes

Separate letterboxes are to be provided for each unit and provided in a single location adjacent to the street frontage and pedestrian entrance to the property.

Storage Areas

Each dwelling must incorporate an outbuilding or space within the dwelling unit of a minimum area of 8 cubic metres ($m^3$) for the storage of goods such as garden tools and materials usually stored in a shed or area attached to the garage.

Water and Sewer

Multiple dwelling developments should be designed with a view towards future subdivision (including strata) potential and required infrastructure installed at construction stage. For example, individual water meters may be required for all units.

Car Parking

A minimum of one car parking space per unit is required, plus an additional one space per two units for visitors. Consideration may be given to allowing some of the required spaces to be on street.
Landscaping

For dual occupancies, multi unit development and residential flat buildings, the following requirements apply:

- A minimum landscaped area of 40% of the site area is to be provided;
- Site landscaping, in accordance with the approved plan must be provided prior to the issue of the occupation certificate; and
- Landscaped areas do not include pathways, access, car parking areas and the like.
- Avoid medium height (1-2 metres) vegetation with concentrated top to bottom foliage. Plants such as low hedges, shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance;
- Trees with dense low growth foliage should be spaced or the crown raised to avoid a continuous barrier;
- Use low ground cover or high canopied trees with clean trunks;
- Avoid vegetation which conceals the building entrance from the street; and
- Avoid vegetation that impedes the effectiveness of public and private space lighting.

Crime Prevention

<table>
<thead>
<tr>
<th>Crime Prevention Controls</th>
<th>Lighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting is important in crime prevention and personal safety as you can see and respond to what is around you. Lighting ensures people can be seen which reduces the likelihood of criminal activity.</td>
<td>All areas intended to be used at night should allow for a level of visibility;</td>
</tr>
<tr>
<td></td>
<td>Pedestrian pathways, lane ways and access routes to outdoor public spaces should be lit in accordance with Australian Standard (AS) 1158 – lighting for roads and public spaces and AS 4282 – Control of the obtrusive effects of outdoor lighting;</td>
</tr>
<tr>
<td></td>
<td>Lighting should be directed to access and egress routes rather than towards buildings;</td>
</tr>
<tr>
<td></td>
<td>Lighting should be designed so that it is difficult for vandals to damage the lighting;</td>
</tr>
<tr>
<td></td>
<td>Use of movement sensitive and diffused lights are encouraged where appropriate;</td>
</tr>
<tr>
<td></td>
<td>Avoid or minimize lighting spillage into neighbouring properties (especially where the adjacent site includes residential development) as this can cause nuisance and reduce opportunities for natural surveillance;</td>
</tr>
<tr>
<td></td>
<td>Illuminate areas where intruders may hide thus reducing entrapment spots; and</td>
</tr>
<tr>
<td></td>
<td>Use energy efficient lamps to save energy.</td>
</tr>
</tbody>
</table>
### Fencing

Fencing that is too high or made of inappropriate materials reduces the opportunity for casual surveillance of the street and for people on the street to see what activities are taking place on your site.

- Fence design should maximize natural surveillance from the street to the building as well as from the building to the street and minimize the opportunities for intruders to hide; and
- In locations such as along busy roads, or adjacent to a railway line where noise insulation is required, incorporating measures within the building such as double glazing at the front of the building, use double brick at the front and other similar measures is a better option.

### Car Parking

Car parks that are poorly designed can discourage use, especially after dark as they can be a dangerous environment for users. Lighting and signage can make these areas safer.

- Car parks should be designed to ensure that passive surveillance is possible and where appropriate incorporate active measures such as cameras and security patrols; and
- Potential entrapment points (places where offenders hide) should be avoided (for example under stairs, blind corners and wide columns).

### Entrapment Spots and Blind Corners

Entrapment spots and blind corners provide ideal opportunities for perpetrators of crime to hide and commit crime.

- Pathways should take a direct route and be easily accessible
- Where appropriate, the installation of mirrors allow users to see ahead and around corners; and
- Entrapment spots adjacent to main pedestrian routes such as storage areas or alleys should be avoided.

### Landscaping

Trees and shrubs are good for beautifying any development, however, when inappropriately located can reduce surveillance opportunities and provide entrapment spots.

- Avoid medium height (1-2 metres) vegetation with concentrated top to bottom foliage. Plans such as low hedges, shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance;
- Trees with dense low growth foliage should be spaced or the crown raised to avoid a continuous barrier;
- Use low ground cover or high canopied trees with clean trunks;
- Avoid vegetation which conceals the building entrance from the street; and
- Avoid vegetation that impedes the effectiveness of public and private space lighting.
### Communal/Public Areas

Communal areas or areas of open space that do not have adequate natural surveillance are a risk to personal safety.

- Waiting areas should be close to areas of active uses and be visible from the building entry; and
- Seating should be located in areas of active uses.
- Position commonly used habitable rooms (i.e. living rooms, family rooms, kitchens etc) with windows adjacent to communal or open space;
- Communal areas and utility areas (clothes drying areas and waste management areas) should be easily seen and well lit;

### Entrances

The entrance of any development that is not visible from a public area provides an opportunity for criminal behaviour. Entrances to a development need to be clearly visible to ensure users can gain entry expediently.

- Design entrances to allow users to see into buildings before entering;
- Entrances should be easily recognizable through design features and directional signage;
- Minimise the number of entry points;
- Staff entrances, where they must be separated from the main entrance, should maximize opportunities for natural surveillance from the street; and
- Avoid blank walls fronting the street.
Development along Rail Corridors

Development subject to this clause is identified as noise-sensitive development (ie dwellings, churches, hospitals, nursing homes, and schools) within 60 metres of a railway corridor.

Rail noise and vibration can adversely affect people living near to the railway in terms of loss of amenity, quiet enjoyment of their property and interruption of sleep habits. Council aims to work with residents to ensure rail operations provide as minimal impact as possible.

Vibration is measured in displacement, velocity or acceleration. The unit of measure is usually millimetres per second (mm/s). Excessive vibration is measured in human discomfort values and risk of property damage. Full information on vibration assessment can be found on the NSW Office of Environment and Heritage website.

The recommended standards below should be both designed into a development and verified after construction, prior to the release of an occupation certificate. The assessment of these noise levels (acoustic assessment) should be undertaken by a suitably qualified consultant.

**Recommended Noise Standards**

<table>
<thead>
<tr>
<th>Internal Space</th>
<th>Time Period</th>
<th>Railway Noise Level (L&lt;sub&gt;Aeq/1hr&lt;/sub&gt;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living and sleeping areas</td>
<td>Day (7am-10pm)</td>
<td>≤40 dBA</td>
</tr>
<tr>
<td></td>
<td>Night (10pm-7am)</td>
<td>≤35 dBA</td>
</tr>
</tbody>
</table>

Note 1: These readings are to be measured with all doors and windows closed.

Note 2: L<sub>Aeq/1hr</sub> means the equivalent continuous noise level for the 1 hour period. The noisiest period of time should be used for assessment.

The above standards can be achieved through a number of options, including:

- Brick, brick veneer or blockwork construction
- Solid core external doors with seals,
- Glazing of at least 6mm in thickness, and acoustic seals on windows
- Fibre insulation such as fibreglass or polyester bats in wall and roof cavities

Additionally, the design of the site of the development can contribute to noise mitigation. These measures may include: a physical barrier (ie wall or embankment), setbacks, landscaping and orientating the living areas of the dwelling away from the source of the noise.
Seniors and Retirement Living

The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and associated guidelines outline the requirements for development for the purposes of seniors living or people with a disability. As part of the assessment for an application of this nature, a statement is required, considering the following:

(i) explaining how the design of the proposed development has regard to the site analysis, and
(ii) explaining how the design of the proposed development has regard to the design principles set out below.

A Site Analysis must include the following information:

<table>
<thead>
<tr>
<th>Heading</th>
<th>Information Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site dimensions:</td>
<td>a. length</td>
</tr>
<tr>
<td></td>
<td>b. width</td>
</tr>
<tr>
<td>Topography:</td>
<td>a. spot levels and/or contour</td>
</tr>
<tr>
<td></td>
<td>b. north point</td>
</tr>
<tr>
<td></td>
<td>c. natural drainage</td>
</tr>
<tr>
<td></td>
<td>d. any contaminated soils or filled areas</td>
</tr>
<tr>
<td>Services:</td>
<td>a. easements</td>
</tr>
<tr>
<td></td>
<td>b. connections for drainage and utility services</td>
</tr>
<tr>
<td>Existing vegetation:</td>
<td>a. location</td>
</tr>
<tr>
<td></td>
<td>b. height</td>
</tr>
<tr>
<td></td>
<td>c. spread of established trees</td>
</tr>
<tr>
<td></td>
<td>d. species</td>
</tr>
<tr>
<td>Micro climates:</td>
<td>a. orientation</td>
</tr>
<tr>
<td></td>
<td>b. prevailing winds</td>
</tr>
<tr>
<td>Location of:</td>
<td>a. buildings and other structures</td>
</tr>
<tr>
<td></td>
<td>b. heritage features and items including archaeology</td>
</tr>
<tr>
<td></td>
<td>c. fences</td>
</tr>
<tr>
<td></td>
<td>d. property boundaries</td>
</tr>
<tr>
<td></td>
<td>e. pedestrian and vehicle access</td>
</tr>
<tr>
<td>Neighbouring buildings:</td>
<td>a. location</td>
</tr>
<tr>
<td></td>
<td>b. height</td>
</tr>
<tr>
<td></td>
<td>c. use</td>
</tr>
<tr>
<td></td>
<td>d. balconies on adjacent properties</td>
</tr>
<tr>
<td></td>
<td>e. pedestrian and vehicle access to adjacent properties</td>
</tr>
<tr>
<td>Privacy:</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------</td>
</tr>
<tr>
<td>a. adjoining private open spaces</td>
<td>b. living room windows overlooking site</td>
</tr>
<tr>
<td>c. location of any facing doors and/or windows</td>
<td></td>
</tr>
<tr>
<td>Walls built to the site's boundary:</td>
<td></td>
</tr>
<tr>
<td>a. location</td>
<td>b. height</td>
</tr>
<tr>
<td>c. materials</td>
<td></td>
</tr>
<tr>
<td>Street frontage features:</td>
<td></td>
</tr>
<tr>
<td>a. poles</td>
<td>b. trees</td>
</tr>
<tr>
<td>c. kerb crossovers</td>
<td>d. bus stops</td>
</tr>
<tr>
<td>e. other services</td>
<td></td>
</tr>
<tr>
<td>The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted):</td>
<td></td>
</tr>
<tr>
<td>a. architectural character</td>
<td>b. front fencing</td>
</tr>
<tr>
<td>c. garden styles</td>
<td></td>
</tr>
<tr>
<td>Direction and distance to local facilities:</td>
<td></td>
</tr>
<tr>
<td>a. local shops</td>
<td>b. schools</td>
</tr>
<tr>
<td>c. public transport</td>
<td>d. recreation and community facilities</td>
</tr>
<tr>
<td>Public open space:</td>
<td></td>
</tr>
<tr>
<td>a. location</td>
<td>b. use</td>
</tr>
<tr>
<td>Sources of nuisance:</td>
<td></td>
</tr>
<tr>
<td>a. flight paths</td>
<td>b. noisy roads or significant noise sources</td>
</tr>
<tr>
<td>c. polluting operations</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Properties</td>
<td></td>
</tr>
<tr>
<td>a. Views to and from the site</td>
<td>b. Overshadowing by neighbouring structures</td>
</tr>
<tr>
<td>c. Difference in levels between the site and adjacent properties at their boundaries</td>
<td></td>
</tr>
<tr>
<td>d. Views and solar access enjoyed by neighbouring properties</td>
<td>e. Major trees on adjacent properties</td>
</tr>
<tr>
<td>f. Heritage features of surrounding locality and landscape</td>
<td>g. Adjoining bushland or environmentally sensitive land</td>
</tr>
<tr>
<td>g. Adjoining bushland or environmentally sensitive land</td>
<td>h. Adjoining land uses and activities (such as agricultural activities)</td>
</tr>
</tbody>
</table>
The following Design Principles must also be addressed:

<table>
<thead>
<tr>
<th>Heading</th>
<th>Information Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood amenity and streetscape</td>
<td>(a) recognise the desirable elements of the location’s current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and (b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and (c) maintain reasonable neighbourhood amenity and appropriate residential character by: (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site’s land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and (d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and (e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and (f) retain, wherever reasonable, major existing trees, and (g) be designed so that no building is constructed in a riparian zone.</td>
</tr>
<tr>
<td>Visual and acoustic privacy</td>
<td>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</td>
</tr>
<tr>
<td>Solar access and design for climate</td>
<td>(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</td>
</tr>
<tr>
<td>Stormwater</td>
<td>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</td>
</tr>
</tbody>
</table>
| Crime prevention                             | (a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and (b) where shared entries are required, providing shared entries that
| Accessibility | serve a small number of dwellings and that are able to be locked, and  
|               | (c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door. |
| Waste management | (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and  
|                 | (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.  
| Waste management | The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities. |
Subdivision

*Minimum Lot Size*

The Narromine Local Environmental Plan 2011 specifies a minimum allotment size for residential subdivision.

*Subdivision of lots under clause 4.1A and 4.1 B of Narromine LEP*

These sections of the LEP identify that it is permissible to subdivide land into lots under the identified minimum lot size under certain conditions. In these instances, the application for subdivision must be accompanied by an application for the associated dwelling house. This is to ensure the layout and design of the dwelling is suitable for the smaller lot and vice versa.

*Dimensions*

The minimum width of an allotment at the front boundary must be not less than 25 metres. Consideration may be given to lots where access is via a battleaxe access handle. The width of a battleaxe handle is to have a minimum width of 6 metres for access to a single dwelling and a minimum of 8 metres for the first 6 metres from the entry of the lot, and 6 metres thereafter, for two or more dwellings.

*Services, Storm water and Roads*

Development applications for subdivisions that are located within a town boundary and propose to connect to reticulated water, storm water and sewerage systems must also include preliminary engineering drawings. Such drawings must include the design of the water and sewerage systems and any roads proposed.

Consideration should be given to the availability of electricity, telephone and gas services available to the site.

For larger scale subdivisions, consideration should be given to the incorporation of Water Sensitive Urban Design principles.

*Access*

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.

Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.
**Intent**

To ensure the adequate provision of secure and suitable on-site vehicle access for dwelling residents and visitors.

**Performance Criteria**

- All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.

Note: In this section the following definitions apply:
- *Driveway* - means an all weather access across a table drain and may include pipes or culverts.
- *Crossover* - is the area between the driveway and the property boundary and may include a made footpath.
- *Private Property Entrance* – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- *Council Road* – a Council controlled road listed on the Narromine Shire Council Road Register.

**Acceptable Solutions**

- Vehicle access must be designed and constructed such that:
  - Public utilities and drainage infrastructure are able to be accommodated; and
  - Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences:
- Shared driveways/access for two or more dwellings must be a minimum of 8 metres for the first 6 metres from the entrance to the property and 6 metres thereafter
- Shared driveways must incorporate a minimum of 1 metre landscaped area along the side property boundary

- In residential areas with kerb and guttering:
  - Crossovers are to be constructed in reinforced concrete, 125mm thick with F72 mesh.
  - Gutter ramps, concrete in-fills or any other gutter obstruction are not permitted and will be removed, unless, in extreme circumstances, Council's written approval is given for such a device.
  - Roll back kerb and gutter will be used wherever possible to avoid the need for gutter crossings.
  - Where "roll back kerb and gutter" exists, kerb inverts are not required. Existing inverts may be used provided they are of sufficient width.
In the case of upright kerb, the kerb is to be removed and an invert crossing constructed. The driveway is to rise for 1.2 metres to at least the former level of the kerb and gutter, then rise at a 4% grade for another 1.2 metres before easing to the grade of the driveway.

Gutter crossings in excess of site requirements are to be removed and returned to kerb matching the area.

A crossing may remain in conjunction with residential use when it can be shown that leaving the crossing will have no effect on traffic or residential amenity of the area.

The location of the proposed crossover is not to conflict with public utilities services such as drainage pits and structures, services inspection pits, power or light poles, traffic medians and street trees.
NOTES

1. Crossing shall be constructed to the approval of Council.
2. All exposed edges to be rounded to 10mm radius.
3. Concrete compressive strength at 28 days Fc 25Mpa.
4. An approved jointing material shall be placed to separate all new and old edges.
5. The standard shape of crossing shall be maintained. However in specific circumstances and with prior Council approval, the dimensions may be altered.
6. Any variation to standard footpath crossfall of 4% shall require prior Council approval.
7. All crossings to be inspected prior to pouring concrete.
8. All dimension are in millimeters.
9. All works to comply with Aus-Spec #2.

NOTE: ALL DIMENSIONS ARE IN MILLIMETRES.
- In residential areas without kerb and guttering:
  o Where kerb and guttering has not been provided but levels for the future kerb and guttering are available the proposed access must accommodate the future design.
  o Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
  o Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required.
  o Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.
Contamination

Certain previous uses on a site can have effect on land that may make it unsuitable for residential development. These uses include: industrial operations and some agricultural uses. It is beneficial for an applicant to research the previous uses of the site to determine if any remediation works are required prior to any subdivision work.

Bushfire

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the subdivision application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document Planning for Bushfire Protection for additional controls that may be applicable to the development.

Flooding

Certain land in the Narromine Shire is identified as flood prone. While this hazard may not prohibit the subdivision, additional actions may need to be taken by the applicant to assist in further development of the land e.g. dwelling houses etc. Substantial subdivisions may require an individual flood study to be conducted on the site to determine the extent of flooding on the land. Subdivision of land is not encouraged in high hazard flood areas.

Refer to Chapter 6 of this plan for additional flood protection requirements.
Public Open Space

What is Public Open Space?

Public open space refers to land that has been reserved for the purpose of formal and informal sport and recreation, preservation of natural environments, provision of green space and/or urban storm water management that is available for public use.

Public open space is categorised as being either Neighbourhood (i.e. a local playground used by immediate residents of the area), District (i.e. a river reserve used by residents of the town or suburb of the area), or Regional (i.e. a football field used by local residents and people travelling from other towns or suburbs), depending on its intended use.

Reasons for Public Open Space

Studies have found that people who participate in sport a physical activity likely to have:

- Improved health and well being,
- Improved mental health, and
- Enhanced social interactions.

Amount of Open Space

Across NSW, a per person allocation of public open space is usually adopted. In the Narromine Shire, a figure of 30m$^2$ per person is recommended. This area can be utilised in different ways to cater for the demographic of the proposed catchment area. The catchment of a site is defined as being within a walkable distance of 500m from the site.

Open Space Design

The design of an open space area is important to ensure the optimum and effective use of the area which suits the needs of the residents. Three principles of open space design are adopted: Amenity, Accessibility and Useability.

Amenity

- Protects and enhances the environmental, cultural and heritage values of an area.
- Builds on the special attributes of, and integrates into, an area
- Is pleasant and welcoming through embellishments and landscaping
- Is well maintained and actively managed
- Is safe and perceived to be safe
- Provides weather protection such as shade and shelter and areas to stop and rest such as seating
Accessibility
- Is distributed through an area providing equitable access to all residents
- Is easily accessible via the walking and cycling network
- Is connected where practicable with a broader open space network throughout the area
- Caters for the needs of people with a disability or those with difficulty with moveability

Useability
- Attempts to cater for multiple users
- Is of sufficient size to cater for its intended purpose
- Has access to facilities which encourage physical activity
- Is able to be practically and feasibly maintained
- Incorporates water sensitive urban design principles where practicable

An example of effective public open space – Kurrajong Park, Narromine
Landscaping

Street Trees

Careful consideration should be given to the selection of landscaping and street trees, in particular, to the mature height of the tree, whether or not it is deciduous, or the typical root system. This should ensure there is no damage to underground or overhead services. A landscaping plan should be submitted with an application for subdivision to allow the proposed landscaping to be assessed.

Footpaths

Where footpaths exist in the vicinity of a development, it is preferred that the footpath is continued across and/or within the development. Footpaths should be of appropriate width to accommodate the anticipated pedestrian and bicycle traffic and of suitable construction to withstand this anticipated activity. The detail of the location, construction and dimensions of proposed footpaths should be included on the landscaping plan.

Street Lighting

Street lighting on public roads is to be designed in accordance with the Road Lighting Design Standards as nominated in AS1158 Lighting for Roads & Public Spaces. The proposed locations and types of street lighting is to be shown on the Landscaping Plan.

Locations

- Street lighting is to be provided in Residential areas where the average lot size is less than 2,000m².
- In Residential areas where the average lot size is greater than 2,000m², but less than 5,000m² lighting is only required to be located at intersections, crests and cul-de-sacs.
- No lighting will be provided on subdivisions with allotments greater than 5,000m².
- Where any constructed footpath exists and lighting is warranted, it is to be provided to the standard defined for a residential area.
- Lighting in rural residential and rural areas will only be provided where specifically required by Council, generally at major intersections and the availability of low voltage power supply.

Layout

- Lighting installations generally follow the pattern of an 80W mercury vapour lantern at road intersections and spaced approximately every 100 metres (typically every second power pole) for 9 metre high mountings on overhead poles and 7 metre high mountings for underground power installations. Allowance is to be made in the spacing design to provide a light at or near to road geometrical changes (e.g. crests, sags and curves).
- Road intersections of status above a local residential street (e.g. collector roads) are to have a specific intersection lighting design.
- For roads with extensive tree planting, consideration is to be made to provide lights on suitable extension brackets over the roadway.
- Lighting along collector type urban roads with average daily traffic counts (ADT) >1500 vehicles per day, must have an 80W MV lantern on every power pole (maximum 45 metre spacing) or higher output lanterns at designated locations.

*Street trees in Narromine*
Street Naming

In the naming and renaming of streets and roads, the following guidelines are to be observed.

Uniqueness

- Name duplication within a local government area should be avoided.
- If possible duplication of names in proximity to adjacent local government areas should also be avoided.
- Roads crossing council boundaries should have a single and unique name.

NOTE: The Geographical Names Board prefers to avoid the repetition of commonly used names.

Sources

Preferred sources for road names include:
- Aboriginal names
- Local history
- Early explorers, pioneers, settlers and other eminent persons
- War/casualty lists
- Thematic names such as flora, fauna or ships

NOTE: Names should be appropriate to the physical, historical or cultural character of the area concerned. The origin of each name should be clearly stated and subsequently recorded. The local Aboriginal Land Council should be consulted when choosing Aboriginal names unless Council already has an agreed list of appropriate names. The changing of long established street names is generally not preferred, except where necessary to avoid ambiguity or duplication.

Communication

- Easily pronounced names should, as far as possible, be used.
- Long and clumsily constructed names and names composed of two or more words should be avoided.
- When a choice is offered between two or more names for the same place, locality or feature, all sanctioned by local usage, the Council may adopt one of such names as is considered appropriate in accordance with the rules outlined above.
- The Geographical Names Board may approve a first or given name as part of a geographical name only where it is necessary to appropriately honour the person referred to or where its is necessary to avoid ambiguity.
- Names of persons should normally only be given after the person is deceased, but the Narromine Shire Council and Geographical Names Board, at their discretion, may approve a street name which honours a living person. Such a person’s contribution to the local community should have been of outstanding benefit to the community. Ownership of the land is not sufficient reason for the application of the owner’s name to a geographical feature.

Form
i. The possessive form should be avoided whenever possible without destroying the sound of the name or changing its descriptive application, eg, Howes Valley should be written without the apostrophe.

ii. The use of hyphens in connecting parts of the name should as far as possible be avoided.

iii. Names considered offensive or likely to give offence will not be approved.

Road Type
- Proposals for road names should include an appropriate road type suffix.
- Assistance and avoidance of confusion to both the motoring and pedestrian public should be a big consideration in this choice.
- When a type suffix with a geometric or geographic connotation is chosen ensure that it generally reflects the form of the road; e.g. Crescent – a crescent or half moon, rejoining the road from which it starts; Esplanade – open, level and often along the seaside or a river.
- For a cul-de-sac use Place, Close, Court or a type suffix of similar connotation.

The following list of suitable road type suffixes is included for convenience. The list has been sourced from AS/NZS 1742.5 – 1986 and AS/NZS 4212 – 1994. In most instances the connotations are clear but where necessary a definition can be checked in a dictionary.

<table>
<thead>
<tr>
<th>Alley</th>
<th>Crescent</th>
<th>Promenade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arcade</td>
<td>Drive</td>
<td>Quay</td>
</tr>
<tr>
<td>Avenue</td>
<td>Esplanade</td>
<td>Ridge</td>
</tr>
<tr>
<td>Boulevard</td>
<td>Fairway</td>
<td>Ridgeway</td>
</tr>
<tr>
<td>Bypass</td>
<td>Garden(s)</td>
<td>Road</td>
</tr>
<tr>
<td>Chase</td>
<td>Grove</td>
<td>Row</td>
</tr>
<tr>
<td>Circle</td>
<td>Lane</td>
<td>Square</td>
</tr>
<tr>
<td>Circlet</td>
<td>Mall</td>
<td>Street</td>
</tr>
<tr>
<td>Circuit</td>
<td>Mews</td>
<td>Terrace</td>
</tr>
<tr>
<td>Circus</td>
<td>Parade</td>
<td>Walk</td>
</tr>
<tr>
<td>Close</td>
<td>Parkway</td>
<td>Way</td>
</tr>
<tr>
<td>Court</td>
<td>Place</td>
<td></td>
</tr>
<tr>
<td>Cove</td>
<td>Plaza</td>
<td></td>
</tr>
</tbody>
</table>

No prefix or additional suffix
The use of a compass point prefix or an additional suffix such as ‘north’ or ‘extension’ should be avoided.
Other Development

Child Care Centres

New child care centres should be located in areas where direct vehicular access is not proposed to a classified road or access within 90 metres of a classified road.

If a child care centre is proposed on a classified road or access to the centre is within 90 metres of a classified road, the Council and RTA must be satisfied that vehicular access will be undertaken in a safe manner and adequate traffic safety arrangements are provided.

Applications for child care centres should include through the statement of environmental effects, information such as details of the number of children, the age groups to be catered for, staffing level arrangements, operating hours, food provision (including food preparation areas), car parking provisions and other information as required.

Home Occupation, Home Business and Home Industries

Where development consent is required for home occupation, home business and home industries, such applications should address the following aspects:

1) Type of activity;
2) Operating hours;
3) Number of employees (in particular employment of people who do not live in the dwelling);
4) Car parking (if members of the public visit the site);
5) Service vehicles if deliveries of goods are required;
6) Operating hours;
7) Type of equipment and noise mitigating measures if noisy machinery is required; and
8) Any other issue deemed relevant.
Tomingley

Development within the Tomingley village should be sympathetic to the rural character of the area, as well as encouraging growth within the Village.

The following setbacks apply to the RU5 area of Tomingley:
(a) 20 metres from the front boundary of any allotment that has frontage to a classified road;
(b) 9 metres from the front boundary to a non-classified road; and
(c) 5 metres from any side or rear boundary.

Mine Subsidence Area

Parts of Tomingley have been identified as susceptible to mine subsidence and contamination issues. Areas that are identified as holding former mining leases and tailing storage should be further investigated prior to consent being granted for development on the land. The subject area is identified below by the hatched area.
**Skypark**

Skypark is a unique residential development within the boundaries of the Narromine Aerodrome which caters for housing and private hangars for aircraft on individual allotments. This concept is more widely known in the United States where houses and hangars are built next to existing air strips to take advantage of co-location and (in Narromine’s case) provide cost-effective means of housing private aircraft next to a well-used Aerodrome, when compared to commercial lease fees for hangar space in the cities.

To protect the interests of people investing in the lifestyle choice at Skypark and to protect the operations at the Aerodrome, the following provisions apply to development in this area:

- No building is to intrude on the height restrictions as shown on the ‘Obstacle Limitation Surfaces’ plan for the Narromine Aerodrome, dated 22/2/99 and held in the office of the Narromine Shire Council;
- Tree selection is also to consider the height limitations of the Aerodrome;
- Fences to be erected within Skypark require approval from Narromine Shire Council, apart from side and rear boundary fences which are constructed of light weight and non-reflective materials, do not extend higher than 1800mm above ground level and do not encroach on any boundaries;
- Industrial or commercial activities are not permitted on any of the allotments in Skypark;
- If hangers, sheds, garages or other outbuildings are proposed for the development, they are not permitted to be constructed prior to the erection of a dwelling on any allotment within Skypark. However, Council will permit the erection of such buildings where the building will be used for the purpose of storing building materials and the like, during construction of a dwelling and consent for the dwelling has been granted.
- No person is permitted to reside in any hangar at Skypark;
- Hangars are to be constructed of non-reflective materials (zincalume or similar material will not be accepted);
- Any development consent will include a notation that there may be noise disturbances at irregular hours associated with residing next to an operating Aerodrome. Applicants will be notified in the development consent that special clauses exist in the section 88B instrument which applies to the land at Skypark, advising that Council accepts no liability from any claim of compensation arising from noise disturbances at the Aerodrome;
- All dwellings within Skypark are to be constructed in accordance with AS 2021 - Acoustics – Aircraft Noise Intrusion – Building Siting and Construction. This standard provides noise insulation from outside a dwelling, in particular when noise disturbances outside the dwelling are at least 25dB(A). Accordingly, preferred external finishes are: brick veneer, double brick, rendered or similar material;
- Storage of fuel and chemicals on any allotment (other than small quantities of lawn mower fuel and domestic weed controllers when housed in a secure room or shed) are prohibited;
Compost bins are only permitted at Skypark when appropriately covered to limit attraction by bird life. Open compost piles are not permitted. Likewise, worm farms are to be covered at all times; and

Whenever development in Skypark requires the use of equipment such as concrete pumps or cranes, the Aerodrome Reporting Officer is to be informed to ensure the Obstacle Limitation Surface is not breached.

Note: Allotments within Skypark have restrictions attached to the Title of the allotment. Variations to these covenants may not be supported by Council.
Community Title Development

Community title development is a form of land subdivision that enables shared (common) property to be created within conventional Torrens title subdivisions. It is essentially a horizontal form strata title. It is usually created for a market niche within urban areas. Community title is permitted in all zones.

The common property may include infrastructure such as drainage reserves, local parks and the like. The common property is usually maintained through a community association funded by property owners. It is used to establish and maintain a level of local amenity, character or services for residents at a higher level than that usually provided by council. Ensure the scheme meets resident expectations as well as their ability and willingness to pay.

Community title development must be created in accordance with the Community Land Development Act 1989.

Developers should investigate the costs associated with undertaking such a development including potential costs to future land owners to ensure the viability of the proposal.

Any connections to Council infrastructure (roads, storm water, water and sewer) must be at the cost to the developer and developed to Council standards.
Chapter 5 b)
Rural Residential Development
Rural Residential Development

The following section applies to development within the R5 Large Lot Residential Land Use Zone

Rural Residential Development Objectives

- To conserve the local character and amenity of the Narromine Shire, and to protect and encourage a rural lifestyle, based on community values.
- To ensure that new development does not negatively impact on the amenity, privacy and views of adjoining development
- To reduce the potential for land use conflict

Building Envelope

*Setbacks*

<table>
<thead>
<tr>
<th>Location</th>
<th>Single Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Main Road 25 metres</td>
</tr>
<tr>
<td></td>
<td>Feeder Road 20 metres</td>
</tr>
<tr>
<td>Side</td>
<td>One Storey BCA Standard</td>
</tr>
<tr>
<td></td>
<td>Two Storey 3 metres</td>
</tr>
<tr>
<td>Rear</td>
<td>One Storey 4 metres</td>
</tr>
<tr>
<td></td>
<td>Two Storey 7 metres</td>
</tr>
<tr>
<td>Corner</td>
<td>Front 25 metres</td>
</tr>
<tr>
<td>Allotment</td>
<td>Side 15 metres</td>
</tr>
</tbody>
</table>

Note: Variations will only be considered where it can be demonstrated that acceptable traffic noise reduction measures have been incorporated into the development or if the development will pose a significant impact on the existing streetscape.

*Building Heights*

No dwelling is to be erected with a height of more than two storeys or 9 metres above natural ground level.
Lot Layout & Design

Fencing

Boundary fences are to be constructed of materials compatible with the adjoining rural landscape, preferably steel/timber posts and wire/netting, not solid materials such as colorbond.

Building Design

Dwellings are to be designed so that:

- Building materials are naturally textured and coloured and are sympathetic to the natural environment and are not reflective;
- Garages and parking areas are located behind the front building line;
- Windowless facades are avoided on street frontages;
- Building design facilitates surveillance of streets and open spaces;
- All residential development is to be sited to provide for a minimum of three (3) hours of direct sunlight to the main daytime living area and the major (over 50%) of the associated landscaped open space between the hours of 9.00am and 3.00pm on 21 June (winter solstice);
- Habitable areas (lounge, family rooms) should be designed and positioned within the dwelling to have a northerly or north-easterly aspect. This should be through a north - south or east-west building orientation;
- Dwellings must not be designed as such to overshadow more than 50% of the private open space or any habitable room of any adjoining development; and
- Building eaves on north facing walls should be designed to shade windows in summer but allow the sun to shine through windows in winter. The use of awnings or vegetation should be considered.

Domestic Outbuildings

Domestic outbuildings means sheds, related buildings and the like. Any domestic outbuilding must:

- Be located behind the building line;
- Side setbacks are to comply with the Building Code of Australia;
- Not to be used for habitable purposes.

Vehicle Access & Car Parking

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land. Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.
**Intent**

To ensure the adequate provision of secure and suitable on-site vehicle access for dwelling residents and visitors.

**Performance Criteria**

- All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.

Note: In this section the following definitions apply:
- **Driveway** - means an all weather access across a table drain and may include pipes or culverts.
- **Crossover** - is the area between the driveway and the property boundary and may include a made footpath.
- **Private Property Entrance** – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- **Council Road** – a Council controlled road listed on the Narromine Shire Council Road Register.

**Acceptable Solutions**

- Vehicle access must be designed and constructed such that:
  o Public utilities and drainage infrastructure are able to be accommodated; and
  o Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences:
- In rural residential areas without kerb and guttering:
  o Where kerb and guttering has not been provided but levels for the future kerb and guttering are available the proposed access must accommodate the future design.
  o Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
  o Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required, and this will be as directed by the General Manager (or delegate).
  o Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.
**Water Supply**

All dwellings must provide for a minimum of 45,000 litres of water storage for domestic services. A minimum of 15,000 litres must be set aside for fire fighting purposes.

If water tanks are proposed, the materials must be concrete or metal or similar fire retardant material. All water supplies for fire fighting purposes must meet the provisions of the NSW Rural Fire Service Planning for Bushfire Protection irrespective of whether the site is identified as being bush fire prone.

**Effluent Disposal**

**Effluent Disposal for Dwellings**

For dwellings that require on site waste management facilities, the following standards are required:

- Comply with the Local Government (General) Regulation 2005; Subdivision 7 – Operations of systems of sewage management (OSMS), particularly Clause 44 which sets out the performance standards for the operation of OSMS;
- Be installed in accordance with the Australian/New Zealand Standard AS/NZS 1547 – Onsite domestic wastewater management;
- The openings, vents and any electrical components of the proposed sewage management facility treatment tank (s) are to be (where possible) located at or above the residential flood planning level (FPL), if known;
- The proposed sewage management facility treatment tank(s) are to be adequately anchored to resist flood buoyancy forces;
- Sanitary drainage must be disposed of to an effluent disposal field designed and constructed to the requirements of the relevant Australian Standard;
- The sewage management facility treatment disposal field is to be located, where possible, 500mm above the 1% AEP;
- In the event of impending flood inundation and particularly where the sewage management facility is below the 1% AEP, sewage management facility treatment tank(s) are to be emptied and the contents disposed of in a manner approved by Council. The tanks are to refilled with water to resist flood buoyancy forces;
- Areas identified as medium or high groundwater vulnerability (according to the Narromine Local Environmental Plan 2011), require consideration of aerated or pump-out systems.

All land application systems must be located a minimum of:
- 100 metres away from permanent surface waters (eg river, streams, lakes, etc);
- 250 metres away from domestic ground water well; and
- 40 metres away from other waters (e.g. farm dams, intermittent waterways and drainage channels etc).

The following additional buffer distances are also required for certain types of systems:

Surface spray irrigation systems:
- 6 metres if the area is up gradient, and 3 metres if area is down gradient of driveways and property boundaries;
- 15 metres away from dwellings;
- 3 metres away from paths and walkways; and
- 6 metres away from swimming pools.

Surface drip and trickle system irrigation:
- 6 metres if area is up gradient, and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

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

Absorption system:
- 12 metres if area is up gradient, and 6 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings; and
- 6 metres if area is up gradient; and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

NB the values given above are a recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

When determining buffer distances, consideration should be given to:
- The type of land application system to be used;
- Surface and sub surface drainage pathways;
- Site factors – soil permeability, geology, vegetation buffering;
- Sensitive environments; and
- Development density.

**Effluent Disposal for Other Development**

Development that requires on-site waste management facilities (i.e. land that is not connected to sewer by Council sewerage reticulation) will be assessed on a merit basis having regard to flood hazard (inundation and velocity), type of development and waste generation, type of system to be installed and the disposal field required.

In this regard the requirements for effluent disposal for dwellings on flood liable land are a guide for the location of the tanks and disposal field.
Landscaping

Landscaping for single dwellings should:
- Complement the streetscape character;
- Provide privacy between dwellings;
- Assist in the energy efficiency of the building;
- Consist of low water usage, native vegetation;
- Not include species which are identified as weeds;
- Be at least 1.5 metres wide (where provided along boundaries) and include watering measures such as drip systems; and
- Minimise the effects to overhead and underground services and utilities.

Bushfire

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the development application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document *Planning for Bushfire Protection* for additional controls that may be applicable to the development.

Flooding

Certain land in the Narromine Shire is identified as flood prone (according to the Narromine Local Environmental Plan 2011). While this hazard may not prohibit the development, additional actions may need to be taken by the applicant to assist in further development of the land. In some cases an individual flood study may need to be conducted on the site to determine the extent of flooding on the land.

Refer to Appendix 1 of this plan for additional flood protection requirements.

Crime Prevention

The objective is to promote design principles which reflect crime prevention through environmental design principles (CPTED). Promoting these design principles will:
- Enhance, encourage and improve community safety;
- Create a physical environment that encourages a feeling of safety; and
- Contribute to preventing the opportunity for criminal activity.

Lighting

Lighting is important in crime prevention and personal safety as you can see and respond to what is around you. Lighting ensures people can be seen which reduces the likelihood of criminal activity. The following requirements apply:
- All areas intended to be used at night should allow for a level of visibility;
• Lighting should be consistent to reduce the contrast between shadows and illuminated areas such as wide beam illumination which reaches to the beam of the next light or the perimeter of the site or area being traversed;
• Lighting should be directed to access and egress routes rather than towards buildings;
• Vegetation type and its location should be considered as landscaping may act as an entrapment spot (such as if vegetation creates a dark area);
• Lighting should be designed so that it is difficult for vandals to damage the lighting;
• Use of movement sensitive and diffused lights are encouraged where appropriate; and
• Illuminate areas where intruders may hide thus reducing entrapment spots;

Entrances

The entrance of any development that is not visible from a public area provides an opportunity for criminal behaviour. Entrances to a development need to be clearly visible to ensure users can gain entry expediently. The following CPTED requirements shall apply:
• Design entrances to allow users to see into buildings before entering;
• Entrances should be easily recognizable through design features and directional signage;
• Minimise the number of entry points; and
• Avoid blank walls fronting the street.
Rural Residential Subdivision

Minimum Lot Size

The Narromine Local Environmental Plan 2011 specifies a minimum allotment size for residential subdivision. Proposed subdivisions which create lots less than the minimum lot size will not be supported.

Dimensions

The minimum width of an allotment at the front boundary must be not less than 100 metres. Consideration may be given to lots where access is via a battleaxe access handle. The width of a battleaxe handle is to have a minimum width of 6 metres for access to a single dwelling and a minimum of 8 metres (with a landscape strip) for two or more dwellings.

Services, Storm water and Roads

Development applications for subdivisions that propose to connect to reticulated water, storm water and sewerage systems must also include preliminary engineering drawings. Such drawings must include the design of the water and sewerage systems and any roads proposed. Consideration should be given to the availability of electricity, telephone and gas services available to the site.

Access

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.

Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.

Intent

To ensure the adequate provision of secure and suitable on-site vehicle access for dwelling residents and visitors.

Performance Criteria

- All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.
Note: In this section the following definitions apply:
- **Driveway** - means an all weather access across a table drain and may include pipes or culverts.
- **Crossover** - is the area between the driveway and the property boundary and may include a made footpath.
- **Private Property Entrance** – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- **Council Road** – a Council controlled road listed on the Narromine Shire Council Road Register.

**Acceptable Solutions**

- Vehicle access must be designed and constructed such that:
  - Public utilities and drainage infrastructure are able to be accommodated; and
  - Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences:

- In rural residential areas without kerb and guttering:
  - Where kerb and guttering has not been provided but levels for the future kerb and guttering are available the proposed access must accommodate the future design.
  - Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
  - Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required, and this will be as directed by the General Manager (or delegate).
  - Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.
Diagram A

Cross Section

NOTES:

1. Centreline bitumen or gravel road
2. Trunk road
3. Shoulder
4. Travel lane
5. Roadway
6. App. gravel
7. Minimum depth
8. Diameter pipe
9. Access grill
10. Access cover
11. Access primary

Diagram

PLAN

NOTE: Any access for access off bitumen roads
access will be cleared to 15m offset

By council requirement:
A Minimum 1% grade is required on all grades
A minimum 12m depth is required on all grades
having the drain directed through it.

Groundwater to be located outside clear zone
Headwalls and non-fungible roadside

Narooma Shire Council – Development Control Plan 2011

- Development Control Plan 2011

- Access to be located where

- Minimum gap short distance

- 3 sections 1 available

- Diagram A

- App. gravel

- Minimum depth

- Diameter pipe

- Access grill

- Access cover

- Access primary
Contamination

Certain previous uses on a site can have effect on land that may make it unsuitable for residential development. These uses include: industrial operations and some agricultural uses. It is beneficial for an applicant to research the previous uses of the site to determine if any remediation works are required prior to any subdivision work.

Bushfire

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the subdivision application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document Planning for Bushfire Protection for additional controls that may be applicable to the development.

Flooding

Certain land in the Narromine Shire is identified as flood prone (according to the Narromine Local Environmental Plan 2011). While this hazard may not prohibit the subdivision, additional actions may need to be taken by the applicant to assist in further development of the land e.g. dwelling houses etc. Substantial subdivisions may require an individual flood study to be conducted on the site to determine the extent of flooding on the land. Subdivision of land is not encouraged in high hazard flood areas.

Refer to Appendix 1 of this plan for additional flood protection requirements.

Biosensitivity

Development which is identified as being within an area of terrestrial biodiversity (according to the Narromine Local Environmental Plan 2011) may require further investigation, depending on the site history and identified vegetation concerned.

Watercourses

Development which is identified as being within an area containing a watercourse (according to the Narromine Local Environmental Plan 2011) may require further investigation, depending on the distance of the development to the watercourse.
Chapter 5 c) Rural Development
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Rural Development

Rural Development Objectives

Rural based and agricultural activities are significant land uses within the Narromine local government area. This plan seeks to recognize the importance of these uses, including their impact on the local economy and seeks to enhance these uses through specific objectives as follows:

- To encourage sustainable agricultural and primary production activities;
- To ensure that rural or agricultural activities are not affected by land use conflict, unnecessary fragmentation or alienation of land uses;
- To protect and conserve the quality of the natural environment.

Building Envelopes

**Setbacks**

All structures, including sheds and dwellings are to be setback as follows:

- 50 metres from any local road;
- 100 metres from any arterial or main road; and
- 40 metres from any side or rear property boundary.

**Buffer Zones**

Buffers between rural activities and dwellings (including dwellings on the same site) are important to ensure adverse impacts on the amenity of the dwelling are protected. Such buffers will also apply to any hazardous industry proposed on rural land.

<table>
<thead>
<tr>
<th>Land use</th>
<th>Separation distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoirs</td>
<td>1 000 m</td>
</tr>
<tr>
<td>Cattle/sheep dip</td>
<td>500 m</td>
</tr>
<tr>
<td>Animal feedlot (same site)</td>
<td>500 m</td>
</tr>
<tr>
<td>Animal feedlot (other)</td>
<td>1 000 m</td>
</tr>
<tr>
<td>Extractive industry/mine</td>
<td>1 000 m</td>
</tr>
<tr>
<td>Grazing</td>
<td>80 m</td>
</tr>
<tr>
<td>Intensive dairies (same site)</td>
<td>500 m</td>
</tr>
<tr>
<td>Intensive dairies (other)</td>
<td>1 000 m</td>
</tr>
</tbody>
</table>
If a dwelling is proposed to be constructed on the allotment, the development application must demonstrate that the property will contain a suitable sized building envelope, which:

- Does not comprise prime crop and pasture land (except where no reasonable alternative exists); and
- Is unlikely to adversely affect the existing and potential capability of the land and adjacent land to produce food, fibre or energy; and
- Will be able to provide for on-site disposal of treated wastewater, in accordance with AS1547 Disposal Systems for effluent from domestic premises, without causing any impacts on surface or ground water; and
- Is not located in a floodway or watercourse; and
- Will not be inundated by the adopted flood standard event, or is or will be protected by suitable flood mitigation measures, such as levee banks; and
- Has a slope of less than 18 degrees and is not subject to slope instability or mine subsistence; and
- Has suitable vehicular access to a formed public road; and
- Is not subject to contaminated or potentially contaminated land.

The SEE is to provide information and analysis to ensure that the above considerations have been adequately addressed.

**Building Heights**

No dwelling is to be erected with a height of more than two storeys or 9 metres above natural ground level.
Dual Occupancy (Attached) or Rural Workers Dwellings

Note 1: Dual Occupancy (Attached) is defined as *two dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling*. Narromine Shire Council defines *Attached* as being ONE building. This refers to a single roofline and/or common wall.

Note 2: a Rural Worker’s Dwelling means a *building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land*.

The development controls applicable in this section are the same as identified in ‘Rural Development – Building Design’.

The following issues must be addressed in the accompanying SEE for an application for a rural workers dwelling:
(a) the development will not impair the use of the land for agricultural or rural industries, and
(b) there is a demonstrated economic capacity of the agricultural or rural industry being carried out on the land to support the ongoing employment of rural workers, and
(c) the development will be on the same lot as an existing lawfully erected dwelling house, and
(d) the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land.
(e) rural workers dwellings must be located so as not to interfere with the current or potential agricultural operations,
(f) share the same road access, power and communication infrastructure as the principal farm dwelling, and
(g) be located within 300m of other farm buildings.
Building Design

Dwellings are to be designed so that:
- Building materials are naturally textured and coloured and are sympathetic to the natural environment and are not reflective;
- Garages and parking areas are located behind the front building line;
- Windowless facades are avoided on street frontages;
- Building design facilitates surveillance of streets and open spaces;
- All residential development is to be sited to provide for a minimum of three (3) hours of direct sunlight to the main daytime living area and the major (over 50%) of the associated landscaped open space between the hours of 9.00am and 3.00pm on 21 June (winter solstice);
- Habitable areas (lounge, family rooms) should be designed and positioned within the dwelling to have a northerly or north-easterly aspect. This should be through a north - south or east-west building orientation;
- Dwellings must not be designed as such to overshadow more than 50% of the private open space or any habitable room of any adjoining development; and
- Building eaves on north facing walls should be designed to shade windows in summer but allow the sun to shine through windows in winter. The use of awnings or vegetation should be considered.

Access

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.

Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.

Intent

To ensure the adequate provision of secure and suitable vehicle access for dwelling residents and visitors.

Performance Criteria

- All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.
Note: In this section the following definitions apply:

- **Driveway** - means an all weather access across a table drain and may include pipes or culverts.
- **Crossover** - is the area between the driveway and the property boundary and may include a made footpath.
- **Private Property Entrance** – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- **Council Road** – a Council controlled road listed on the Narromine Shire Council Road Register.

**Acceptable Solutions**

- Vehicle access must be designed and constructed such that:
  - Public utilities and drainage infrastructure are able to be accommodated; and
  - Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences:

  - In rural areas:
    - Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
    - Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required, and this will be as directed by the General Manager (or delegate).
    - Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.
This plan should be read in conjunction with Council's adopted access to properties policy.

ACCESS

1. The access point should be at the end of the access track and not on the road shoulder.
2. The access point should be at the end of the access track and not on the road shoulder.
3. The access point should be at the end of the access track and not on the road shoulder.
4. The access point should be at the end of the access track and not on the road shoulder.
5. The access point should be at the end of the access track and not on the road shoulder.
6. The access point should be at the end of the access track and not on the road shoulder.
7. The access point should be at the end of the access track and not on the road shoulder.
Water supply

All dwellings must provide for a minimum of 45,000 litres of water storage for domestic services. A minimum of 15,000 litres must be set aside for fire fighting purposes.

All water supplies for fire fighting purposes must meet the provisions of the NSW Rural Fire Service Planning for bushfire protection, in particular, the tanks are to be constructed of fire retardant materials such as concrete or metal or similar material.

Effluent Disposal

For dwellings that require on site waste management facilities (ie: land that is unservered by Council sewerage reticulation) the following standards are required:

- Comply with the Local Government (General) Regulation 2005; Subdivision 7 – Operations of systems of sewage management (OSMS), particularly Clause 44 which sets out the performance standards for the operation of OSMS;
- Be installed in accordance with the Australian/New Zealand Standard AS/NZS 1547 – Onsite domestic wastewater management;
- The openings, vents and any electrical components of the proposed sewage management facility treatment tank (s) are to be (where possible) located at or above the residential flood planning level (FPL), if known;
- The proposed sewage management facility treatment tank(s) are to be adequately anchored to resist flood buoyancy forces;
- Sanitary drainage must be disposed of to an effluent disposal field designed and constructed to the requirements of the relevant Australian Standard;
- The sewage management facility treatment disposal field is to be located, where possible, 500mm above the 1% AEP;
- In the event of impending flood inundation and particularly where the sewage management facility is below the 1% AEP, sewage management facility treatment tank(s) are to be emptied and the contents disposed of in a manner approved by Council. The tanks are to refilled with water to resist flood buoyancy forces;
- Areas identified as medium or high groundwater vulnerability (according to the Narromine Local Environmental Plan 2011), require consideration of aerated or pump-out systems.

All land application systems must be located a minimum of:
- 100 metres away from permanent surface waters (eg river, streams, lakes, etc);
- 250 metres away from domestic ground water well; and
- 40 metres away from other waters (e.g. farm dams, intermittent waterways and drainage channels etc).
Surface spray irrigation systems must be located in accordance with the following:
- 6 metres if the area is up gradient, and 3 metres if area is down gradient of driveways and property boundaries;
- 15 metres away from dwellings;
- 3 metres away from paths and walkways; and
- 6 metres away from swimming pools.

Surface drip and trickle system irrigation must be located in accordance with the following:
- 6 metres if area is up gradient, and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

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

Absorption system:
- 12 metres if area is up gradient, and 6 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings; and
- 6 metres if area is up gradient; and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

NB the values given above are a recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

When determining buffer distances, consideration should be given to:
- The type of land application system to be used;
- Surface and sub surface drainage pathways;
- Site factors – soil permeability, geology, vegetation buffering;
- Sensitive environments; and
- Development density.

Contamination

Certain previous uses on a site can have effect on land that may make it unsuitable for residential development. These uses include: industrial operations and some agricultural uses. It is beneficial for an applicant to research the previous uses of the site to determine if any remediation works are required prior to any subdivision work.
Bushfire

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the development application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document Planning for Bushfire Protection for additional controls that may be applicable to the development.

Flooding

Certain land in the Narromine Shire is identified as flood prone (according to the Narromine Local Environmental Plan 2011). While this hazard may not prohibit the subdivision, additional actions may need to be taken by the applicant to assist in further development of the land e.g. dwelling houses etc. Substantial subdivisions may require an individual flood study to be conducted on the site to determine the extent of flooding on the land. Subdivision of land is not encouraged in high hazard flood areas.

Biosensitivity

Development which is identified as being within an area of terrestrial biodiversity (according to the Narromine Local Environmental Plan 2011) may require further investigation, depending on the site history and identified vegetation concerned.

Watercourses

Development which is identified as being within an area containing a watercourse (according to the Narromine Local Environmental Plan 2011) may require further investigation, depending on the distance of the development to the watercourse.
Rural Subdivision

Minimum Lot Size

The Narromine Local Environmental Plan 2011 specifies a minimum allotment size for rural subdivision. Allotments smaller than the minimum allotment size can be considered, however, such allotments can only be created for the purposes of agriculture and will have no dwelling entitlement. This is a requirement of the Rural Lands SEPP and cannot be varied.

Any application proposing an allotment smaller than the minimum allotment size must demonstrate that the allotment is capable of being used for agricultural purposes.

New lots created must consider the following design criteria:

- minimizing soil disturbance and erosion;
- minimize creek/waterway/road crossings;
- minimize tree removal;
- provide legal access to a road; and
- provide adequate separation distances for new and existing development and environmental features.

Dimensions

Where a dwelling is proposed, the minimum width of an allotment at the front boundary must be not less than 100 metres. Consideration may be given to lots where access is via a battleaxe access handle. The width of a battleaxe handle is to have a minimum width of 6 metres for access to a single dwelling and a minimum of 8 metres (with a landscape strip) for two or more dwellings.

Building Envelope

A building envelope for all permissible dwellings needs to be determined to maximize available land for agricultural purposes and can help ensure adequate separation of development.

Fencing

All road frontages must be fenced as follows:

- a minimum height of 1.2 metres;
- Steel star posts placed at a minimum interval of 5 metres;
- One barbed wire on the top run of the fence; and either:
  - One plain wire and 75cm high ring lock or hinge point attached with three plain wires (top, middle and bottom); or
  - 90 cm high ring locked or hinge point attached with three plain wires (top, middle and bottom);
Strainer posts and stays are to be provided at end of lines and change of direction points.

All other property boundaries must have stock and dog proof fencing. Where an existing dwelling is to be located near a new property boundary a line of trees or suitable vegetation is to be provided.

*Services, Storm water and Roads*

Development applications for subdivisions that propose to connect to reticulated water, storm water and sewerage systems must also include preliminary engineering drawings. Such drawings must include the design of the water and sewerage systems and any roads proposed.

Consideration should be given to the availability of electricity, telephone and gas services available to the site. Electricity and telecommunications services are to be provided to each allotment created with dwelling permissibility. Consideration will be given to alternative power sources such as solar power in RU1 zones.

*Access*

All new allotments must have a legal access to a formed road. The preferred method is via direct frontage to a road (or in limited cases via a Crown Road). Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.

A right of way (where access is proposed by way of a right of carriageway) which serves or is capable of serving any other separate allotment of land is generally not supported by Council. If proposed, a detailed submission supporting this type of access (and why it is an option) must be submitted with the application.

If a Crown Road is proposed to be opened or used to gain vehicular access then the written consent from the Department of Finance and Services (former NSW Land and Property Management Authority) must be provided with the application. A pending road closure application with the Dept of Finance and Services is not sufficient – the application must be approved if the road acts as the main property access.

*Intent*
To ensure the adequate provision of secure and suitable vehicle access for dwelling residents and visitors.

*Performance Criteria*
All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.
Note: In this section the following definitions apply:
- *Driveway* - means an all weather access across a table drain and may include pipes or culverts.
- *Crossover* - is the area between the driveway and the property boundary and may include a made footpath.
- *Private Property Entrance* – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- *Council Road* – a Council controlled road listed on the Narromine Shire Council Road Register.

**Acceptable Solutions**

- Vehicle access must be designed and constructed such that:
  - Public utilities and drainage infrastructure are able to be accommodated; and
  - Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences:

- In rural areas:
  - Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
  - Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required, and this will be as directed by the General Manager (or delegate).
  - Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.
**Contamination**

Certain previous uses on a site can have effect on land that may make it unsuitable for residential development. These uses include: industrial operations, and agricultural uses to name a couple. It is beneficial for an applicant to research the previous uses of the site to determine if any remediation works are required prior to any subdivision work. The provisions of SEPP 55 (Managing Land Contamination) apply here and Council cannot grant subdivision or dwelling approval until the land is proven to be free of contaminants for the proposed new use.

**Bushfire**

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the subdivision application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document Planning for Bushfire Protection for additional controls that may be applicable to the development.

**Flooding**

Certain land in the Narromine Shire is identified as flood prone in a 1 in 100 year flood event. While this hazard may not prohibit the subdivision, additional actions may need to be taken by the applicant to assist in further development of the land e.g. dwelling houses etc. Substantial subdivisions may require an individual flood study to be conducted on the site to determine the extent of flooding on the land. Subdivision of land is not encouraged in high hazard flood areas.
Rural Activities

**Intensive Plant Agriculture**

*Intensive plant agriculture means any of the following:*

(a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),

(b) horticulture,

(c) turf farming,

(d) viticulture.

The following issues are to be addressed in the SEE for an application for this type of development:

- Airborne chemicals and pesticides
  - Bushfire Hazard
  - Chemical safety
  - Water management
- Dust generation
- Flooding Hazard
- Noise generation
- Odour management
- Pest management
- Potential for land contamination
- Traffic and transport
- Visual impact and landscaping
- Waste disposal
- Weeds management

Additionally, an Environmental Impacts Statement/Environmental Assessment may be required for an application for this type of development.

*Intensive Plant Agriculture near Narromine*
Intensive Animal Agriculture

Intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:
(a) dairies (restricted),
(b) feedlots,
(c) piggeries,
(d) poultry farms,
but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

The following issues are to be addressed in the SEE for an application for this type of development:
- Airborne chemicals and pesticides
- Animal health and welfare
- Bushfire Hazard
- Chemical safety Water management
- Disposal of dead livestock
- Dust generation
- Flooding Hazard
- Noise generation
- Odour management
- Pest management
- Potential for land contamination
- Traffic and transport
- Visual impact and landscaping
- Waste disposal
- Weeds management

Additionally, an Environmental Impacts Statement/Environmental Assessment may be required for an application for this type of development.

Other Rural Industries

Development otherwise defined as a rural industry must address the following issues in the SEE, as relevant to the proposal:
- Airborne chemicals and pesticides
- Animal health and welfare
- Bushfire Hazard
- Chemical safety Water management
- Disposal of dead livestock
- Dust generation
- Flooding Hazard
- Noise generation
- Odour management
- Pest management
- Potential for land contamination
- Traffic and transport
- Visual impact and landscaping
- Waste disposal
- Weeds management
Other Development

*Bed & Breakfast and Farm Stay Accommodation*

“Bed and Breakfast” (B&B’s) and Farm Stay accommodation provides an alternative tourist resource for the Council area.

*Building Standards*

*Change in classification*

“Bed and breakfast” and “Farmstay” accommodation may require a change to the classification of the building in which it is to be undertaken from a dwelling (Class 1a) to a “bed and breakfast” establishment (Class 1b). The change in classification will necessitate Council to consider the fire safety and health consideration of the Building Code of Australia (BCA) and in most cases will require annual inspection by Council.

*Fire Safety*

The fire safety provisions are contained in the BCA and the following information is provided as a guide as to what will be required for a “bed and breakfast” accommodation establishment.

Where approval is granted, the owner/manager/operator must submit to Council on an annual basis, an Annual Fire Safety Statement in accordance with the Environmental Planning and Assessment Regulations applicable to the Fire Safety Measures installed in the building.

*Kitchen*

A 1.2 m by 1.2 m fire blanket and a 3.5 kg carbon dioxide portable fire extinguisher are to be wall mounted in accordance with AS 2444 – Portable fire extinguishers and fire blankets – selection and location within the kitchen area with clear instructions for use.

*Locks*

Deadlocks requiring an internal key release are not to be provided on doors to guest rooms. Locks on external doors must not be deadlocked when the building is occupied by guest

*Smoke detectors*

A smoke detection system that complies with AS 3786 Smoke alarms and AS3000 Electrical Installations Buildings, structures and premises (known as the SAA wiring rules) are to be installed in all bedrooms and all associated corridors, passageways or hallways.

*Sound Transmission - Where new building work is proposed*

To minimise disturbance, walls separating guest rooms from other habitable rooms should have a sound transmission class of 45. Walls separating guest bedrooms from
either a bathroom, kitchen, laundry or toilet should have a sound transmission class of 50. (Note; this does not apply to a wall separating an ensuite from the guest bedroom concerned) Building approval is necessary for such work. Guest rooms are to have adequate acoustic and visual privacy in accordance with Part 3.8.6 (sound insulation) of the BCA.

Health Standards

2 Premises and furnishings are to be kept clean and free of vermin. No animals are allowed in a guest room, dining room or kitchen with the exception of guide dogs for the visually impaired which are acceptable within a dining room or guest room only;

3 For guest occupancy of four (4) persons or less, the kitchen used for the preparation and storage of guest’s food must be clean, sound, in serviceable condition and well maintained. The minimum kitchen facilities are a stainless steel sink, refrigerator (at least 270 litres capacity) with integral freezer cabinet, hot and cold water, stove and an oven. Kitchen carpet is not permitted. Council may require the kitchen to be upgraded should it be necessary;

4 For guest occupancy exceeding four (4) persons the kitchen used for the preparation or storage of guests’ food may be required to comply with the requirements of the Food Act, 2003 and the Food Regulation, 2010;

5 Facilities for food preparation to be registered with Council;

6 A minimum of 5.5 m² of bedroom floor area is required per person. Children under 5 years old are excluded from this calculation;

7 Toilet and bathroom facilities are required for guests separate from those used by the permanent residents of the house, and without the need to enter another separate bedroom. Bathroom carpet is not permitted; and

8 Laundry facilities must be available for the use by guests.

Operating Standards

- The breakfast is to be prepared on site and included in the tariff;
- The operator/manager of the accommodation is to maintain a register of guests recording the name of the guests, their home address and length of stay and such register may be required to be inspected by Council from time to time;
- The accommodation must be operated in a manner that has regard to the health and amenity of the surrounding neighbourhood. It is important that in a residential area the noise levels and traffic generation is in keeping with the locality;
- All weather vehicular access is available to the premises.
- Adequate car parking facilities are to be provided. Car parking areas should include spaces for a minimum of one vehicle per bedroom, plus one additional space per two bedrooms.
Extractive Industries

Extractive industries will require either an Environmental Impact Statement (EIS) or a Statement of Environmental Effects (SEE) depending on the scale and nature circumstances of the development. Refer to chapter 3 regarding information needed for an SEE. Specific provisions under the *Environmental Planning & Assessment Act, 1979*, apply to development requiring an EIS. This type of development is known as Designated Development.

An assessment of the adjoining land uses should be undertaken to locate dwellings and other structures which may be impacted upon by an extractive industry.

Appropriate buffers are to be proposed to protect adjoining uses from dust, acoustic and visual impacts, noise and vibration, environmental management and rehabilitation plan once the extractive industry has reached the end of its working life.

A safe and suitable vehicle access (and an alternative access in the event of the main access being inaccessible) must be provided to the site.

Such applications may result in significant community interest. Any reports should pay particular attention to community interests and ensure all relevant issues are addressed. Consultation with affected residents prior to lodging a development application is recommended.

Offensive, Heavy or Hazardous Industries in Rural Areas

Council may grant consent to Offensive, Heavy and Hazardous Industries and Storage only if the applicant demonstrates that:

- The development is necessary as it needs to be in the locality in which it is proposed to be carried out due to the nature, function or service catchment of the development, and it comprises a major employment generator,
- There is no other more appropriate site on which the development is permitted with development consent within reasonable proximity;
- The development will be generally consistent with the scale and character of existing and future lawful development in the immediate area; and
- The development would be consistent with at least one (preferably more) of the objectives of the zone within which it is proposed to be located.
Chapter 5 d) Commercial Development
Commercial Development

The following section identifies development controls within the B2 Local Centre zone. New commercial developments are encouraged to be located within the commercial zone to strengthen the continued viability of these centres. Remote retail developments of a large scale can take business away from the commercial core and should be avoided.

Commercial Development Objectives

Commercial and economic development is encouraged within the Narromine Shire and provides vital avenues for employment and tourism. The following objectives are used to assist in these targets:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage economic development through tourism activities, business opportunities, employment initiatives and fostering industry growth.
- To encourage development that is sympathetic to the character of the existing streetscape.

Scale

All new development must be of a scale that is proportionate to the existing development and character of the locality. This may include any residential development if adjacent to the site.

Site Layout

Where possible, the layout of building(s) on a site should maximize environmentally sustainable design principles, while recognising and enhancing the character of the locality. This is of particular importance in the main streets of Narromine and Trangie where new developments must integrate with the existing and sometimes historic buildings. The main streets for this section are: Dandaloo Street, Narromine, Burroway Street, Narromine and Dandaloo Street in Trangie.

Mixed Use Development

Dwellings may be best considered as part of a commercial development. That is, there is an office, shop or separate commercial component to the development.

Access, Traffic & Car Parking

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.
Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Traffic Authority (RTA), the responsibility for maintenance is with the landowners.

All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.

**Vehicle Manoeuvrability on Site**

All access ways, manoeuvring areas, parking areas and loading areas are to be readily accessible and adequate areas on site must be provided for the turning and manoeuvring of all vehicles. The loading, unloading and reversing of vehicles on Council’s roads, footpaths or reserves is strictly prohibited. All vehicles entering and exiting the development site must do so in a forward direction. Council will assess the vehicle manoeuvrability on site by the vehicle turning templates available in the relevant Australian Standard and AUSTROADS.

The loading and manoeuvring areas are to be sealed with a surface capable of withstanding the proposed loads while minimising the impact of dust and nuisance from vehicle manoeuvrability.

**Signposting**

All vehicle movements to, from and on site are to be clearly delineated. Off street car parking spaces are to be clearly delineated line marked and signposted in accordance with the RTA Guidelines and the relevant Australian Standard prior to occupation of the development.

**Car Parking**

The Roads and Traffic Authority (NSW) *Guide to Traffic Generating Developments* identifies the generation rates for determining car parking demand. On-site parking is to be calculated in accordance with the following table. Where the land use is not specified, it is to be categorised into one of the like headings and the number of spaces calculated accordingly. This includes car parking provision for people with a disability and service vehicles.

<table>
<thead>
<tr>
<th>Land use</th>
<th>Car parking requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car tyre retail outlet</td>
<td>3 spaces per work bay.</td>
</tr>
<tr>
<td>Catering and reception centre</td>
<td>1 space per 3 seats plus 1 designated space for loading/unloading vehicles.</td>
</tr>
<tr>
<td>Drive in liquor store</td>
<td>1 space per 40m² of retail floor area plus 1 space per employee.</td>
</tr>
<tr>
<td>Hotel, licensed club, tavern</td>
<td>20 spaces per 100m² of licensed floor area (bar, lounge, beer garden, bistro/dining area) plus 1 space per motel unit</td>
</tr>
<tr>
<td>Use</td>
<td>Parking Requirements</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Motel</td>
<td>1 space per unit plus 1 space for each 2 employees plus 1 space per 40m² of GFA restaurant.</td>
</tr>
<tr>
<td>Motor showroom</td>
<td>1.5 spaces per 200m² of site area plus 5 spaces per work bay,</td>
</tr>
<tr>
<td>Office</td>
<td>1 space per 40m² of GFA</td>
</tr>
<tr>
<td>Outdoor displays and sales</td>
<td>1.5 spaces per 200m² of external site area for storage and sale of goods.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 space per 3 seats for restaurants 100m² or greater or 1 space per 40m² of GFA for restaurants less than 100m² GFA</td>
</tr>
<tr>
<td>Roadside stall</td>
<td>Minimum number of 4 spaces</td>
</tr>
<tr>
<td>Service stations</td>
<td>6 spaces per work bay, plus 1 space per 40m² or greater or 1 space per 40m² of GFA for a restaurant</td>
</tr>
<tr>
<td>Shop</td>
<td>1 space per 40m² of GFA less than 200m² GFA</td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>4.4 spaces per 100m² NLS for developments of 200m² or greater</td>
</tr>
<tr>
<td>Take away food outlet</td>
<td>12 spaces per 100m² of NLS plus 1 space per 3 seats plus development with drive through facilities a queuing area for 5 to 12 cars measured from pick up point and a separate area of vehicles waiting pickup.</td>
</tr>
</tbody>
</table>

Larger development applications (such as major commercial or industrial developments, traffic generation development as defined by State Environmental Planning Policy (Infrastructure) 2007 may require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network. Certain development will require a referral and concurrence from the NSW Roads and Traffic Authority (RTA). Development with direct access to a classified road or within the vicinity of a classified road will be referred to the RTA for their concurrence.

For fractions of a whole number, the total number of spaces shall be increased to the next whole number.

Bicycle parking/racks should be considered for shopping and recreational developments.

For commercial developments provision is to be made for service vehicles and for loading and unloading of goods and waste collections. Such facilities should not conflict with on site car parking.

*Parking for People with a Disability*

Where access for persons with a disability is required as part of the development, the requirements of the Building Code of Australia (BCA) and Commonwealth Disability (Access to Premises – Buildings) Standards will need to be complied with. At least 1% of the required car parking spaces for a building which can be accessed
by the public are to be provided on site and in close proximity to the main access to the building. Disabled car parking must be designated as such.

Note: irrespective of the need to comply with the BCA and relevant standards, there is an obligation to comply with relevant legislation such as the NSW Anti Discrimination Act 1977 and the Australian Government’s Disability Discrimination Act 1992 (DDA) whereby the design of a premises should not discriminate against persons with a disability visiting or being employed in such premises.

**Landscaping**

The objective of this section is to ensure that landscaping is of a high quality for all developments and maintains the natural character of the local government area.

A detailed landscape plan must be provided with development applications for major extensions/alterations to an existing building, all new commercial buildings and must contain the following provisions:

- Landscaping to screen parking areas and service areas (especially waste areas);
- Landscaping to assist in the energy efficiency of the building;
- Low water usage and native vegetation is encouraged (but not mandatory) on all allotments;
- Landscaping must not include species which are identified as weeds;
- Landscaped areas must be at least 1.5 metres wide (where provided along boundaries) and include watering measures such as drip systems;
- A buffer between differing commercial uses if appropriate;
- Landscaping must minimize the effects to overhead and underground services and utilities; and
- Lighting to walkways and entries to manage safety and security.

**Crime Prevention through Environmental Design**

All development proposals on public and private land must incorporate these controls, however, it is primarily aimed at commercial areas, shopping centres, recreational areas and where people may gather or travel, especially after dark.
## Crime Prevention Controls

### Lighting

Lighting is important in crime prevention and personal safety as you can see and respond to what is around you. Lighting ensures people can be seen which reduces the likelihood of criminal activity.

- Pedestrian pathways, lane ways and access routes to outdoor public spaces should be lit in accordance with Australian Standard (AS) 1158 – lighting for roads and public spaces and AS 4282 – Control of the obtrusive effects of outdoor lighting;
- Lighting should be directed to access and egress routes rather than towards buildings;
- Lighting should be designed so that it is difficult for vandals to damage the lighting;
- Use of movement sensitive and diffused lights are encouraged where appropriate;
- Avoid or minimize lighting spillage into neighbouring properties (especially where the adjacent site includes residential development) as this can cause nuisance and reduce opportunities for natural surveillance;
- Illuminate areas where intruders may hide thus reducing entrapment spots; and
- Use energy efficient lamps to save energy.

### Fencing

Fencing that is too high or made of inappropriate materials reduces the opportunity for casual surveillance of the street and for people on the street to see what activities are taking place on your site.

- Fence design should maximize natural surveillance from the street to the building as well as from the building to the street and minimize the opportunities for intruders to hide; and
- In locations such as along busy roads, or adjacent to a railway line where noise insulation is required, incorporating measures within the building such as double glazing at the front of the building, use double brick at the front and other similar measures is a better option.

### Car Parking

Car parks that are poorly designed can discourage use, especially after dark as they can be a dangerous environment for users. Lighting and signage can make these areas safer.

- Car parks should be designed to ensure that passive surveillance is possible and where appropriate incorporate active measures such as cameras and security patrols; and
- Potential entrapment points (places where offenders hide) should be avoided (for example under stairs, blind corners and wide columns).
### Entrapment Spots and Blind Corners

Entrapment spots and blind corners provide ideal opportunities for perpetrators of crime to hide and commit crime.

- Pathways should take a direct route and be easily accessible
- Where appropriate, the installation of mirrors allow users to see ahead and around corners;
- Entrapment spots adjacent to main pedestrian routes such as storage areas or alleys should be avoided; and
- Discourage the excuse to loiter through avoiding placement of seats near or adjacent to ATMs, toilets, corridors and isolated locations.

### Landscaping

Trees and shrubs are good for beautifying any development, however, when inappropriately located can reduce surveillance opportunities and provide entrapment spots.

- Avoid medium height (1-2 metres) vegetation with concentrated top to bottom foliage. Plans such as low hedges, shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance;
- Trees with dense low growth foliage should be spaced or the crown raised to avoid a continuous barrier;
- Use low ground cover or high canopied trees with clean trunks;
- Avoid vegetation which conceals the building entrance from the street; and
- Avoid vegetation that impedes the effectiveness of public and private space lighting.

### Communal/Public Areas

Communal areas or areas of open space that do not have adequate natural surveillance are a risk to personal safety.

- Waiting areas should be close to areas of active uses and be visible from the building entry; and
- Seating should be located in areas of active uses.

### Entrances

The entrance of any development that is not visible from a public area provides an opportunity for criminal behaviour. Entrances to a development need to be clearly visible to ensure users can gain entry expediently.

- Design entrances to allow users to see into buildings before entering;
- Entrances should be easily recognizable through design features and directional signage;
- Minimise the number of entry points;
- Staff entrances, where they must be separated from the main entrance, should maximize opportunities for natural surveillance from the street; and
- Avoid blank walls fronting the street.
Referrals

Where Council receives a Development Application for a large commercial development including:

- Supermarkets;
- Retail Centre Redevelopments;
- Car parks; and
- Other commercial developments where criminal activity could be concentrated or facilitated;

Council will refer these applications to the relevant Crime Prevention Officer of the NSW Police Service. The Officer, trained in CPTED theory, will then look at the application and assess it for perceived crime risk and recommend strategies to reduce the risk of crime. Council will then take into consideration such comments in the assessment of the application.
Chapter 5 e)

Industrial Development
Industrial Development

This section is dedicated to development in the IN1 General Industrial zone.

Industrial Development Objectives

Industrial development supports the strong agricultural industry of the Narromine area as well as providing employment opportunities for the local community. To encourage industrial development, the following objectives are adopted:

- To provide for a wide range of industrial land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

Building Layout & Design

Site Area

Minimum site area is determined off the proposed use from the land and the type and requirements of the industry.

Setbacks

The setback requirements will be subject to the design of the development and the onsite vehicle manoeuvrability required for each development. The specified setback area is to be kept clear and maintained in an accessible manner at all times.

Building Aesthetics for Industrial Development

As well as being functional, industrial developments should also be aesthetically pleasing. This is particularly important for businesses with highway frontages. Council will consider the use of materials such as timber panelling, pre coloured metal cladding and glazing used in conjunction with the brick, masonry block and concrete panels. Proper attention is to be paid to aesthetics and design, especially when visible from the highway.

Landscaping – Industrial Developments

Landscaping can also play a major role in beautifying an industrial site. A landscaping plan, including location and species type, must be submitted with a development application. Landscaping should include a variety lawn (not more than 50% of the landscaped area) and low maintenance trees, shrubs (natives preferred) and ground covers etc.

Site landscaping must be provided in accordance with the approved plan prior to the occupation of the building.
**Access, Traffic and Car Parking**

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.

All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.

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**NOTES**

1. Crossing shall be constructed to the approval of Council
2. All exposed edges to be rounded to 10mm radius.
3. Concrete compressive strength at 28 days Fc 25Mpa.
4. An approved jointing material shall be placed to separate all new and old edges.
5. The standard shape of crossing shall be maintained. However in specific circumstances and with prior Council approval the dimensions may be altered.
6. Any variation to standard footpath crossfall of 4% shall require prior Council approval.
7. All crossings to be inspected prior to pouring concrete
8. All dimension are in millimeters
9. All works to comply with Aus-Spec #2

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**Narromine Shire Council – Development Control Plan 2011**
**Car Parking**

Sufficient on-site car parking is to be provided for all development proposals. The demand for car parking generated by any development should be provided for on-site.


On-site parking is to be calculated in accordance with the following table. Where the land use is not specified it shall be categorised into one of the like headings and the number of spaces calculated accordingly. For fractions of a whole number, the total number of spaces shall be increased to the next whole number.

<table>
<thead>
<tr>
<th>Land use</th>
<th>Car parking requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road transport terminals</td>
<td>1 space per employee plus 1 space per company vehicles</td>
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<td>Industrial buildings</td>
<td>1 space per 100m² of GFA plus 1 space per 40m² of office space GFA plus 1 space per 37m² of retail GFA.</td>
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<td>Warehouse/bulk store</td>
<td>1 space per 300m² of GFA plus 1 space per 40m² of retail GFA.</td>
</tr>
<tr>
<td>Wrecking yards</td>
<td>1 space per employee plus 1 space per 200m² of site area.</td>
</tr>
<tr>
<td>Extractive industry</td>
<td>1 space per company vehicle plus 1 space per 2 employees</td>
</tr>
<tr>
<td>Vehicle repair station</td>
<td>5 spaces per work bay.</td>
</tr>
</tbody>
</table>

Larger development applications (such as major commercial or industrial developments, traffic generation development as defined by State Environmental Planning Policy (Infrastructure) 2007 may require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network. Certain development will require a referral and concurrence from the NSW Roads and Traffic Authority (RTA). Development with direct access to a classified road or within the vicinity of a classified road will be referred to the RTA for their concurrence. Commercial and industrial buildings may be required to provide space for the loading and unloading of delivery vehicles. Table 2 shows the required service vehicle rates. Provision is to be made for service vehicles and for loading and unloading of goods and waste collections. Such facilities should not conflict with on site car parking.

**Parking for People with a Disability**

Where access for persons with a disability is required as part of the development, the requirements of the Building Code of Australia (BCA) and Commonwealth Disability (Access to Premises – Buildings) Standards will need to be complied with. At least 1% of the required car parking spaces for a building which can be accessed
by the public are to be provided on site and in close proximity to the main access to the building. Disabled car parking must be designated as such.

Note: Irrespective of the need to comply with the BCA and relevant standards, there is an obligation to comply with relevant legislation such as the NSW Anti Discrimination Act 1977 and the Australian Government's Disability Discrimination Act 1992 (DDA) whereby the design of a premises should not discriminate against persons with a disability visiting or being employed in such premises.

**Vehicle Manoeuvrability on Site**

All access ways, manoeuvring areas, parking areas and loading areas are to be readily accessible and adequate areas on site must be provided for the turning and manoeuvring of all vehicles. The loading, unloading and reversing of vehicles on Council’s roads, footpaths or reserves is strictly prohibited.

All vehicles entering and exiting the development site must do so in a forward direction. Council will assess the vehicle manoeuvrability on site by the vehicle turning templates available in the relevant Australian Standard and AUSTROADS.

The loading and manoeuvring areas are to be sealed with a surface capable of withstanding the proposed loads while minimising the impact of dust and nuisance from vehicle manoeuvrability. Details of the surface treatment to the loading and manoeuvring areas must be discussed with Council’s Planning and Environmental Services Department prior to submitting a development application.

**Signposting**

All vehicle movements to, from and on site are to be clearly delineated. Off street car parking spaces are to be clearly delineated line marked and signposted in accordance with the RTA Guidelines and the relevant Australian Standard prior to occupation of the development.

**Open Storage and Loading Areas**

Open storage and loading areas are to be identified on the development application and are to be located behind the building line of the industrial development.

Council approved screening devices (screen fencing, metal fencing, and walls) will be required to be provided to prevent open storage areas and loading areas from being viewed from a public place. This aspect is particularly important for sites adjacent to residential development or visible from the highway.

**Advertising and Signage**

The State Environmental Planning Policy No. 64 – Advertising and signage provides guidelines in relation to advertising structures and signage. An advertising strategy
for the site is to be submitted with the development application detailing all proposed advertising signs.

Council recognises that businesses that reside on the Mitchell Highway would intend to take advantage of such highway frontage and advertise their business. Council would like to work with these businesses to create an inviting and clean image to the relevant industrial area while promoting businesses in the Industrial Estate.

**Waste Removal and Storage**

Provision is to be made for the storage on-site and disposal of all trade waste and refuse. A minimum hardstand area of 3 m by 2.4 m is to be allocated specifically for the storage of on-site waste containers and such area is to be located behind the building line (where possible) and accessible by waste service vehicles.

**Dwellings in Industrial Areas**

Dwellings are only permitted within an industrial area, where a dwelling can be demonstrated that it is necessary and must be used in conjunction with an approved industry use of the site.

The dwelling must meet the following standards:

i. Located on the same allotment as the industry to which it relates;

ii. Must demonstrate that a dwelling is ancillary to the approved use of the site and is required in conjunction with the approved use;

iii. The use of a dwelling will cease when any approved industrial use ceases;

iv. Have a maximum GFA of 70m²;

v. The residence component must also be the owner or occupier of the industrial use;

vi. Maximum number of 2 bedrooms;

vii. Minimum construction standard required being weather board, pre coloured metal, brick, timber, hard plank type materials, decorative concrete blocks and glazing;

viii. Minimum facilities and standards are required as per the BCA for a dwelling;

ix. At least one (1) car parking space must be provided for the exclusive use of the residence and be designated as such;

x. A clothes drying facility and a private open space area is required to be provided on site at a rate of 50% of the GFA of the dwelling. Such open space areas are to have a minimum depth of five (5) metres and a minimum width of four (4) metres where possible.

xi. In certain circumstances the use of a dwelling may also cease when the industrial use ceases.

* Note open space areas do not include areas used for pathways, access, parking and the like.
** Note - A dwelling on industrial land for the purposes of this section does not include a caravan, containers or the like that have been converted for use as a dwelling.

**Hazardous Industries**

The storage and use of certain chemicals as part of the use of any site may require consideration of the provisions of State Environmental Planning Policy (SEPP) 33 – Hazardous and Offensive Development.

Any development where this SEPP applies should carefully consider the location of the proposed development and consider issues such as existing development of adjoining development, including the location of any dwelling. A site analysis and statement of environmental effects must include evidence that the surrounding development and environment such as creeks and waterways have been considered.

**Crime Prevention through Environmental Design**

All development proposals on public and private land must incorporate these controls, although aimed at commercial areas, shopping centres, recreational areas and where people may gather or travel, especially after dark.

**Crime Prevention Controls**

**Lighting**

| Lighting is important in crime prevention and personal safety as you can see and respond to what is around you. Lighting ensures people can be seen which reduces the likelihood of criminal activity. |
| ****************************************************|
| ▪ All areas intended to be used at night should allow for a level of visibility; |
| ▪ Pedestrian pathways, lane ways and access routes to outdoor public spaces should be lit in accordance with Australian Standard (AS) 1158 – lighting for roads and public spaces and AS 4282 – Control of the obtrusive effects of outdoor lighting; |
| ▪ Lighting should be directed to access and egress routes rather than towards buildings; |
| ▪ Lighting should be designed so that it is difficult for vandals to damage the lighting; |
| ▪ Use of movement sensitive and diffused lights are encouraged where appropriate; |
| ▪ Avoid or minimize lighting spillage into neighbouring properties (especially where the adjacent site includes residential development) as this can cause nuisance and reduce opportunities for natural surveillance; |
| ▪ Illuminate areas where intruders may hide thus reducing entrapment spots; and |
| ▪ Use energy efficient lamps to save energy. |
**Fencing**

Fencing that is too high or made of inappropriate materials reduces the opportunity for casual surveillance of the street and for people on the street to see what activities are taking place on your site.

- Fence design should maximize natural surveillance from the street to the building as well as from the building to the street and minimize the opportunities for intruders to hide; and
- In locations such as along busy roads, or adjacent to a railway line where noise insulation is required, incorporating measures within the building such as double glazing at the front of the building, use double brick at the front and other similar measures is a better option.

**Car Parking**

Car parks that are poorly designed can discourage use, especially after dark as they can be a dangerous environment for users. Lighting and signage can make these areas safer.

- Car parks should be designed to ensure that passive surveillance is possible and where appropriate incorporate active measures such as cameras and security patrols; and
- Potential entrapment points (places where offenders hide) should be avoided (for example under stairs, blind corners and wide columns).

**Entrapment Spots and Blind Corners**

Entrapment spots and blind corners provide ideal opportunities for perpetrators of crime to hide and commit crime.

- Pathways should take a direct route and be easily accessible
- Where appropriate, the installation of mirrors allow users to see ahead and around corners;
- Entrapment spots adjacent to main pedestrian routes such as storage areas or alleys should be avoided; and
- Discourage the excuse to loiter through avoiding placement of seats near or adjacent to ATMs, toilets, corridors and isolated locations.

**Landscaping**

Trees and shrubs are good for beautifying any development, however, when inappropriately located can reduce surveillance opportunities and provide entrapment spots.

- Avoid medium height (1-2 metres) vegetation with concentrated top to bottom foliage. Plans such as low hedges, shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance;
- Trees with dense low growth foliage should be spaced or the crown raised to avoid a continuous barrier;
- Use low ground cover or high canopied trees with clean trunks;
- Avoid vegetation which conceals the building entrance from the street; and
- Avoid vegetation that impedes the effectiveness of public and private space lighting.
Communal/Public Areas

Communal areas or areas of open space that do not have adequate natural surveillance are a risk to personal safety.

- Waiting areas should be close to areas of active uses and be visible from the building entry; and
- Seating should be located in areas of active uses.

Entrances

The entrance of any development that is not visible from a public area provides an opportunity for criminal behaviour. Entrances to a development need to be clearly visible to ensure users can gain entry expediently.

- Design entrances to allow users to see into buildings before entering;
- Entrances should be easily recognizable through design features and directional signage;
- Minimise the number of entry points;
- Staff entrances, where they must be separated from the main entrance, should maximize opportunities for natural surveillance from the street; and
- Avoid blank walls fronting the street.

Referrals

Where Council receives a Development Application for a large industrial development, the application will be referred to the relevant Crime Prevention Officer of the NSW Police Service. The Officer, trained in CPTED theory, will then look at the application and assess it for perceived crime risk and recommend strategies to reduce the risk of crime. Council will then take into consideration such comments in the assessment of the application.
Industrial Estate Extension (Macquarie Drive)

Council has zoned an extension to the industrial estate, and drafted a subdivision plan for the area. These lots will be released on a staged basis. The concept plan for the lots is shown at the end of this section and mirrors the existing Industrial Estate on the Mitchell Highway, East of Narromine.

NOTE: this plan is a concept only and may change slightly prior to the final implementation.

Lots with boundaries facing the Mitchell Highway have the following intended design outcomes under this DCP:

- No partly disassembled cars, motorcycles, machinery, trailers etc are to be displayed on these lots between the building on the lot and the highway or visible from the highway.
- Any fully assembled vehicles, machinery, motorcycles, or trailers offered for sale or otherwise on display on the highway are to be located in a logical and neat manner.
- The emphasis on the lots is to portray a neat, well maintained and inviting industrial estate for occupiers, intending occupiers and customers. It has been shown that this kind of presence can limit the opportunity for crime and vandalism.
- Landscaping is to be shown on any plans submitted with an application for development approval and is to be carried out (including any required watering systems) prior to occupation of the building and maintained thereafter.

Lots with boundaries facing the rear of the Estate have the following intended design outcomes under this DCP:

- Buildings are to be located at least 20 metres from the rear property boundary on the Northern side, being common with lot 101 DP 874678.
- Buildings are permitted for use as a light industry as defined in the Narromine Local Environmental Plan 2011, noting the proximity of these lots to the residential zone. Emphasis will be placed on the amenity of the adjacent residential land to the North of these lots.
NARROMINE INDUSTRIAL ESTATE EXTENSION CONCEPT PLANS
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Chapter 5 f)

Narromine Aerodrome
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Narromine Aerodrome

Council will not grant consent for the carrying out of development on land within or near the aerodrome unless the application has, via the statement of environmental effects, made an assessment of the following:

- The effect of aircraft noise on the development;
- The effect of the development on aerodrome height limitations (with reference to the Narromine Obstacle Limitation Surface Plan) and runway surface conditions;
- The effect of the lighting associated with carrying out the development on local night-time flying operations; and
- Any bird or other hazard (for example, reflection from development - see below) likely to be generated by carrying out the development in respect of the aerodrome.

**Aircraft Noise**

Council will consider the impact of aircraft noise on the proposed development in accordance with the latest version of Australian Standard AS 2021 (Acoustics – Aircraft noise intrusion – Building siting and construction).

**Height Limitations**

Council will consider the impact of tall structures associated with the development on the operation of the airport.

**Lighting/reflective material**

Council will consider the impact of lighting and use of reflective materials on the operation of the airport. Solar panels, use of reflective materials, ground lights, street lighting and sports fields have the potential to cause confusion, distraction or glare by colour, position, direction, pattern or intensity of light emission upwards towards aircraft accessing the airport.

**Restricted development near aerodrome**

*Near the aerodrome* in this section means: land within the aerodrome boundaries and any land within 500 metres of the aerodrome’s boundaries. The following types of development in the vicinity of the aerodrome require careful consideration in terms of the operation of the aerodrome:

- A dam or reservoir;
- The handling or storage of grain;
- The disposal of refuse;
- A sewage treatment plant or effluent ponds;
- An abattoir; and
- A stock yard complex.
Building Layout & Design

*Site Area*

Minimum site area is determined by the proposed use from the land and the type and requirements of the industry.

*Scale*

All new development must be of a scale that is proportionate to the existing development and character of the locality.

*Site Layout*

Where possible, the layout of building(s) on a site should maximize environmentally sustainable design principles, while recognising and enhancing the character of the locality.

*Setbacks*

The setback requirements will be subject to the design of the development and the onsite vehicle manoeuvrability required for each development. The specified setback area is to be kept clear and maintained in an accessible manner at all times.

*Building Aesthetics*

As well as being functional, industrial developments should also be aesthetically pleasing. This is particularly important for businesses with highway frontages. Council will consider the use of materials such as timber panelling, pre coloured metal cladding and glazing used in conjunction with the brick, masonry block and concrete panels. Proper attention is to be paid to aesthetics and design, especially when visible from the highway.

*Landscaping*

Landscaping can also play a major role in beautifying a site. A landscaping plan, including location and species type, must be submitted with a development application for new development and applications for major extensions/alterations to an existing building. Landscaping should include a variety lawn (not more than 50% of the landscaped area) and low maintenance trees, shrubs (natives preferred) and ground covers etc. A landscape plan must also contain the following provisions:

- Landscaping to screen parking areas and service areas (especially waste areas);
- Landscaping to assist in the energy efficiency of the building;
- Low water usage and native vegetation is encouraged (but not mandatory) on all allotments;
- Landscaping must not include species which are identified as weeds;
- Landscaped areas must be at least 1.5 metres wide (where provided along boundaries) and include watering measures such as drip systems;
- A buffer between differing commercial uses if appropriate;
- Landscaping must minimize the effects to overhead and underground services and utilities; and
- Lighting to walkways and entries to manage safety and security.

Site landscaping must be provided in accordance with the approved plan prior to the occupation of the building.

Access, Traffic and Car Parking

Car Parking

The Roads and Traffic Authority (NSW) Guide to Traffic Generating Developments identifies the generation rates for determining car parking demand. On-site parking is to be calculated in accordance with the following table. Where the land use is not specified, it is to be categorised into one of the like headings and the number of spaces calculated accordingly. This includes car parking provision for people with a disability and service vehicles.

<table>
<thead>
<tr>
<th>Land use</th>
<th>Car parking requirements</th>
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</thead>
<tbody>
<tr>
<td>Catering and reception centre</td>
<td>1 space per 3 seats plus 1 designated space for loading/unloading vehicles.</td>
</tr>
<tr>
<td>Hotel, licensed club, tavern</td>
<td>20 spaces per 100m² of licensed floor area (bar, lounge, beer garden, bistro/dining area) plus 1 space per motel unit</td>
</tr>
<tr>
<td>Office</td>
<td>1 space per 40m² of GFA</td>
</tr>
<tr>
<td>Outdoor displays and sales</td>
<td>1.5 spaces per 200m² of external site area for storage and sale of goods.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 space per 3 seats for restaurants 100m² or greater or 1 space per 40m² of GFA for restaurants less than 100m² GFA</td>
</tr>
<tr>
<td>Roadside stall</td>
<td>Minimum number of 4 spaces</td>
</tr>
<tr>
<td>Service stations</td>
<td>6 spaces per work bay, plus 1 space per 40m² or greater or 1 space per 40m² of GFA for a restaurant</td>
</tr>
<tr>
<td>Shop</td>
<td>1 space per 40m² of GFA less than 200m² GFA</td>
</tr>
<tr>
<td>Take away food outlet</td>
<td>12 spaces per 100m² of NLS plus 1 space per 3 seats plus development with drive through facilities a queuing area for 5 to 12 cars measured from pick up point and a separate area of vehicles waiting pickup.</td>
</tr>
<tr>
<td>Road transport terminals</td>
<td>1 space per employee plus 1 space per company vehicles</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------------</td>
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<td>Industrial buildings</td>
<td>1 space per 100m² of GFA plus 1 space per 40m² of office space GFA plus 1 space per 37m² of retail GFA</td>
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Larger development applications (such as major commercial or industrial developments, traffic generation development as defined by State Environmental Planning Policy (Infrastructure) 2007) may require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network. Certain development will require a referral and concurrence from the NSW Roads and Traffic Authority (RTA). Development with direct access to a classified road or within the vicinity of a classified road will be referred to the RTA for their concurrence.

For fractions of a whole number, the total number of spaces shall be increased to the next whole number.

For commercial developments provision is to be made for service vehicles and for loading and unloading of goods and waste collections. Such facilities should not conflict with on site car parking.

*Parking for People with a Disability*

Where access for persons with a disability is required as part of the development, the requirements of the Building Code of Australia (BCA) and Commonwealth Disability (Access to Premises – Buildings) Standards will need to be complied with. At least 1% of the required car parking spaces for a building which can be accessed by the public are to be provided on site and in close proximity to the main access to the building. Disabled car parking must be designated as such.

Note: irrespective of the need to comply with the BCA and relevant standards, there is an obligation to comply with relevant legislation such as the NSW Anti Discrimination Act 1977 and the Australian Government’s Disability Discrimination Act 1992 (DDA) whereby the design of a premises should not discriminate against persons with a disability visiting or being employed in such premises.
Advertising and Signage

The State Environmental Planning Policy No. 64 – Advertising and signage provides guidelines in relation to advertising structures and signage. An advertising strategy for the site is to be submitted with the development application detailing all proposed advertising signs.

Council recognised that businesses that reside on the Mitchell Highway would intend to take advantage of such highway frontage and advertise their business. Council would like to work with these businesses to create an inviting and clean image to the relevant industrial area while promoting businesses in the Industrial Estate.

Crime Prevention through Environmental Design

All development proposals on public and private land must incorporate these controls, however, it is primarily aimed at commercial areas, shopping centres, recreational areas and where people may gather or travel, especially after dark.

<table>
<thead>
<tr>
<th>Crime Prevention Controls</th>
<th>Lighting</th>
</tr>
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<tr>
<td>All areas intended to be used at night should allow for a level of visibility;</td>
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<td>Use of movement sensitive and diffused lights are encouraged where appropriate;</td>
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<td>Avoid or minimize lighting spillage into neighbouring properties (especially where the adjacent site includes residential development) as this can cause nuisance and reduce opportunities for natural surveillance;</td>
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<td>Illuminate areas where intruders may hide thus reducing entrapment spots; and</td>
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### Fencing

Fencing that is too high or made of inappropriate materials reduces the opportunity for casual surveillance of the street and for people on the street to see what activities are taking place on your site.

- Fence design should maximize natural surveillance from the street to the building as well as from the building to the street and minimize the opportunities for intruders to hide; and
- In locations such as along busy roads, or adjacent to a railway line where noise insulation is required, incorporating measures within the building such as double glazing at the front of the building, use double brick at the front and other similar measures is a better option.

### Car Parking

Car parks that are poorly designed can discourage use, especially after dark as they can be a dangerous environment for users. Lighting and signage can make these areas safer.

- Car parks should be designed to ensure that passive surveillance is possible and where appropriate incorporate active measures such as cameras and security patrols; and
- Potential entrapment points (places where offenders hide) should be avoided (for example under stairs, blind corners and wide columns).

### Entrapment Spots and Blind Corners

Entrapment spots and blind corners provide ideal opportunities for perpetrators of crime to hide and commit crime.

- Pathways should take a direct route and be easily accessible
- Where appropriate, the installation of mirrors allow users to see ahead and around corners;
- Entrapment spots adjacent to main pedestrian routes such as storage areas or alleys should be avoided; and
- Discourage the excuse to loiter through avoiding placement of seats near or adjacent to ATMs, toilets, corridors and isolated locations.

### Landscaping

Trees and shrubs are good for beautifying any development, however, when inappropriately located can reduce surveillance opportunities and provide entrapment spots.

- Avoid medium height (1-2 metres) vegetation with concentrated top to bottom foliage. Plans such as low hedges, shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance;
- Trees with dense low growth foliage should be spaced or the crown raised to avoid a continuous barrier;
- Use low ground cover or high canopied trees with clean trunks;
- Avoid vegetation which conceals the building entrance from the street; and
- Avoid vegetation that impedes the effectiveness of public and private space lighting.
### Communal/Public Areas

Communal areas or areas of open space that do not have adequate natural surveillance are a risk to personal safety.

- Waiting areas should be close to areas of active uses and be visible from the building entry; and
- Seating should be located in areas of active uses.

### Entrances

The entrance of any development that is not visible from a public area provides an opportunity for criminal behaviour. Entrances to a development need to be clearly visible to ensure users can gain entry expediently.

- Design entrances to allow users to see into buildings before entering;
- Entrances should be easily recognizable through design features and directional signage;
- Minimise the number of entry points;
- Staff entrances, where they must be separated from the main entrance, should maximize opportunities for natural surveillance from the street; and
- Avoid blank walls fronting the street.

### Waste Removal and Storage

Provision is to be made for the storage on-site and disposal of all trade waste and refuse. A minimum hardstand area of 3 m by 2.4 m is to be allocated specifically for the storage of on-site waste containers and such area is to be located behind the building line (where possible) and accessible by waste service vehicles.
Chapter 5 g) Heritage Development
Heritage Development

New Development

Where new development is proposed on a site where a heritage item or item of Heritage Interest is situated, the values of that item must be conserved and managed.

The following general guidelines apply to all development involving a heritage item:

- Maintain the general scale, height, bulk and proportions of traditional buildings;
- Do not overwhelm the original building with an extension, consider creating separate buildings with a linkage;
- Do not significantly alter original facades of buildings. Additions are better suited to the side or rear;
- Where possible, keep floor levels similar to adjoining buildings (subject to Council's Flood Policy); and
- Do not use a mixture of features from different eras or add pseudo historic features to new buildings.

Maintenance

Maintenance of a heritage item or item of Heritage Interest is important. Maintenance means the ongoing protective care of a heritage item. Alterations and additions or the introduction of new materials, technology or features are not included as maintenance.

Typically maintenance works include:

- Clearing and repairs to gutters and roofing to prevent deterioration;
- Ensuring fixtures are securely held in place;
- General repairs to doors, gates and fences;
- Sealing gaps in walls;
- Painting previously approved painted surfaces with the same colours (this may include internal walls); and
- Pest control measures.

To ascertain what level of information is required to be submitted with a development application, such as whether a heritage impact statement is required, contact Council’s planning section and Council’s Heritage Advisor prior to preparing your application.

Upgrading of Existing Buildings

Extensions, additions, new signage, new buildings associated with a heritage item or item of Heritage Interest, and a change of use will require development consent. A separate written statement of environmental effects will be required to be submitted with any development application.
Significant works such as new buildings, major renovations, major extensions (over 25% increase in total floor area) will require a heritage impact statement (HIS) to be submitted. A heritage impact statement is a document which assesses the impact of any proposed development on the heritage significance of the building.

**Demolition**

Generally the demolition of heritage items or item of Heritage Interest and complementary buildings (including partial demolition) should not be supported. If demolition works are proposed of a structure of heritage significance, then a demolition report demonstrating that the structure is not reasonably capable of retention and outlining alternate measures must be undertaken and submitted with the development application. The report should show why the building cannot be retained taking into account the heritage significance of the building. This report must be prepared by a qualified and experienced practising structural engineer. The development application must detail the architectural features of the proposed replacement building.

If demolition is proposed on economic grounds, a statement from a quantity surveyor comparing the cost of demolition against the cost of retention should be submitted.

If demolition is required in the event of an emergency or for reasons of public safety, then these requirements may be waived.
Adaptive Reuse

Intent

1. To encourage land owners to seek a new use for the building that is compatible with its original use;
2. To protect significant places and areas for the benefit of future generations;
3. To encourage new work that is identifiable as contemporary, rather than an imitation of the original, historic style of the building; and
4. To enable the reuse of significant buildings for new residential or commercial opportunities.

What is Adaptive Reuse?

Adaptive reuse is a process that changes a disused or ineffective item into a new item that can be used for a different purpose – a compatible use.

"Compatible Use” – A use which respects the cultural significance of a place.

Keeping and reusing historic buildings has long-term benefits for the communities that value them. When done well, adaptive reuse can restore and maintain the heritage significance of a building and help ensure its survival. Sometimes adaptive reuse of a building can encourage the use of a vacant, older building, preventing it from falling into disrepair.

Significant buildings, adapted well, are uniquely attractive to potential purchasers of the property.

Successful adaptive reuse should:
- involve minimal change to significant fabric and setting of the building;
- respect the associations and meanings of the building; and
- where appropriate, provide for the continuation of practices which contribute to the cultural significance of a place.

Local Heritage Register

The ‘significance’ of a building is not necessarily denoted by its age. Significance can also be based on historical, aesthetic, social and research/technical values.

During the Community Based Heritage Study (2003), a number of buildings and sites within the Shire were identified as significant. These items are listed in the Local Heritage Register kept electronically at the Narromine Shire Council Offices. Individual Statements of Significance are associated with each item in the Local Heritage Register.
Criteria

While each proposal for alteration of an item is assessed on its merits, an alteration should consider the Statement of Significance associated with the item and endeavour to maintain or preserve the context of the item in terms of the Statement of Significance. This should be addressed in the Heritage Impact Statement lodged with an application for adaptive reuse with Council.

Subdivision

Subdivision of a place is generally detrimental to significance and should be approached with caution. If the place is divided into parts, ensure that each has the potential to support a compatible use.

Assessment

During the assessment of an adaptive reuse proposal, the following questions are to be considered:

- Can the evidence of former significant uses be retained, interpreted and appreciated?
- Will there be opportunities for reconstruction of ‘lost’ components and functions?
- Will the needs of the new use be consistent with the policy for the place?
- Are any new works consistent with the policies for works to the place?
- Are new works reversible?

The National Australia Bank Building which has been converted into a dual occupancy dwelling
Chapter 5 h) Other Development
Any Other Development Not Specified in this Plan

Not all development proposals are addressed by this plan. Council staff will provide guidance for development on the nearest compatible land use type as well as draw from information available from relevant state agencies/government departments. The objective will be to ensure that development meets the objectives of any relevant State Environmental Planning Policy, the Narromine Local Environmental Plan and the relevant zone, as well as this plan.

Crops within the Narromine Area

Transportable Dwellings

Development for the purpose of transportable and relocatable dwellings consists of a joint Local Development (Use Only) & Section 68 (Transportable Dwellings) application. The documentation requirements for these applications are listed in the Documentation Table.

Transportable homes and relocatable dwellings are subject to the following additional requirements:

- The relocatable dwelling is to have a new or as new appearance, external cladding including walls and roof;
- Provide evidence that the Local Government Authority (Council) where the dwelling was originally located or being relocated to has approved the relocation of the dwelling. This evidence can be either via development consent or letter;
- Evidence that the applicant/owner has investigated costs (transportation) associated with relocating the dwelling.
Demolition

This section applies to any structure that is required to be demolished. This can include alterations and additions to an existing building. All buildings, structures (including walls and roof lines in additions or alterations) must be identified on the plans. All demolition work must comply with Australian Standard AS2601 – Demolition of structures.

Asbestos and other potential contaminants

Any development that involves the demolition or renovation of buildings containing asbestos material or other contaminate must incorporate appropriate safety measures for its removal and safe disposal.

All asbestos removal is to be undertaken in accordance with the requirements of Safe Work Australia’s “Your Guide to Working with Asbestos”. Written notice must be provided to Narromine Shire Council five (5) working days (excluding public holidays) prior to commencement of any works and is to include the following details:

- Date the demolition will commence
- Name, address, contact details (including after hours)
- Licence number of the demolisher and asbestos removalist (if different)
- Work must not commence prior to the nominated demolition date.

Note: it is the responsibility of the persons undertaking demolition work to obtain the relevant Safe Work Australia licences and permits.

The owner is to notify all owners and occupiers of premises on either side, opposite and at the rear of the development site five (5) working days prior to demolition. Such notification is to be clearly written on A4 size paper stating the date the demolition will commence and is to be placed in the letterbox of every premise (including every residential flat or unit, if any). The demolition must not commence prior to the date and time stated in the notification.

Demolition of buildings where asbestos is determined to be present should only occur 9am – 5pm Monday to Friday, and must not occur on Saturdays, Sundays or Public Holidays, to ensure that the persons carrying out the work have access to Safe Work Australia professionals if required.

A Safe Work Australia licensed contractor must undertake removal of more than 10 square metres of bonded asbestos. Removal of friable asbestos material must only be undertaken by a contractor that holds a current friable asbestos removal licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words ‘DANGER ASBESTOS REMOVAL IN PROGRESS’ measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council’s officers.
sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility. This ensures compliance with Clause 259(2)c of the Occupational Health and Safety Regulation 2001.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal when requested to do so.

An asbestos clearance certificate prepared by a qualified occupational hygienist or Council approved provider, must be provided to Council at the completion of works.

Note:

Additions and alterations of old buildings may also involve the disturbance or removal of lead paint and other contaminants which may affect human health. The management and removal of lead paint is to be undertaken in accordance with AS 4361.2 – Guide to lead paint management - residential and commercial buildings.
Amendment to the Local Environmental Plan (Planning Proposal)

What is zoning?

Zoning is used to manage the different land uses and development types throughout the Narromine Shire. Zoning patterns, which are shown on the zoning maps in the LEP, set out various types of zones for residential, commercial, employment, open space and special use activities. For each zone, the LEP specifies the types of development that may be carried out (with or without development consent from Council) and the types of development that are prohibited.

What is rezoning?

A rezoning is a change to the zone of a parcel of land. This can increase or decrease the range of permissible uses for a site or change the development controls that are applicable. Land can only be rezoned through a formal amendment to the LEP.

Applications to rezone land should only be submitted in the following circumstances:
- Where land cannot be reasonably developed or used under the existing zoning
- Where development of land in accordance with the existing zone would not be in the public interest

What is Minimum Lot Size?

The minimum lot size of a lot refers to the smallest size a lot may be either existing or subdivided to for the ability to apply for a dwelling house.

What information needs to be submitted with a request to amend the LEP?

A request for a LEP amendment to rezone land or change the minimum lot size must be accompanied by a covering letter and a copy of the Planning Proposal which contains the required supplementary information. An electronic version is also recommended to be submitted. If not all of the required information is provided, the application may be returned.

The list below identifies the required information to be submitted with a request. Please note that this is not an exhaustive list and Council may require additional information, research or further studies to be completed prior to proceeding with the proposal. Applicants will be advised in writing if any additional research or information is required.
Information required for a planning proposal:

- Completed Application Form with:
  - Current owner’s name/s, address and contact details
  - Subject area identification: Lot/DP and area (ha)
  - The purpose of the rezoning and how this purpose is consistent with the objectives of the proposed zone
- A comprehensive Statement of Environmental Effects – incl. flooding, bushfire, aboriginal heritage, environmentally sensitive areas, ground water vulnerability, etc. Information on the natural hazards applicable to the land can be found in the mapping associated with the Narromine Local Environmental Plan 2011. If any of these are applicable to the subject land, then further studies are required.
- Site Contamination Assessment & Site history (back 50yrs if possible)
- Current site plan showing: structures, natural features, vegetation, roads and topography
- Photographs of the site, including aerial photos, if available
- Surrounding land uses
- Economic and social impacts of the rezoning
- Impacts on infrastructure – Eg. Water, Sewer & Electricity requirements
- Any additional information that may support the application
- Aboriginal Heritage Assessment

Procedure for preparing LEP Amendments

Diagram 1 describes the process for the preparation, lodgement and assessment of a LEP Amendment under the EP&A Act and Regulations. The terms used in the diagram are further explained below.
The Gateway ensures that the Planning Proposal is justified before any further resources are allocated to the preparation of a plan. The Department of Planning & Infrastructure LEP Review Panel will review the proposal against set criteria and advise Council whether or not to proceed with the drafting of the LEP.
Through the Gateway determination process Council will be advised:

- Whether the proposal should proceed further, with or without variation
- The level of community consultation required
- Input from State and Commonwealth authorities
- The necessity for a public hearing by the Planning Assessment Commission or other body
- The appropriate timeframes for the various stages of the proposal

Council will be notified of the Gateway determination within 15 working days of the notification being received.

**Community Consultation** Council will be advised through the Gateway determination of the appropriate community consultation process for the proposal. This will involve public exhibition of the plan for either 14 days (for low impact proposals) or 28 days (for other proposals). Council may choose to have a longer exhibition period if in its view, additional consultation is warranted. During the exhibition process any person can make a submission concerning the proposed plan. A public hearing may also be arranged, if deemed necessary, and a report prepared and made public.

**Parliamentary Counsel** Once Council has considered the draft LEP and all submissions made during the exhibition, any variations considered necessary will be made by Council. The plan will then be forwarded to the Department of Planning where the legal instrument will be drafted for the Minister.

**Decision** With the Minister’s approval the plan becomes law and is published on the NSW Legislation website. The Minister may:

- Make the full plan
- Vary the plan
- Decide not to proceed with the plan
- Defer certain matters from the plan
- Delegate the making of the plan to the Director General

**What matters does Council consider when assessing a rezoning request?**

The range of matters considered by Council in the assessment of a planning proposal includes, but is not limited to, the following:

- The Western Councils Sub Regional Land Use Strategy
- The objectives of the EP&A Act,
- Any relevant State Environmental Planning Policies (SEPPs), deemed SEPPs, Departmental Circulars or Ministerial Directions under s117 of the EP&A Act (1979),
- The relevant objectives and provisions of the LEP,
- The provisions of The Narromine Development Control Plan 2011,
- Any relevant non-statutory planning document adopted or exhibited by Council (strategic plans, codes, concept plans and the like),
- The environmental impacts of the proposal,
- Whether site contamination may restrict the rezoning of the property,
Any precedent that may be set as the result of the rezoning,
Any submissions from the public, public authorities and/or advice obtained from other Departments within Council.

Are all applications supported by Council?

Council may not support applications for the rezoning of land or change of minimum lot size. Similarly, a Council resolution to prepare a draft LEP amendment does not necessarily guarantee that any changes will proceed. Ultimately, the Minister is the final decision maker and must be satisfied that the proposal is consistent with State planning directions and the objectives of the EP&A Act.

Following community consultation, the Minister has the following options; to make the LEP, to vary the LEP, to decide not to make the LEP or to defer the inclusion of any matter in the LEP. The Minister also has the discretion to arrange for a review of any planning proposal. It should be noted that the process is a complex one with no guarantee of Council or State Government approval.

What is the role of the public in the process?

Once a proposal has been passed through the Gateway, Council will be advised of the relevant community consultation that is to occur. A proposal will be publicly exhibited for a period of either 14 or 28 days, depending on the type of proposal, during which the public can make written submissions in response to the proposal.

In addition to placing an advertisement in the local press and on Council’s website advising the community of the exhibition, Council will also notify in writing property owners who may be affected by the proposal. A public hearing may also be arranged at the discretion of Council or the Minister in response to any issue.

Council must take into consideration submissions from the public when it makes a decision whether or not to proceed with the application.

Disclosure of Political Donations

All planning proposals and draft LEPs must comply with NSW State Law regarding Political Donations. Under s147 of the EP&A Act, all relevant political donations and gifts must be disclosed by individuals or entities with a relevant financial interest when a planning application is made. A planning application includes a formal request to Council to initiate the making of a LEP.
Chapter 6 a)
Flood Policy
Introduction

This document identifies the required development controls on flood prone land. The controls recognise that different controls are applicable to different land uses, location within the floodplain and levels of potential flood inundation and flood hazard.

The controls applicable to proposed development depend upon:
- The type of development proposed.
- The Flood Risk Precinct in which the development is located.

The procedure for the assessment of flood liability and relevant controls for development within the flood prone area is a six stage process as follows.

**Step 1**
Make a preliminary assessment of whether the development is located in Flood Prone land.

**Step 2**
Determine which part of the floodplain the development is located in from the Flood Risk Precinct diagram.

**Step 3**
Identify the Land Use Category of the development.

**Step 4**
Confirm that the development conforms to the relevant development controls.

**Step 5**
Determine the appropriate Flood Planning Level for the category of development.

**Step 6**
Confirmation from Council that the development complies with the relevant development controls.
**DESCRIPTION OF TERMS**

*Note: For expanded list of definitions, refer to Glossary contained within the NSW Government’s Floodplain Development Manual, 2005.*

<table>
<thead>
<tr>
<th>TERM</th>
<th>DEFINITION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual Exceedence Probability (AEP)</strong></td>
<td>The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 m³/s has an AEP of 5%, it means that there is a 5% chance (that is one-in-20 chance) of a peak flood discharge of 500 m³/s or larger occurring in any one year (see average recurrence interval).</td>
</tr>
<tr>
<td><strong>Flood Affected Properties</strong></td>
<td>Properties that are either encompassed or intersected by the relevant Flood Planning Level (FPL) and provides for FPLs based on the 1% and 0.5% events.</td>
</tr>
<tr>
<td><strong>Floodplain</strong></td>
<td>Area of land which is subject to inundation by floods up to and including the Extreme Flood event, that is, Flood Prone land.</td>
</tr>
<tr>
<td><strong>Flood Planning Level (FPL)</strong></td>
<td>The combinations of flood levels and freeboards selected for planning purposes, as determined in floodplain risk management studies and incorporated in floodplain risk management plans.</td>
</tr>
<tr>
<td><strong>Flood Planning Level (for Narromine)</strong></td>
<td>Flood levels selected for planning purposes, as determined in the Narromine Flood Study, 2006 and referenced in the Floodplain Risk Management Study 2009 and associated Floodplain Risk Management Plan. FPL’s for the various land use categories are given in Sections 3.2 and 3.3 of this Policy.</td>
</tr>
<tr>
<td><strong>Flood Prone/Liable Land</strong></td>
<td>Land susceptible to flooding by the Extreme Flood. Flood prone land is synonymous with flood liable land.</td>
</tr>
<tr>
<td><strong>Floodway</strong></td>
<td>Those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels. Floodways are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels. In the Narromine urban area, there are three hydraulic floodway areas; The Macquarie River Floodway, the Town Cowal Floodway and the Manildra Floodway.</td>
</tr>
<tr>
<td><strong>Freeboard</strong></td>
<td>A factor of safety typically used in relation to the setting of floor levels, levee crest levels, etc. It is usually expressed as the difference in height between the adopted flood planning level and the flood used to determine the flood planning level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as “greenhouse” and climate change until benchmarks are determined. Freeboard is included in the Flood Planning Level. Note: once the impact of climate change on non tidal areas has been quantified with benchmarks, the planning floods (discharge/height) should be re-estimated.</td>
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<tr>
<td>TERM</td>
<td>DEFINITION</td>
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<tr>
<td>Intermediate Floodplain</td>
<td>This is defined as the remaining area which is inundated by the 1 % AEP flood and outside the extents of the Macquarie River Floodway, the Town Cowal Floodway and the Manildra Street/River Drive Precinct. In this zone there would still be a significant risk of flood damages, but these damages may be minimised by the application of appropriate minimum floor level and other development controls, as appropriate.</td>
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<tr>
<td>Extreme Flood</td>
<td>At Narromine it is difficult to estimate the Probable Maximum Flood to define the extent of flood prone land, that is, the floodplain. Accordingly a suitable Extreme Flood is used for this purpose. At Narromine a flood which has a peak discharge of 3 times that of the 1% AEP flood event has been adopted as the extreme flood.</td>
</tr>
<tr>
<td>Outer Floodplain</td>
<td>This is defined as all other land located in the Floodplain which lies within the extent of the Extreme Flood Event but not lying within the extent of the 1% AEP flood. In this area the risk of damages is low and land uses permitted by the Narromine LEP, 1997 would be permitted, subject to minimum floor level requirements.</td>
</tr>
<tr>
<td>Probable Maximum Flood (PMF)</td>
<td>The PMF is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation, and where applicable, snow melt, coupled with the worst flood producing catchment conditions. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land, that is, the floodplain. The extent, nature and potential consequences of flooding associated with a range of events rarer than the flood used for designing mitigation works and controlling development, up to and including the PMF event should be addressed in a floodplain risk management study.</td>
</tr>
</tbody>
</table>
**Flood Planning Process**

*Step 1 – Identification of Flood Risk*

The Flood Policy applies to all flood prone land (that is, land inundated by flood events up to the magnitude of the Extreme Flood). Step one is to make a preliminary assessment of whether the development is located in Flood Prone land, that is, land within the approximate extent of the Extreme Flood from **Figure 1**.

*Step 2 – Identification of Flood Risk Precinct*

The types of controls have been graded relative to the severity and frequency of potential floods, having regard to six Flood Risk Precincts within the floodplain. The relevant Flood Risk Precinct can be identified based on the colour of the shading over the area from the Flood Risk Precinct diagram at **Figure 2**.

*Step 3 – Identification of Land Use Category*

Eight Land Use Categories have been adopted and are listed in **Figure 3**. Step three is to identify the Land Use Category which most relates to the proposed development.

*Step 4 – Identification of Development Controls*

Using the Development Controls Matrix at **Figure 4**, locate the relevant Flood Risk Precinct and Land Use Category within that precinct. The relevant development controls can be determined by matching the subsequent key to the legend interpretation below the matrix. Additionally, Notes A-F in **Figure 5** specify additional controls for development in the various Flood Risk Precincts, and **Figure 6** lists some acceptable Flood Compatible Materials.

*Step 5 – Identification of Flood Planning Level*

Providing the proposal meets with the criteria above, the required Flood Planning Level (FPL) for the category of development is given in the Development Control Matrix. Council staff can provide this figure as a level in metres (AHD).

*Step 6 – Confirmation of Compliance*

After the building has been built, and prior to the issue of an occupation certificate, Council officers will check compliance with the relevant development controls. The applicant is to provide a notice of the benchmark height on the site, levelled to the Australian Height Datum (AHD).
Figure 1

Additional Flood Management Measures
- Implement Updated Flood Policy for Narromine (Council)
- Implement Flood Awareness and Education Program (SE3)
- Encourage Preparation of Business Flood Safe Plans for Commercial/Industrial Development (SE3)

Feasibility Study to refine costs and benefits: Design and Construction of improvements to Railway Culverts

NOTE:
- The extents of flooding shown were determined from surveyed cross sections of the river and floodplain and available contour data and are approximate only. The extent of inundation of individual allotments near the flood plain should be confirmed by site specific survey.

Narromine Shire Council – Development Control Plan 2011
Figure 2
### Figure 3

<table>
<thead>
<tr>
<th>Essential Community Facilities and Critical Utilities and land uses</th>
<th>Flood Vulnerable Residential</th>
<th>Residential</th>
<th>Commercial/Industrial</th>
<th>Recreation or Non Urban</th>
<th>Subdivision and Filling</th>
<th>Additions to Dwellings and Ancillary Developments</th>
</tr>
</thead>
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<tr>
<td>Place of Assembly or Public building that may provide an important contribution to the notification and evacuation of the community during flood events; Hospitals; Telecommunication facilities; Public Utility Installation that may cause pollution of waterways during flooding, or if affected during flood events would significantly affect the ability of the community to return to normal activities after the flood events. Hazardous industry; Hazardous storage establishments,</td>
<td>Group home; Housing for aged or disabled persons; and Units for aged persons; Child care centre, Institutions, Educational establishments</td>
<td>Dwelling; Residential flat building; Home industry; Boarding house; Professional consulting rooms; Public utility undertakings (other than critical utilities); Utility installation (other than critical utilities); Caravan Park (vans do not have to be built up, only permanent structures with footings and/or tie-downs),</td>
<td>Bulk Store; Bus depot; Bus station; Car repair stations; Club; Commercial premises; General store; Health care professional; Hotel; Intensive livestock keeping; Junkyard; Liquid fuel depot; Motel; Motor showroom; Place of Assembly (other than essential community facilities; Place of public worship; Public building (other than essential community facilities); Recreation facility; Refreshment room; Road transport terminal; Rural industry; Service station; Shop; Tourist facilities; Warehouse, car repair station, church, light industry, industry, plant nursery, roadside stall, sawmill.</td>
<td>Agriculture; Extractive industry; Forestry; Mine; Plantation forest; Retail nursery; Recreation area; Roadside stall; Stock and saleyard, hangar.</td>
<td>Subdivision of land involving the creation of new allotments for residential purposes; Earthworks or filling operations covering 100 m² or more than 0.3 m deep.</td>
<td>Dwelling Additions* Outbuildings* Change of Use* Private Swimming Pools*</td>
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</table>

*For specific criteria on these, refer to Note E.
### Figure 4

<table>
<thead>
<tr>
<th>Osser Floodplain</th>
<th>Intermediate Floodplain</th>
<th>High Hazard Floodplain</th>
<th>Munroos Street/River Drive</th>
<th>Town Corwav Floodway (LEP, 1957)</th>
<th>Marquarris River Floodway</th>
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<tr>
<td>Floor Level</td>
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<td>Flood Affection</td>
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<td>Evacuation</td>
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<td>Management and Design</td>
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</table>

**Floor Level**
1. Floor levels to be equal to or greater than 1% AEP flood level plus 500 mm freeboard.
2. Floor levels to be equal to or greater than 0.5% AEP flood level plus 500 mm freeboard.

**Building Components**
1. All structures to have flood compatible building components below 1% AEP flood level plus 500 mm freeboard.
2. All structures to have flood compatible building components below 0.5% AEP flood level plus 500 mm freeboard.

**Structural Soundness**
1. Structure to be designed to withstand the forces of floodwater, debris and surcharge up to 1% AEP flood plus 500 mm freeboard.
2. Structure to be designed to withstand forces of floodwater, debris and surcharge up to 0.5% AEP flood plus 500 mm freeboard.

**Flood Affection**
1. Flood Risk Report required to demonstrate that the development will not increase flood affection elsewhere.
2. When assessing Flood Affection the following must be considered:
   - Loss of conveyance capacity in the floodway or areas where there is significant flow velocity.
   - Changes in flood levels and flow velocities caused by the alteration of conveyance of floodwaters.

**Evacuation**
1. Reliable access for pedestrians or vehicles required in the event of 1% AEP flood.
2. Reliable access for pedestrians or vehicles required in the event of 0.5% AEP flood.

**Management and Design**
1. Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this Policy and the Plan.
2. Applicant to demonstrate that facility is able to continue to function in event of Extreme Flood Level.
3. No external storage of materials which may cause pollution or be potentially hazardous during Extreme Flood.
4. Where it is not practicable to provide floor levels to 1% AEP plus 500 mm freeboard, applicant is to provide an area to store goods at that level and implement a Business Flood Safety Plan (as published by SES).
5. Where it is not practicable to provide floor levels to 0.5% AEP plus 500 mm freeboard, applicant is to provide an area to store valuable equipment at that level.
**Figure 5**

**Note A - Manildra St/River Drive Precinct**

Maintenance of the flow path for the conveyance of floodwaters is required within the confines of the dashed lines representing the Manildra Floodway. Council will allow either of the following two methods of flood proofing individual allotments:

- Desirably, in the interest of the conveyance of flow, the building is to be constructed on piers with the area beneath left open for the conveyance of flow. The combined width of supporting piers and any obstructions in the north-south direction (i.e. normal to the direction of flow) is to be no more than 50 per cent of the gross width of the allotment.

- Alternatively, those wanting to set buildings on individual fill platforms may do so providing the platform extends over only the footprint of the building, with the balance of the allotment remaining at existing natural surface levels. No more than 50 per cent of the gross width of the allotment in the north-south direction (i.e. normal to the direction of flow – those lots facing east or west) is to be filled to minimise obstructions to flow. The minimum finished level of fill is to be the 1% AEP level, with the minimum floor level of the building to be the residential FPL (1% AEP plus 500 mm).

**Note B – Commercial & Industrial Developments**

Most of the commercial and industrial development in Narromine is located in the “Intermediate Floodplain,” with an industrial area in the southern portion of the “Manildra Street/River Drive Precinct” in a location where flooding is of a ponding nature.

The *Flood Policy* nominates the 2% AEP flood plus 500mm for freeboard as the FPL for these proposals. As this level is less than the residential FPL of 1% AEP plus 500mm freeboard, the applicant is to provide an area within the development for the temporary storage of goods at a minimum level equal to the 1% AEP flood plus 500 mm of freeboard. This area should be the largest of 20 % of the gross floor area of the development, or 20 m².

Note: The Flood Policy is able to recommend a lesser degree of protection for commercial and industrial developments in accordance with the Floodplain Development Manual, as these types of developments can carry a greater level of risk in business planning for the future.
**Note C – Developments requiring a higher level of protection**

Developments including nursing homes, aged care facilities and the like are usually recommended to be built at levels higher than the residential FPL, noting the limited mobility of occupants. However, in the case of Narromine, flood warning times are such that adequate notification of the need to evacuate in times of extreme flooding is available.

The policy therefore nominates the 1% AEP flood level plus 500 mm as the FPL for Flood Vulnerable Residential Development (which includes nursing homes, aged care facilities and the like). The applicant is to ensure that valuable equipment necessary for the operation of the facility is located at or above the nominated FPL, either permanently or via relocation to a temporary storage area suitable for this purpose. Additionally, these types of developments are to contain flood compatible building materials up to the extreme flood level to ensure that damage suffered by these important buildings is lessened in a more severe flood and inhabitants can move back into their residences faster after flood waters have subsided.

**Note D – Town Cowal Floodway**

Council recognises that the detailed survey of individual parcels of land in and bordering this area may reveal further inconsistencies between the limits of the *Town Cowal Floodway* as zoned in the LEP, 1997 and the Town Cowal Floodway (Hydraulic Categorisation) as shown by the red dashed lines on Figure 2. In such cases, Council may modify development controls to take into account inconsistencies of flood affectation of the land which may be revealed in the site survey. Council may (at its discretion and with the benefit of additional investigation and data provided by applicants) allow a modification using the following procedure:

a. The 1% AEP extent of inundation is to be drawn on the detailed contour survey (the applicant is to base this extent on flood level information supplied by Council and a survey plan showing natural surface contours at intervals of no more than 100 mm.)

b. In recognition that flow velocities in the Floodway (Hydraulic Categorisation) are relatively mild, especially near the flood fringe, Council may permit development to intrude a small distance into the Floodway as explained further below.

c. In setting limits for intrusion into the flood fringe, Council would require the width of flow after cumulative development along the Floodway (Hydraulic Categorisation) to be no less than 80 per cent of the un-developed width. That is, Council may allow a 10 per cent intrusion into both the Northern and Southern sides of the Floodway (Hydraulic Categorisation), provided that the intrusion does not extend into land which is inundated by more than 500 mm in the event of a 1% AEP flood. The site survey will need to extend beyond the limits of the area of the particular site as directed by Council, so that the full width of waterway may be defined. In accordance with the requirements of the Floodplain Development Manual, 2005, Council will not evaluate the development in isolation, but in a cumulative manner, as it if was one of several developments along both sides of the Floodway (Hydraulic Categorisation).
Note E – Additions to existing dwellings and ancillary developments

For all new developments, it is recognised in this policy that the residential FPL is the minimum benchmark for floor levels. Additions are separately categorised in Annexure 1 for instances where building up to the residential FPL is impractical or unreasonable. Appendix I 6.3.2 of the Floodplain Development Manual 2005 states that additions can be built below the FPL ‘where, in the opinion of Council, the floor level requirement is impractical or unreasonable’.

A range of criteria has been applied to this section to clarify instances where Council is of the opinion that building up to the residential FPL would be impractical or unreasonable for various types of developments, as outlined below:

**Dwelling Additions**
- The addition is not to exceed 50% of the floor area of the existing dwelling (habitable floor area), and
- The addition is to be designed to withstand the force of floodwaters including debris and buoyancy forces. A detailed report from a practising structural engineer certifying that the addition can achieve this is required.
- NOTE: For calculation of debris forces, assume a solid object of mass 250kg travelling at a velocity of 2.0 metres/second, and
- The addition is proposed to be built from flood compatible materials (as included in Figure 6) up to the 1% plus 500mm level, and
- The addition is proposed in a precinct which allows such additions to be captured by this clause, as shown in the Development Controls Matrix in Figure 4.

If an addition to a dwelling meets all of the above criteria, it may be built at the same floor level as the existing building. Council reserves the right to review each application submitted and potentially applying to this section on individual merits and in some cases, building up to the residential FPL may be warranted. Applications submitted under this subsection (Dwelling Additions) may only be approved once for each individual allotment or building, to ensure cumulative impacts are minimised/controlled.

**Outbuildings**
- The outbuilding is proposed in a precinct which allows such development to be captured by this clause, as shown in the Development Controls Matrix in Figure 4, and
- The outbuilding is proposed to be built from flood compatible building materials (as specified in Figure 6) up to the 1% plus 500mm level, and
- The outbuilding is to be designed to withstand the force of floodwaters including debris and buoyancy forces. A detailed report from a practising structural engineer certifying that the addition can achieve this is required. NOTE: For calculation of debris forces, assume a solid object of mass 250kg travelling at a velocity of 2.0 metres/second, and
- A location for the storage of goods during a flood event is to be provided inside the outbuilding with a minimum floor area of 10% of the gross floor area of the outbuilding proposed. This area is to be built to at least the residential FPL, being the 1% plus 500mm level.
**Change of Use**

- If a change of use from one shop to another shop is proposed where no building work is required as part of the change of use, existing floor levels need not be changed.
- If a change of use is from a shop to another class of building such as residential is proposed, the same policies and requirements apply as for dwelling additions above.

**Private Swimming Pools**

Private swimming pools are not required to be built up to the residential FPL.

**Note F – Skypark Development**

Skypark is a special use development, unique in its concept of providing lots for residential dwellings with a hangar for aircraft storage in the backyard. Skypark is located off the Warren Road zoned R1 Residential, under the Narromine LEP 2011.

Further flood modelling has been carried out over the Skypark site to determine flood levels for new residential development in this area. In this area the Macquarie River surcharges its left bank and floodwaters flow in generally a westerly direction across the Warren Road and into the aerodrome.

**Development Controls**

i. Hangars at Skypark are able to be built at natural ground surface levels. This is in recognition that the Skypark covenant does not allow a hangar to be built without a dwelling also being built on the site. The dwelling needs to be built to the 1% AEP flood level plus 500mm freeboard and as such, adequate storage for any important items in the hangar, is available in the dwelling.

ii. For the lots which run in an east-westerly direction (being 20-25 inclusive, 59-61 incl, 51, 26-30 incl, 45-46, 58, 31-44 incl, 85), not more than 50% of the width of the lot frontage to the street is to be impeded by impenetrable walls or fences. This is to allow floodwaters to escape to the west in the design 1% AEP flood. Any fences proposed must ensure that 50% of the lot width is open. Any dwellings built on these lots are not to be more than 50% of the width of the lot frontage. Any hangars built on these lots must be able to be opened at both the eastern and western ends to a width of 50% of their allotment width. This can be done with roller or hangar doors or personal access doors.
## Building Component

<table>
<thead>
<tr>
<th>Doors</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Solid panel with waterproof adhesives</td>
<td></td>
</tr>
<tr>
<td>- Flush door with marine ply filled with closed cell foam</td>
<td></td>
</tr>
<tr>
<td>- Painted material construction</td>
<td></td>
</tr>
<tr>
<td>- Aluminium or galvanised steel frame</td>
<td></td>
</tr>
<tr>
<td>- Solid panel with waterproof adhesives</td>
<td></td>
</tr>
<tr>
<td>- Flush door with marine ply filled with closed cell foam</td>
<td></td>
</tr>
<tr>
<td>- Painted material construction</td>
<td></td>
</tr>
<tr>
<td>- Aluminium or galvanised steel frame</td>
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</tbody>
</table>

## Floor Covering

<table>
<thead>
<tr>
<th>Floor Covering</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Clay tiles</td>
<td></td>
</tr>
<tr>
<td>- Concrete, precast or in situ</td>
<td></td>
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<tr>
<td>- Concrete tiles</td>
<td></td>
</tr>
<tr>
<td>- Epoxy formed-in-place</td>
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<tr>
<td>- Mastic flooring, formed-in-place</td>
<td></td>
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<tr>
<td>- Rubber sheets or tiles with chemical set adhesive</td>
<td></td>
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<tr>
<td>- Silicone floors formed-in-place</td>
<td></td>
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<tr>
<td>- Vinyl sheets or tiles with chemical-set adhesive</td>
<td></td>
</tr>
<tr>
<td>- Ceramic tiles, fixed with mortar or chemical set adhesive</td>
<td></td>
</tr>
<tr>
<td>- Asphalt tiles, fixed with water resistant adhesive</td>
<td></td>
</tr>
<tr>
<td>- Removable rubber-backed carpet</td>
<td></td>
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</tbody>
</table>

## Flooring and Sub Floor Structure

<table>
<thead>
<tr>
<th>Flooring and Sub Floor Structure</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Concrete slab-on-ground monolith construction. Note: clay filling is not permitted beneath slab-on-ground construction which could be inundated.</td>
<td></td>
</tr>
<tr>
<td>- Pier and beam construction or</td>
<td></td>
</tr>
<tr>
<td>- Suspended reinforced concrete slab</td>
<td></td>
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</tbody>
</table>

## Insulation

<table>
<thead>
<tr>
<th>Insulation</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Foam or closed cell types</td>
<td></td>
</tr>
</tbody>
</table>

## Nails, Bolts, Hinges and Fittings

<table>
<thead>
<tr>
<th>Nails, Bolts, Hinges and Fittings</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Galvanised</td>
<td></td>
</tr>
<tr>
<td>- Removable pin hinges</td>
<td></td>
</tr>
</tbody>
</table>

## Wall and Ceiling Linings

<table>
<thead>
<tr>
<th>Wall and Ceiling Linings</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Brick, face or glazed</td>
<td></td>
</tr>
<tr>
<td>- Clay tile glazed in waterproof mortar</td>
<td></td>
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<tr>
<td>- Concrete</td>
<td></td>
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<tr>
<td>- Concrete block</td>
<td></td>
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<tr>
<td>- Steel with waterproof applications</td>
<td></td>
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<tr>
<td>- Stone natural solid or veneer, waterproof grout</td>
<td></td>
</tr>
<tr>
<td>- Glass blocks</td>
<td></td>
</tr>
<tr>
<td>- Glass</td>
<td></td>
</tr>
<tr>
<td>- Plastic sheeting or wall with waterproof adhesive</td>
<td></td>
</tr>
</tbody>
</table>

## Wall Structure

<table>
<thead>
<tr>
<th>Wall Structure</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Solid brickwork, blockwork, reinforced, concrete or mass concrete</td>
<td></td>
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</tbody>
</table>

## Windows

<table>
<thead>
<tr>
<th>Windows</th>
<th>Flood Compatible Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Aluminium frame with stainless steel or brass rollers</td>
<td></td>
</tr>
</tbody>
</table>