WENTWORTH SHIRE
Development Control Plan

December 2011

contents

Chapter 1

Development Control Plan

Preliminary

1 Preamble

This Development Control Plan (DCP) is referred to as the Wentworth Shire Development Control Plan 2011.

This DCP aims to encourage quality urban design, a high level of residential amenity and a sustainable approach to development within the Wentworth Shire.

The DCP has been prepared and adopted by Wentworth Shire Council in accordance with Division 3 Part 6 provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.

2 Date of Adoption

This plan was adopted by Wentworth Shire Council (Council) on XXXXX and came into operation upon gazettal of *Wentworth Local Environmental Plan 2011 (LEP).*

3 Purpose of this Plan

This Plan shall be used together with the LEP.

The LEP provides the legal framework as a statutory instrument by which Council's development decisions are made. It sets out Council's vision and seeks to implement this by way of objectives, policies, zoning land use tables, and zoning and maps.

This plan supplements the LEP by providing detailed reasoning, guidelines and controls relating to the decision making process. Together these documents form the land use planning and development controls for the Wentworth local government area.

4 Land to which this DCP applies

This DCP applies to all land within the Wentworth local government area **in exception to** land identified in Chapter 8 referring to Buronga and Gol Gol Urban Release Area (see map) and the Wentworth Aerodrome Residential.

5 How does the DCP relate to other plans and policies?

This DCP provides more detailed controls in support of the Wentworth Local Environmental Plan 2011.

State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (REPs) may also apply to the land to which this DCP relates. Where is the case of any inconsistency between the statutory requirements of these plans and the DCP they will prevail, unless otherwise stated in any Local Environmental Plan applying to the Wentworth Shire.

This DCP repeals the following development control plans, technical policies and guidelines of the Wentworth Shire Council:

- *Wentworth Shire Code for Detached Dwellings dated July 1995.*
- *DCP 3 Boundaries between village and rural uses – adopted 24 August 1996.*

DCP – Wentworth Aerodrome – adopted 1998.

- *Council Policy 21 Development Guidelines – Agricultural Buffers Urban Land/Rural Land (relating to Buronga and Gol Gol)*

6 What does the DCP aim to achieve?

The DCP aims to provide both Council and the local community with a high degree of certainty that the future planning of the local government area will address the local community current and future expectations.

7 Structure of the DCP

This DCP is structured in the following manner:

Chapter 1 Preliminary – this part of the plan comprises the administrative elements of the DCP including the date of adoption of plan, amendments to the plan and the relationship of this plan to other relevant planning policies and instruments.

Chapter 2 Plan Objectives – identifies the objectives for development control under this DCP.

Chapter 3 General Development Controls – identifies the controls which apply to most forms of development within the Wentworth local government area.

Chapter 4 Residential Development Controls – identifies specific controls which apply to residential development in the RU5 zoned land of the Wentworth local government area.

Chapter 5 Rural Development Controls – identifies specific controls which apply to rural development including dwellings on rural land in the Wentworth local government area.

Chapter 6 Commercial Development Controls – identifies specific controls which apply to commercial development in the Wentworth local government area.

Chapter 7 Industrial Development Controls – identifies specific controls which apply to industrial development in the Wentworth local government area.

Chapter 8 Site Specific Provisions – identifies particular controls and development patterns for development in the Buronga and Gol Gol area and the Wentworth Aerodrome residential development.

8 Transitional provisions

The provisions of this DCP will not apply to any development application or application under Division 2 of the Environmental Planning and Assessment Act 1979 that was lodged but not determined by Council before the commencement date of this DCP.

Development contributions and infrastructure delivery

This DCP endorses the developer contributions plans prepared by Wentworth Shire Council and the infrastructure delivery accompanying those plans. This includes both physical and human service plans necessary to support the future community of Buronga and Gol Gol urban release area as mentioned in Chapter 8 of this DCP.

9 Variations to development controls

Where an existing development or structure does not comply with one or more of the development controls contained in this plan it does not mean that the standard or standards are unreasonable or unnecessary when applied to future development.

Where an existing structure does not comply with the controls in this plan, Council may consider alterations and additions to the structure, where it is of the opinion that the proposed development is consistent with the objectives of the zone as contained in the Wentworth Local Environmental Plan 2011 as amended. Council must also be of the opinion that the proposed alterations and additions will be consistent with the objectives of this DCP.

10 Exempt developments

This DCP does not apply to development that is identified as exempt development under the Wentworth Local Environmental Plan 2011 as amended.

11 List of Amendments

NIL

Chapter 2

Development Control Plan

Plan Objectives

1 General Development Objectives

The following plan objectives set the policy framework that will guide future development within the Wentworth local government area.

- Residential land is to be developed with the creation of neighbourhoods comprising a range of housing styles and densities to cater for a diverse demographical profile of the local government area
- Residential areas should promote the opportunities for walking and cycling as alternative modes for local transport
- Residential growth shall be promoted in areas identified as urban release area.
- Employment uses should be sensitively designed and located to minimise conflict.
- Buffers are to be used to safeguard the integrity and quality of waterways and creeks.
- Development along waterways requires flood investigations to determine the minimum flood level and to ensure flood levels and velocity would not cause harm to life and property.
- Development buffers are to be used to safeguard prime agricultural land. New sensitive land uses should be located an acceptable distance from hazardous or offensive agricultural operations unless an appropriate buffer has been established.
- Integrated open space and drainage networks should provide the framework for an off-road pedestrian and cyclist network.
- Non-residential land uses shall not impact upon the amenity of the area or surrounding sensitive land uses. This would include, for example, local shops and commercial premises, schools, child care centres, places of worship, open space and recreation.
- Commercial uses in existing Village zone shall be clustered to minimise car trips and promote focus on pedestrian and cycle ways to improve on sustainable living,

- Land uses that maintain a rural landscape should be encouraged on the edges of residential areas to provide a defined transition to rural areas and minimise potential for land use conflicts. This is particularly important where large lot residential development is near areas identified for agricultural purposes.
- Prime agricultural areas and areas identifying potential to yield groundwater should be safeguarded from incompatible land uses and protected given their environmental sensitivities.
- Best practice water quality controls (including water quality monitoring) should be implemented. Pre-development water quality should be maintained or enhanced in post-development run-off. The management of water should address cumulative environmental impacts and be carried out in accordance with the objectives of the integrated water cycle management and water sensitive urban design.

The Buronga Gol Gol Structure Plan has identified part of existing townships of Buronga and Gol Gol as urban release area which will be the key focus for development over the life of this DCP. Council's objectives for the urban release area are outlined below:

2 Locality Objectives – Buronga and Gol Gol

2.1 Vision

The local community in Buronga and Gol Gol has developed a local vision statement.

"To encourage balanced development for the Buronga and Gol Gol area, ensuring appropriate infrastructure for a thriving and vibrant community with a rural and village lifestyle and conserving our environmental resources through:

- Building a better community for our people;
- Ensuring infrastructure is available for the future;
- Economic development; and
- Encouraging balanced development and conserve our natural resources.

Objectives:

- An environmentally sustainable approach to urban development by minimising non-renewable energy use and car dependence; encouraging greater self-containment of new local neighbourhoods and protecting key environmental and cultural assets.

- A safe, convenient and attractive neighbourhoods that meet the diverse and changing needs of the community and offers a wide choice of housing, leisure, local employment opportunities and associated community and commercial facilities.

- A coherent urban system of compact walkable neighbourhoods which cluster to form a high degree of street connectivity.

- A site responsive approach to urban development that supports and enhances the context in which it is located, strengthens local character and identity, and promotes a sense of community.

- A movement network which has a managed street network that clearly distinguishes between arterial routes and local streets, establishes good internal and external access for residents, maximises safety, encourages walking and cycling, supports public transport patronage and minimises the impact of through traffic.

- A network of meaningful, well located parks and recreation areas that offer a variety of safe, appropriate and attractive public open spaces.

- Design of neighbourhoods takes into account environmental constraints including soil erosion, urban water management, buffers and environmental protection.

- Equity in the provision of public utilities in a timely, cost efficient and effective manner.

2.2 Social and Community

The proposed future development of Buronga and Gol Gol will result in an increased demand for additional community infrastructure. This includes:

- Expansion of the range of community facilities and services;
- Improvement of public transport links within and external to the area;
- Provision of additional government and health services; aged care services; child care facilities and education/training services; and
- Promotion of community image and events including sport and recreation.

A Social Plan has been prepared for Buronga and Gol Gol to address these community infrastructure issues and this plan is included in Appendix 1 The following are the objectives to support the development and co-ordination of community infrastructure within Buronga and Gol Gol.

Objectives:

- Quality access to services locally, in Wentworth Shire including the provision of new local facilities and services in Buronga and Gol Gol to enable the development of an integrated and connected community.
- Social equity and broad community benefit where the development of Buronga and Gol Gol must not compete with or displace the provision of limited Council and government resources.

- Early life and lifelong learning with access to appropriate services for young children and families regardless of socio-economic status with childcare (covering preschool, long day care and outside school hours care), child health programs and supportive family programs.
- Partnerships that are socially sustainable based on consideration of the recurrent funding implications of community infrastructure.
- One identity for Buronga and Gol Gol including the development of a cohesive and linked community bringing together the older established areas of Buronga and Gol Gol with the newly developing areas.
- Monitoring and ongoing consultation reflecting the long term development of Buronga and Gol Gol

3 Locality Objectives – Wentworth Aerodrome / Residential

3.1 OBJECTIVES:

The objectives of this plan relating to the Wentworth Aerodrome Residential are:

(a) to specifically outline the type of development which can be carried out on the land,

(b) to maintain the efficiency and safety of the Wentworth Aerodrome,

(c) to ensure that any new use and development of the site does not prejudice the operation of the Wentworth Aerodrome

(d) to ensure that the operation of the Wentworth Aerodrome is not detrimental to any use or development permitted on the site

(e) to promote the development of this land for rural living having an association with aviation and the need for access to aerodrome for private flights

(f) to ensure that the density of development is compatible with the land capability, and any natural physical constraint

(g) to ensure that the development does not interfere with the natural flow of flood waters, and occurs in locations where safe access can be maintained,

Chapter 3

Development Control Plan

General Development Controls

1 Making an application for development

This section details Council's requirements for the submission of a development application for new land use and/or development in the Wentworth local government area.

An explanation as to Council's requirements for the information to be supplied with each development application is also set out below.

1.1 Development Application matrix

Development application matrix

	Development plans	BASIX certificate	Drainage plans	Landscape plan	Notification plan	Site analysis	Survey plan	Site management plan	Development master plan	Statement of Environmental Effects	Other information
Residential											
Dwelling house	X	X	X	O	X	O	X	X	O	X	?
Subdivision (< 5 lots)	X	O	X	O	X	X	O	X	O	X	?
Subdivision (> 5 lots)	X	O	X	X	X	X	O	X	X	X	?
Multi dwelling housing	X	X	X	X	X	X	O	X	X	X	?
Infill development	X	X	X	X	X	X	O	X	O	X	?
Industrial											
Industrial building	X	O	X	X	X	X	O	X	O	X	?
Subdivision	X	O	X	X	X	X	O	X	X	X	?
Commercial											
Shops and offices	X	O	X	X	X	X	O	X	O	X	X
Shopping centre	X	O	X	X	X	X	O	X	X	X	X
Community facilities	X	O	X	X	X	X	O	X	X	X	X

Key – X = required to be submitted

O = not required

? = consultation with Council required prior to lodgement of DA

1.2 Development application elements or requirements (matrix explanation)

Development Plans

Dimensioned development plans, at a scale of 1:200. The development plans must be in A3 or A1 size and must include in the case of building construction all floor plans, elevations and sections. This control applies to all development types.

Elevations of the building as viewed from the street for multi-dwelling housing, residential flat buildings and mixed use development must also show existing buildings located on either side of the land subject to the development. Included also shall be a schedule of external colours and finishes in colour. This control applies to all development types.

Also any shadow diagrams are to be included showing the length of shadow at 9am, 12 noon and 3pm on 21 June, the location of all buildings on adjoining sites, and all north facing windows in dwellings on sites adjoining to the south. This control does not apply to commercial and industrial developments in the exception to those developments adjoining residential dwellings.

BASIX Certificate

A BASIX certificate identifies the sustainability features required to be incorporated in the building design. A BASIX certificate is needed for all types of residential development. Commencement dates and details of the types of development are available at www.basix.nsw.gov.au. This control does not apply to commercial and industrial developments

Drainage plan

This plan must be prepared at a scale of 1:200 and detail the proposed method of connection to the drainage system and identify the proposed method of stormwater detention within the development or subdivision.

Landscape plan

The submission of a landscape plan at a scale of 1:200 for residential and at a scale of 1:100 for commercial and industrial development is required for all development applications involving

- more than one dwelling on a lot or
- commercial development or
- industrial development or
- dwelling development on a floodplain

This landscape plan must be prepared by a suitably qualified / experienced person. The Landscape plan must indicate:

- Existing site information, north point, site boundaries and dimensions;
- Proposed buildings/structures, services, easements, rights-of-way, roadways, car parks and footpaths;
- Trees to be retained and the means of protection and trees to be removed (WHERE APPLICABLE);
- Location and construction materials of external building structures including retaining walls, fences, materials, heights and finishes;
- Basic design levels to AHD of both hard and soft landscape areas including existing and proposed contours, spot heights, areas of cut and fill and finished levels;
- Proposed surface treatment of all landscape and hardstand areas – courtyards, paving, lawn, water and gravel, driveways, parking areas;
- Each plant species identified and catalogued in a plant schedule describing the height and spread, quality, size and staking. The plant schedule should be divided into trees, shrubs and ground covers;
- Construction drawings for outdoor structures, garden beds and planting, paving, edging, tree protection and retaining walls;
- Design details for special situations including erosion control or bank stabilisation. This is a compulsory requirement for development of new dwellings with dual frontage onto the Murray River;
- Irrigation layout, tap locations and details of sprinkler systems to be used;
- Location and details of lighting (FOR INDUSTRIAL & COMMERCIAL DEVELOPMENTS);
- Location of proposed drainage (both surface and sub-surface). Note – landscape and drainage plans must be compatible;
- Specification notes for soil preparation, plant material, tree protection etc; and
- Details of minimum 6 months maintenance schedule (FOR INDUSTRIAL & COMMERCIAL DEVELOPMENTS).

Site analysis

A site plan prepared at 1:200 should include a site analysis.

Refer to the respective Residential, Commercial and Industrial Design Controls chapters of this DCP for requirements to a site analysis. For Buronga and Gol Gol Urban Release Area, please refer to Chapter 8 of the DCP. The lists are indicative for the development and certain elements of a site analysis may not apply.

Survey Plan

Applications are to include the provision of a survey plan of the development site drawn by a registered surveyor at a suitable scale showing the legal boundaries of the allotment(s), all required easements for infrastructure services, natural ground levels along boundaries and existing natural features including trees and creek lines.

Site Management Plan

Applications that involve **major site works** must be accompanied by a Site Management Plan. The plan shall include the following information:

- Property details;
- Location of the property boundaries and adjoining roads;
- Existing and final overland flow drainage paths;

- Location and type of all proposed erosion and sediment control measures;
- Location of stabilised all weather access point;
- Location of material stockpile areas and control methods;
- Location of rubbish collection and storage; and
- Erosion and sediment control plan.

For discussion on whether your proposal involves major site works, please contact Planning Unit staff for assistance.

Development Master plan

For developments involving more than 5 new residential allotments (including the cumulative total of all current development applications and any previous consent on the same land) a development master plan is to be submitted to Council. This master plan is to identify the following:

- the relationship of the development with the Buronga and Gol Gol Structure Plan and this DCP;
- compliance with the objectives and principles for subdivision set out in the Structure Plan;
- compliance with this DCP;
- the relationship of the development with surrounding development including consideration of traffic generation and management, social and community facilities provision, views and solar access, pedestrian and cycleway movements, and retention of trees;
- the distance of the development to any identified bus route and bus stop; and
- the proposed lot layout.

Statement of Environmental Effects (SEE)

A Statement of Environmental Effects is a report to accompany a development application which details the potential environmental effects of the proposed development and the steps that will be taken to minimise the impacts. The statement of environmental effects must detail the manner in which the proposal complies with the objectives and relevant standards that apply to a proposal.

For all other developments including commercial and industrial development, a more detailed Statement of Environmental Effects (SEE) is required to be submitted with a development application. The Statement must:

- explain how the proposal has resolved relevant matters for consideration under S79C of the Environmental Planning and Assessment Act 1979; and
- explain how the project has responded to the information contained in the site analysis and set out the measures to mitigate impacts.

For commercial and industrial development, details of the hours of operation, the types, size and quantity of goods to be manufactured, stored, displayed or transported, the loading and unloading facilities, signage and advertising and the number of employees are to be provided.

In the case of commercial development, the SEE will need to include an assessment of design and aesthetics, the relationship to adjoining development, orientation and energy conservation, microclimate and weather

protection, overlooking and overshadowing, landscaping, streetscape and visual interest, traffic access and parking, and waste removal.

In the case of industrial development, the SEE will need to include an assessment of the plant to be used on site, processes to be used, noise, water and air pollutants likely to be generated, waste products and method of disposal of wastes, traffic generation and traffic movements.

Other development specific Information

Other reports and/or information that may be required to accompany a development application for subdivision and other development proposals depending on the nature of the development, the particular site and other Council requirements. A pre-application meeting with Planning Unit staff will facilitate this information gathering process.

These may include (but not always):

Environment Management Plan

In conjunction with other reporting and assessments required for new development within Buronga and Gol Gol, Council may require for developments that are considered to have a significant impact on the natural environment, the preparation of an Environmental Plan having regard to AS/NZS ISO 14001:1996 Environmental Management Systems – Specification with guidance for use (consult with Department of Environment, Climate Change and Water).

An Environment Management Plan will need to address the planning, implementation, monitoring and review of environmental management and in conjunction with other specific related assessments may need to address the following key environmental issues:

- Stormwater protection;
- Salinity management;
- Stockpiles and materials storage;
- Soil erosion and sedimentation;
- Construction traffic management;
- Potential soil contamination from past land uses and its remediation;
- Drainage;
- Water cycle management;
- Terrestrial and riparian habitats;
- Wildlife management;
- Feral and domestic predators;
- Weed management;
- Planting systems and maintenance;
- Heritage items;
- Utility services;
- Waste management;
- Air quality;
- Visual amenity;

- Noise;
- Hazardous materials; and
- Quality of materials.

Accessibility Report

For multi-dwelling developments, residential flat buildings, certain commercial developments and mixed use developments involving more than 6 dwellings a report must be provided to Council from an accredited Access Consultant certifying that the dwellings can satisfy the pre-adaptation requirements of AS 4299-1995.

Aboriginal Heritage assessment

Wentworth Shire has a long history with Aboriginal people and as a result particular land within the shire has the potential as having archaeological potential or cultural significance. Mapping of sites with the potential to contain archaeological or cultural significance have been mapped through a heritage assessment of the shire by the National Parks and Wildlife Services. Such mapping is contained at Appendix 1. In the event land is located within such an area, an independent Aboriginal Heritage Assessment is to be undertaken in accordance with the requirements of the Department of Environment, Climate Change and Water (DECCW). Following completion of the report it will be considered by the appropriate organisations including DECCW and the Wentworth Shire Council.

Contamination report

In accordance with the provisions of State Environmental Planning Policy No 55, an assessment of the likely contamination of the land is to be completed in accordance with the relevant guidelines under this policy.

For proposals involving the subdivision of land in the Buronga and Gol Gol area into two lots or more where the former land uses involve dryland farming or irrigated agricultural, a contamination report is required to locate any hotspots for land contamination, a contamination analysis for cumulative effects across the whole of subdivision and contamination treatment plan for any discovery of hotspots. Site rehabilitation plan will be included as a condition of development consent.

For proposals involving the development of land for dwelling where the lot exists on the commencement of Wentworth Local Environmental Plan 2011 and no subdivision is proposed, a localised contamination report is required to make discovery of any land contamination within the boundaries.

Flood report

Where land has been identified as being subject to flooding a flood study is to be prepared in accordance with Council's requirements addressing the impacts of flooding and any measures to mitigate these impacts. A Flood Planning Area Map is included with the Wentworth Local Environmental Plan 2011 for the area of shire affected by this DCP. The Map shows the extent of flooding with the floodway traverses much of the River Murray and areas immediately adjoining the River Murray northern banks plus tributaries such as Tucker Creek, part Darling River and part of Darling Anabranch, and flood storage areas of both low and high hazard adjoining the floodway.

Geotechnical report

A geotechnical report including a foundation classification for later buildings for proposed subdivisions is to be provided to Council. This report must identify problem soils/conditions, level of water table, soil saturation levels and any saline issues within the development site. Measures to address any relevant geotechnical issues are to be included within this report.

Heritage impact assessment

A Heritage Impact Statement prepared by a suitably qualified heritage architect must be submitted to Council where the land, building or site is an identified heritage item, in the vicinity of a heritage item or within a heritage conservation area.

Services assessment

A separate services assessment report is to be provided. This report is to address stormwater retardation/infiltration and any measures to implement stormwater collection on individual lots or within the proposed development.

Threatened species assessment

On land that has been identified as being environmentally sensitive an assessment of the environmental impact of the development is to be completed in accordance with Part 5A of the Environmental Planning and Assessment Act 1979. In particular allotments adjoining the Murray River or having direct access to the river foreshore environs will be inspected for potential impacts on threatened species especially those threatened and/or endangered species in aquatic habitat.

Consultation will be made with Industry and Investment (Fisheries) and Department of Environment, Climate Change and Water where a potential detrimental impact may occur as a result of the proposed development.

Traffic Report

A traffic report must be provided to Council for all commercial developments, industrial developments and residential developments and subdivision (in excess of 5 lots) and mixed use developments and other forms of development that are likely to significantly impact on surrounding traffic flows.

The traffic report must be prepared by an appropriately qualified engineering professional and shall detail:

- The existing traffic movement;
- The estimated number of traffic movements generated by the development;
- The ability of the surrounding road system to accommodate the increased movements;
- Sight distance and other safety issues;
- The adequacy of car parking including visitor parking, and access; and
- In the case of commercial and industrial development, the manoeuvring of vehicles into, within and out of the site.

For certain developments including commercial and industrial development, Council may refer the application to the NSW Roads and Traffic Authority under the provisions of *State Environmental Planning Policy (Infrastructure) 2008* for concurrence.

2 Biodiversity Management

2.1 Murray River and Darling River

The Buronga, Dareton and Gol Gol townships have boundaries to the Murray River whilst Wentworth has boundaries to the Darling River linking through to the Junction with the Murray River. Pooncarie has western boundary to the Darling River at the upstream point.

The Wentworth Local Environmental Plan 2011 prescribes a 40m setback for properties zoned RU5 Village having frontage to Murray River and an exceptional 30m setback for properties at Carbone Court Buronga (zoned RU5 Village). Land zoned R5 with frontage to Murray River has a prescribed setback of 40m. Land zoned rural including RU1 Primary Production has a prescribed setback of 100m.

The Murray and Darling Rivers are recognised as few of the most diverse ecosystem and a Living River as part of the Murray Darling Basin traversing four states. NSW Department of Planning is in the process of preparing a Murray Regional Strategy to provide strategic directions to the overall growth and development of this region.

This DCP control is intended to provide bed and bank stability, protect water quality, maintain viability of riparian vegetation and to provide continuity and connectivity of the River.

- Major development proposals including subdivision, residential accommodation, tourist and visitor accommodation, are to provide buffer corridors between development and the Murray River. Where possible the corridor is to be revegetated and planted with species native to the River and to facilitate habitat protection along the frontage to the Murray River. The Lower Murray Darling Catchment Management Authority has information pertaining to habitat protection, maintenance and revegetation.
- The minimum depth of the buffer corridor (river front building line) is 40m for all properties in exception to properties of Carbone Court where the corridor is reduced to 30m.
- Stormwater is to be captured and treated outside of the buffer corridor prior to discharge to the River.
- In areas of existing riparian corridors, the buffer corridor may be increased to ensure that the existing good condition vegetation remnants in the specific riparian corridor are managed.
- A person must not take an action in or adjacent to lands identified by the Department of Environment, Climate Change and Water mapping database as riparian corridors where that action:

  Leads to an adverse affect on the condition of the native vegetation within the riparian corridor/s, or

  Fragments an occurrence of vegetation within the riparian corridors, or

  Modified or destroys abiotic factors (such as water, nutrients or soil) necessary for the survival of vegetation within riparian corridors, or

  Results in invasive species that are harmful to riparian corridors becoming established in an occurrence of these lands, or

  - Diminishes the capacity of the adjoining buffer corridor adjacent to the riparian corridor/s,or
  - Adversely affects the capacity of a regional connectivity area of a riparian corridor
  - Adversely affects water quality

2.2 Mooring

Mooring of private and / or commercial vessels along the foreshore to Murray River and Darling River requires development consent from Council and an additional mooring licence from NSW Maritime.

The mooring development consent is issued per lot, effectively consent to run with the adjoining land. Council will not issue mooring for land subject to permissive occupancy through the Crown, hence swamps and wetlands where there is no lot identifier or no reservation number or Travelling Stock Route identifier.

Council has adopted the definition of mooring under the *Standard Instrument Order 2006 as*

Mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel.

On the Victorian side of River Murray Council will not issue development consent for moorings under the *Environmental Planning and Assessment Act 1979*. Consents cannot be granted for land not in tenure in NSW as NSW Planning Law does not affect land in Victoria. Such moorings include moorings located on the top of the southern bank and land behind the bank as defined in the *Guidelines for Considering State Borders – Murray River published by Land and Property Management Authority NSW.* Development on watercourse such as a jetty is subject to a different consideration and is limited to certain locations often public reserves managed by Mildura Rural City Council.

Whilst development consent is not required, NSW Maritime is obliged under *Threatened Species Conservation Act* and the *Fisheries Management Act* to consider impacts of mooring and vessels on the River Murray as part of their licensing assessment. There may be other pieces of legislation affecting the use of River Murray.

Note:
Victorian Law states the southern bank of the Murray River as its northern border and it is usually defined by vegetation stands at the top or edge of the southern bank of Murray River.

On the NSW side of River Murray, consideration is to be given to the environmental impact of such mooring sites to the river health and tidal flows (ebbs and tides) across the Murray River; in particular aquatic habitat of either threatened or endangered species. Council as part of the development assessment process will refer applications to Industry and Investment NSW (Fisheries) and NSW Office of Water for comments.

2.3 Erosion Control – Murray River and Darling River

Erosion of banks along the river can have detrimental impacts on the whole of River ecosystem, river tidal flows and abiotic losses resulting in unusual occurrences of algal bloom on the River. Erosion of banks can also have consequential impacts on aquatic habitat on a long term basis.

In considering proposal for development near the river, Council must consider the following matters:

- Regional planning strategies affecting Murray River.
- Regional catchment strategy as prepared by the Lower Murray Darling Catchment Management Authority.
- Relevant strategies and policies by NSW (Department of Environment, Climate Change and Water) Environmental Protection Authority.
- Any proposed measures to manage concentrated runoff and site drainage.
- Any proposed measures to minimise the extent of soil disturbance.
- Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.
- The need to stabilise disturbed areas by engineering works or revegetation.
- Whether the land is capable of providing a building envelope which is not subject high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.
- Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.

2.4 Vegetation Protection - Riverfront

This control applies to all development application on allotments adjoining the Murray River and Darling River, including development of the river foreshore area for private and/or commercial sites.

In considering proposal for development near the river, Council must consider the following matters:

- NSW Biodiversity Strategy as amended.
- Regional planning strategies affecting Murray River.
- Regional catchment strategy as prepared by the Lower Murray Darling Catchment Management Authority.
- The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.
- The role of native vegetation in conserving flora and fauna.
- The need to retain native or other vegetation if it is rare supports rare species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
- Where ground slopes exceed 20 percent.
- Within 40 metres of a waterway or wetland.
- On land where the soil or subsoil may become unstable if cleared.
- On land subject to or which may contribute to soil erosion, slippage or salinisation.
- In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
- Which is of heritage or cultural significance?
- Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.

- Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.

3 Koala Habitat Protection

This Development Control Plan measure seeks to address the issue of protection of koala habitat and conservation of their principal vegetation species. Schedule 1 of the State Environmental Planning Policy 44 – Koala Habitat Protection lists Wentworth Shire as an area of interest and Schedule 2 lists the ten vegetation species known to sustain koala populations and establishment of koala habitats.

In the Wentworth local government area affected by this Development Control Plan, the sole vegetation species for the koala is the River Red Gum (*eucalyptus camaldulensis).* In riverfront allotments, applications for development must include vegetation identification list outlining types of vegetation found on and around the site for development. The vegetation identification list is to be included as part of the Statement of Environmental Effects.

Council would require the preparation of a koala habitat survey should River Red Gum be found on and around the site for development. The survey would need to include the following:

- Observation data of koalas on and around the site of development
- Management plan on the protection of koala habitat include tree protection methods of River Red Gum.
- Management plan on the long term cohabitation of koalas and residents of the property.
- Offset plantings should River Red Gum be proposed for removal.
- Advice from the Department of Environment, Climate Change and Water Buronga Office.

4 Flood Affected Land

Wentworth Shire Council local government area is bounded by Murray River to the south. The Darling River and tributaries to the Murray River such as Gol Gol Creek also traverse the Shire. Council has an adopted 1995 Floodplain Management Plan – Gol Gol to Abbotsford Bridge prepared by Kinhill Engineers Pty Ltd.

Council has commissioned the preparation of a new Floodplain Management Plan through Worley Parsons. The 2010 Flood Study has been received by Council for consideration and review.

This Development Control Plan aims to minimise the impacts of flooding on development within the flood planning area of Buronga and Gol Gol. Council Policy 26 Flood Liable Land does not apply to the extent of the area covered by this Development Control Plan.

Controls

Flood Planning Level (FPL) is defined as land at or below a one percent annual Exceedance probability flood level plus 750mm (0.75m).

Flood Planning Area is defined as the area of land below the Flood Planning Level and thus subject to flood related controls.

For developments at or below the FPL

- Applicants must have regard to the provisions of Wentworth Local Environmental Plan specific to clauses on flood liable land.
- Construction – pier and beam construction or suspended reinforced concrete slabs must be used, as these minimise the requirement for cut and fill and allow floodwaters to flow under the building.
- Cut and Fill – cut and fill on flood affected land should be minimised. Filling can result in a reduction in flood storage or change flow patterns and is not permitted unless it can be demonstrated that there is no decrease in storage capacity on the property and that flow characteristics will not significantly be changed. Cutting can result in an increase in flood depths and potentially, an increase in flood hazard and/or extent of inundation, and is not permitted unless it can be demonstrated that flood behaviour will not be altered.

Where required earthworks mound fill placement for purposes of structure support shall be located and distributed in the floodplain in such a manner that the mounds do not collectively inhibit to a significant extent the flow of flood waters.

The earthworks mounds

- shall be constructed so as to withstand the anticipated peak flood water velocity expected for a 1% return frequency flood and that the design and installation of such earthworks mounds be certified by a practising chartered professional structural or civil engineer.
- the earthworks mounds shall be so located that in the opinion of Council's Floodplain Management Committee, that for a properly constructed mound will not cause undue affect by way of erosion, siltation, increased water velocity elsewhere, or increased water level afflux for a 1% return frequency calculated flood.
- The top of the mound should be a minimum of 600mm above the 1% calculated flood level, so that the flood level of any structure constructed on the mound is not less than 750mm above a 1% calculated flood level.
- The area of the top surface of the earth mound should only be sufficient in size to allow the structure to be located thereon, together with a minimum of three metres and a maximum clear six metre distance around the walls of the structure.
- That where more than one large structure is proposed that a flood study be required to be implemented in sufficient detail to reflect the affect of the development, and to consider factors such as the density of building and fill, nature of surrounding development, velocity and depth of flood waters.
- Flood storage – no development is permissible in areas designated as flood storage, unless it can be demonstrated that there will be no decrease in net flood storage available on the site.
- Building materials and construction methods – all buildings at or below the FPL must be constructed of flood compatible materials. Consult with Council Building Unit staff on this specific control.
- Structural soundness – all development applications must demonstrate that the proposed structure can withstand the force of floodwater, debris and buoyancy.
- Fencing – solid fence that impede the flow of floodwaters are not permissible. Fences must be at least 50% open to allow the progress of floodwaters.
- Residential floor levels – all habitable rooms with residential development must be at or above FPL.

For commercial developments in Buronga and Gol Gol flood planning areas:

- Flood evacuation and management – all development applications for commercial development must be supported by a flood emergency plan. Appropriate warning and advisory signage must be prominently display at entry / exit points.
- Parking – no excavated underground parking is permitted on land at or below the FPL. Under croft parking (ground level parking with built structure above) can be considered.
- For Non Habitable Buildings:
- Class 10 buildings and structures in association with a permissible / existing use are permitted in a flood affected area other than a floodway hazard category.
- Engineering details for the effect of flooding are not required for non habitable buildings and structures,
- Advisory Note (Schedule 2 to development consent) to include the following:
    - Flood Hazard Category
    - Flood Levels
    - Building / structure may be damaged by floodwaters
    - Council does not guarantee access during flooding

Ground disposal of effluent and sullage waste within the Flood Planning Area

The intent of this Development Control Plan is to ensure that untreated sewage and sullage is not deposited into the river or natural watercourse and that treated effluent is discharged to ground disposal well clear of any river bank. It is also to control the ground disposal of effluent and sullage wastes from developments within the Flood Planning Area.

The following measures are used to achieve the intent:

- Where any development takes place on a river bank or in a floodplain and sewer is available to any part of the land, then disposal of all wastes to the sewer be required even if this requires pumping. The septic tank and/or pumping chamber is to be designed and installed to prevent the entry of floodwater and all switch gear and electrics being installed above flood level.
- Where a sewer connection is not possible, a small package treatment plant is to be installed to treat all effluent and sullage wastes. The invert of the outlet of the tank is to be a minimum of 100mm above the highest known flood level or the 1% calculated floods level whichever is applicable.
- For developments within 60 metres of any river the small package treatment plant trenches or waste disposal area are to be located on the inland side of the dwelling or buildings and all treated effluent and sullage wastes are to be directed away from the river and clear of any natural depressions or water courses whereby wastes could be carried to the river.
- Re-use of treated effluent will be considered provided the effluent is of an acceptable standard for the use proposed and the area or areas in which the treated effluent is to be re-used are well removed from the river.
- All roof water including the overflows from rainwater tanks is to be directed away from the river or watercourses and to a position which will not interfere with effluent or sullage disposal.
- For developments within 60 metres of any river, measures are to be taken during any excavation, earthworks or construction procedures to prevent surface runoff into the river over disturbed surfaces or placed fill and any removal of native vegetation or trees is only to take place after consultation with the NSW Department of Environment, Climate Change and Water and Wentworth Shire Council.

Mapping

For the purpose of this section of the Development Control Plan, the mapped Flood Planning Area is , prepared by SMEC 2010, held at the Council Office.

5 Vehicular access and parking

This development control aims to provide sufficient and convenient parking for residents, visitors and service vehicles; to ensure vehicular and pedestrian safety and to encourage access design to form part of the overall landscape design.

5.1 Parking layout, servicing and manoeuvring

Objective

- Where on-site car parking or service areas are required, ensure that the layout and design does not detract from the amenity of adjoining areas.

- Ensure the design of parking and servicing areas is efficient, safe, convenient, discrete and suitably landscaped.

- Minimise nuisance caused by traffic movement, generation and servicing

Controls

The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area. Account should be taken of potential noise disturbance, pollution and light spillage. Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality.

Provision should be made for various modes of transport for employees and visitors to the site. Where parking is provided it must be in a safe and efficient manner, allowing for easy access for occupants, visitors and service vehicles, whilst ensuring the safety of pedestrians and other road users.

Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to:

- minimise conflict between non-residential, residential and pedestrian traffic;
- provide off-street parking and servicing of premises;
- respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping.

Surface parking should be visually articulated by the use of soft and hard landscaping and the use of different surface treatments.

Parking areas and access ways should be designed, surfaced and graded to reduce runoff and allow stormwater to drain into the site.

Ensure public car parking and service areas are well signposted or otherwise identified from the entry point.

5.2 Specific land use requirements

Off-street parking shall be calculated in accordance as per the Car Parking Table or you may take the option of undertaking a traffic impact and parking study. Disabled standard will apply to most land uses at a rate of 1 space per 50 spaces or part thereof.

The Building Code of Australia Part D prescribes the minimum requirements for the provision of parking spaces for people with disabilities. This plan does not relieve an applicant of any obligation to comply with the Building Code of Australia.

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

CAR PARKING RATIO TABLE

Land use	Number of spaces
Commercial/business	
Car tyre retail outlet	3 spaces per work bay
Catering and reception centre	1 space per 3 seats; or 1 space per 40m2 of GFA for centres less than 100m2 GFA
Drive-in liquor store (separately or in conjunction with a hotel/club)	1 space per 40m2 of "browse room" area plus 1 space per employee
Hotel, (tavern), club (licensed)	20 spaces per 100m2 of licensed floor area (bar, lounge, beer garden, bistro/dining areas) plus 1 space per motel unit
Motel	1 space for each unit; plus 1 space for each 2 employees; plus 1 space per 40m2 of restaurant GFA
Motor showroom	1.5 spaces per 200m2 of site area; plus 5 spaces per service work bay
Office	1 space per 40m2 of GFA
Outdoor displays and sales	1.5 spaces per 200m2 of external site area for storage, display and sale of goods

Restaurant	1 space per 3 seats for restaurants 100m2 or greater or 1 space per 40m2 of GFA for restaurants less than 100m2 GFA
Roadside stall	Minimum number of spaces 4
Service stations	6 spaces per work bay; plus 1 space per 40m2 of GFA for a convenience store; plus 1 space per 40m2 of GFA for a restaurant
Shop	1 space per 40m2 of GFA for shops less than 200m2 GFA
Shopping centre (supermarket/convenience stores)	4.4 spaces per 100m2 of NLS for developments of 200m2 or greater
Drive-in take-away food outlet (fast food outlet)	12 spaces per 100m2 of NLS plus 1 space per 3 seats plus, for development with drive-through facilities, a queuing area for 5 cars measured from pick up point and a separate area for vehicles waiting pickup
Education	
Child care centre	1 space per 2 employees plus set down/drop off area
Schools	1 space per 2 employees; plus minimum 10 spaces for students; plus bicycle racks
Tertiary institutions/adult education	1 space per employee; plus 1 space per 3 students
Health care	
Hospital	Subject to merits of proposal
Medical centre/health consulting rooms	3 spaces per consulting room; plus 1 space for each 2 employees
Veterinary surgery	3 spaces per surgery (Note: total parking may be reduced where it can be demonstrated that all consulting rooms will not be in concurrent operation)
Industry/employment	
Road transport terminals/container depots/bus depots	1 space per 3 employees; plus 1 space per company vehicle, including vehicles leased for or

	servicing the company
Industrial buildings	1 space per 100m2 of GFA; plus 1 space per 40m2 of office GFA; plus 1 space per 37m2 of retail GFA
Wrecking yards/junkyards	1 space per employee; plus 1 space per 200m2 of site area
Warehouse/ bulk stores / similar development	1 space per 300m2 of GFA; plus 1 space per 40m2 of retail GFA
Home industry	1 space per 3 employees; plus 1 space per dwelling
Extractive industry	1 space per company vehicle; plus 1 space per 2 employees
Car repair station	5 spaces per work bay. This may include the area available within the work bays where vehicles are worked upon
Places of assembly	
Halls, meeting places, churches, convention centres, cinemas, community facilities	1 space per 10 seats; or 1 space per 10m2 of space used by the public, whichever is the greater (Note: Total parking provision may be reduced where it can be demonstrated that the time of peak demand for parking associated with locality does not coincide). If a cinema complex is proposed, a separate car parking study may be required to consider on merits the car parking spaces required.
Recreational	

Indoor and Outdoor Recreational facility	3 spaces per squash court; 3 spaces per tennis court; 3 spaces per bowling alley; 30 spaces for first bowling green; plus 15 spaces for each additional bowling green; 4 spaces per gymnasium; 16 spaces per indoor cricket court; 1 space per 40m2 GFA, otherwise. Other recreational facilities not listed in this Table may need to be considered on a performance basis (merits) and can be supported by a traffic management plan / study. Major recreational facility proposals will need to provide traffic management and parking studies as part of the development application process.
Caravan parks	1 space for each site; plus 1 space for each 10 long-term sites; plus 1 space for each 20 short-term sites; with a minimum visitor parking of 4 spaces
Residential	
Dwelling house	1 space per dwelling
Dual occupancy	2 spaces
Multi-unit development	2 spaces per dwelling unit, plus 0.25 spaces per dwelling unit(visitor spaces)
Housing for older people or people with a disability	Refer to *State Environmental Planning Policy.(Housing for Seniors and People with a Disability) 2004*

Note: *Gross floor area (GFA) means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level excluding:*

- *Columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall;*
- *Lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts;*
- *Car-parking needed to meet any requirements of the Council and any internal access thereto;*
- *Space for the loading and unloading of goods.*

Net leasable space (NLS) means the internal area of a building excluding all stairs, toilets, and cupboards, vertical ducts, lifts, shafts, escalators, tea rooms, amenities, lobbies, plant rooms, service vehicle deliver areas, kitchens, corridors and the like.

6 Crime prevention through environmental design

Objectives

The objectives of this plan for crime prevention through environmental design (CPTED) are to:

- enhance and improve community safety within the Wentworth Shire Council local government area
- create a physical environment that encourages a feeling of safety
- address community concerns with regard to issues of community safety and crime prevention
- reduce the level of crime within the Wentworth Shire Council local government area
- prevent the opportunity for criminal activity
- ensure that new developments promote CPTED

Controls

These controls apply to all development in the Wentworth Shire Council local government area in exception to Buronga Gol Gol Urban Release Area on both public and private land. Some of the controls, however, are tailored to specific development types and are clearly stated as such.

(a) Lighting

Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Moreover, others can see you, which further reduce the likelihood of a crime being committed. The following CPTED requirements for lighting apply:

- All areas intended to be used at night should allow appropriate levels of visibility
- Pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting
- Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting should clearly illuminate the faces of users of pathways streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road

- Lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points lighting should take into account all vegetation and landscaping that may act as a entrapment spot
- Lighting should be designed so that it is difficult for vandals to break where appropriate use movement sensitive and diffused lights
- Avoid lighting spillage onto neighbouring properties as this can cause nuisance and
- Reduce opportunities for natural surveillance
- Illuminate possible places for intruders to hide
- As a guide areas should be lit to enable users to identify a face 15 metres away
- All lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly
- Use energy efficient lamps/fittings/switches to save energy

(b) Fencing

If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This then further increases the likelihood of a crime being committed. The following CPTED requirements for fencing apply:

- Fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide
- Front fences should preferably be no higher than 1.2 metre. Where a higher fence is proposed, it will only be considered if it is constructed of open materials (e.g. spaced pickets, wrought iron etc)
- If noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre)

(c) Car parking

Poorly designed car parks whether underground or not can be a dangerous environment for their users. Through the provision of some basic design elements, such as lighting and signage, these spaces can be made safer. The following CPTED requirements for car parking apply:

- car parks, aisles and manoeuvring areas shall be:
    - designed with safety and function in mind
    - have dimensions in conformity with AS2890 - Parking Facilities (relevant
    - parts of this standard are AS2890. 1 - Off-street parking, AS2890.2 –Commercial vehicle facilities, and AS2890.3 - Bicycle parking facilities) where parking spaces are to be provided for people with disabilities, these spaces are to be:

        - suitably located near entrances to the building and lifts/ access ramps, if required

- provided in accordance with Australian Standards 1428.1 - Design for access and mobility
- appropriate signage and tactile pavement treatments should also be installed, where required

The design of car parking areas should incorporate the following elements:

- Provision of a safe and convenient vehicle entry and exit that avoids traffic/pedestrian conflict and impact on the surrounding road
- The internal (vehicular) circulation network is free of disruption to circulating
- Traffic and ensures pedestrian safety
- The movement of pedestrians throughout the car park should be clearly delineated by
- All users of the car park and minimises conflict with vehicles
- The design of the car park should ensure that passive surveillance is possible and
- Where appropriate, incorporate active measures such as cameras and security patrols. Car parks should be designed to minimize dark areas through the provision of appropriate lighting

Large car parks should incorporate communication devices such as:

- intercoms
- public address systems
- telephones
- emergency alarms

All surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible.

All potential entrapment points should be avoided (e.g. under stairs, blind corners and wide columns). Adequate lighting and mirrors should be used when certain design features are unavoidable.

(d) Entrapment spots & blind corners

Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime. The following CPTED requirements for the avoidance of entrapment spots and blind corners apply:

- Pathways should be direct – all barriers along pathways should be permeable (including landscaping, fencing etc)
- Consider the installation of mirrors to allow users to see ahead and around corners – the installation of glass or stainless steel panels in stairwells can also assist in this regard

- Entrapment spots adjacent to main pedestrian routes such as a storage area or small alley should be eliminated from all designs
- If entrapment spots are unavoidable they should be well lit with aids to visibility such as convex mirrors and locked after hours to eliminate excuse making for individuals to loiter, avoid placement of seating near or adjacent to ATM's, public phone boxes, toilets, corridors and isolated locations

(e) Landscaping

Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners. The following CPTED requirements for landscaping apply:

- Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high-canopied vegetation are good for natural surveillance
- Trees with dense low growth foliage should be spaced or 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
- Avoid vegetation screening of all public use toilets
- Avoid vegetation that impedes the effectiveness of public and private space lighting use „green screens' (wall hugging vegetation that cannot be hidden behind) if screening large expanses of fencing to minimise graffiti

(f) Communal/public areas

Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety. The following CPTED requirements for communal/public areas apply:

- Position active uses or habitable rooms with windows adjacent to main communal/public areas (playgrounds, swimming pools, gardens, car parks etc)
- Communal areas and utilities (e.g. laundries and garbage bays should be easily seen and well lit)
- Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells
- Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry
- Seating should be located in areas of active uses

(g) Movement predictors

Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass. Careful design is needed to ensure that they are not included in a

development or are appropriately treated where included to reduce the risk. Through site links are another type of movement predictor, however, unlike under passes these can provide a benefit to the community if designed appropriately to ensure safety. The following CPTED requirements for movement predictors apply:

- Where movement predictors are used the users of it should have clear site lines so they can see what is ahead and behind at all times
- Lighting of movement predictors is essential. Natural lighting should be used where possible with consideration given to wall and ceiling materials to help reflect light
- Emergency intercoms, telephones and security videos should be included in the design of movement predictors. Adequate consideration should be given to who will be monitoring such equipment
- No entrapment spots should be included in any movement predictor

(h) Entrances

Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime. Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently. The following CPTED requirements for entrances apply:

- Entrances should be at prominent positions and clearly visible and legible to the users
- Design entrances to allow users to see into the building before entering
- Entrances should be easily recognisable through design features and directional signage
- Minimise the number of entry points – no more than 10 dwellings should share a common building entry
- If staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street
- Avoid blank walls fronting the street
- In industrial developments, administration/offices should be located at the front of the building

7 Disability Access Standards

Objectives

To provide equitable access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for all people.

Controls

(a) Disability Discrimination Act 1992

The Commonwealth *Disability Discrimination Act 1992 (the DDA)* aims to eliminate, as far as possible, discrimination against persons on the grounds of disability in areas of:

- work, accommodation, education, access to premises, clubs and sport
- the provision of goods, facilities, services and land
- existing laws
- the administration of Commonwealth laws and programs

Under the DDA, any area, legally accessible to the public must also be accessible to people with a disability. The DDA covers both new and existing buildings as well as places under construction. Applicants proposing to undertake a development should be aware of the requirements of the DDA and the *Environmental Planning and Assessment Act* and the Building Code of Australia.

(b) Building Code of Australia

The BCA and the Australian Standards are the basic tools used in respect of access. Both prescribe the minimum standards that must be achieved in new development in order to provide equitable access for people with disabilities. However, where substantial alterations are proposed, the consent authority has the discretion to enforce the provisions of the BCA on existing developments.

The BCA operates on a performance-based basis which allows for a broader range of solutions making it easier to deal with the specialised needs of particular buildings, such as heritage buildings. Within the BCA are 'deemed to satisfy' provisions which provide one possible building solution that is considered to satisfy the performance based provisions. Alternative solutions, proposed by an applicant, to those described in the BCA may be considered if the applicant can show that the alternative method achieves the same outcome as a 'deemed to satisfy' provision.

(c) Australian Standards

The BCA makes reference to some of the Australian Standards applicable to the design of equitable access. However it is suggested that designers and planners consider the relevant and most up to date provisions of both the referenced Australian Standards and relevant non-referenced Australian Standards in respect to any development. The most up to date Australian Standards will be referenced during the assessment of any development proposal. At the time of the preparation of this plan the following standards apply:

- AS 1428 Design for Access and Mobility
- AS 1428.1 (2001) General Requirements for Access - New Buildings.
- AS 1428.2 (1992) Enhanced and Additional Requirements - Buildings and Facilities.
- AS 1428.3 (1992) Requirements for children and adolescents with physical disabilities.
- AS 1428.4 (2002) Tactile ground surface indicators for orientation of people with vision impairment.
- AS 1735.12 (1999) Lifts, escalators and moving walks. Part 12: Facilities for Persons with Disabilities.
- AS 2890.1 (1993) Parking facilities. Part 1: Off street parking car parking
- AS 4586 (2002) Slip resistance classification of new pedestrian surface materials
- AS 4663 (2002) Slip resistance measurement of existing pedestrian surfaces
- AS 4299 (1995) Adaptable Housing
- Draft DDA Disability Standard on Access to Premises (2004)

- Banking Industry Guidelines (2002)

(d) Development assessment

In some cases compliance with access provisions may not be possible and an alternative solution may be desirable. This section of the plan outlines where alternative solutions may be considered and how these proposals will be assessed. It also contains information as to where a variation to an access provision may be accepted and what information must be submitted to justify the variation.

Section 23 of the DDA outlines where access to a premise must be provided in order to avoid discrimination. However, section 23 of the DDA also recognises that it may not be possible or fair to enforce the requirement of access to premises in all situations.

Accordingly the DDA provides for claims of Unjustifiable Hardship. In determining what constitutes unjustifiable hardship all relevant circumstances of the particular case are to be taken into account. These may include:

- technical limits
- topographical restrictions
- financial circumstances
- heritage issues

Council has the ability to apply discretion in enforcing the provisions of this plan and the BCA in terms of access to existing buildings.

Should it be the case that provision of access for people with disabilities is not possible, a 'statement requesting variation' should be submitted with the development application.

The statement requesting variation should address the following issues as a minimum:

- all design options explored
- the costs of each design option, including the percentage of the total development cost required for providing access
- the physical design constraints of each option
- any reasoning for non-compliance with an Australian Standard or the BCA

Included with the statement requesting variation should be other supporting documents relevant to the case such as a topographical survey of the site, carried out by a registered surveyor, a structural certificate completed by a qualified structural engineer or a cost summary report carried out by a qualified quantity surveyor.

Applicants should be aware that a variation accepted in one situation may not necessarily be accepted in another. It may also be the case that a partial solution may be preferred rather than a total exception. Access should be provided to the maximum level possible without causing unjustifiable hardship.

The consent authority will consider whether or not the case provided in the statement requesting variation is reasonable and whether or not it should be supported. Each case will be assessed on a merits basis and will consider the possibility of providing partial solutions as submitted in the statement requesting variation.

8 Development in the Enterprise Corridor – Zone B6

Buronga is the gateway to the eastern part of Wentworth Shire and New South Wales from Victoria. The Sturt Highway is a controlled highway by the NSW Roads and Traffic Authority from the left bank of the Murray River. The landscape character of the area is described as well vegetated corridor with minimal residential development and significant tree cover right through to the roundabout intersection with Silver City Highway. The only exception being a section of the Highway adjacent to the Carbone Court subdivision where there is a visible void of trees.

This development control plan seeks to manage the Gateway area through assessment of the impacts of development to the immediate and surrounding environs.

- Council in considering development applications for land use and development in the B6 Enterprise Corridor zoned land area will in addition to the Commercial and Industrial Design controls in this Development Control Plan, consider the following matters:
    - Streetscape – existing and changes affecting the existing streetscape
    - Building setback distances from roadway
    - External building materials
    - Advertising signs – preference for an index board for site with multiple industrial units
    - Car parking as per Section 5 of this Chapter
    - Waste disposal methods
    - Acoustic privacy
    - Water sensitive urban design – this is due to much of the area located within Flood Planning Area

9 Highway Promotional Signs

All highway promotional sign proposals should refer to the NSW Roads and Traffic Authority Control of Advertising Signs Guideline, the Roads and Traffic Authority Policy 99/3 Management of Illuminated Street Name and Advertising Sign Proposals, and Figure 6.1 of the Roads and Traffic Authority Road Design Guide of clear zone requirements.

(a) Assessment criteria

Each proposal shall undertake a design analysis for the specific locality that identifies:

- existing character of the locality
- key scenic qualities and features of the locality
- desired future character of the locality

(b) Locality criteria

Rural areas

Tourism promotional signs may be established in rural zones where advertising is permissible adjacent to a highway or regional road on the approach to a locality (eg. town, village). One of such sign per approach is permitted to maintain uninterrupted views to the rural landscape, avoid clutter and repetition. On the departure side of the sign the advertisement may be of a general promotional nature subject to complying with other assessment requirements. The maximum sign area is 40m2 per side.

Urban areas

Third party advertisements (i.e. general and tourism promotional signs) may be established in an urban zone where advertising is permissible adjacent to a highway or regional road.

The signs should not:

- project over the carriageway
- be prejudicial to the safety of the public
- flash, move or cause glare
- be located in or adjacent to a residential zone

There is a limit of one third party advertisement per property. The sign should be incorporated with any other business identification signs at the site. Maximum site sign area is 40m2 per side.

(c) General design criteria

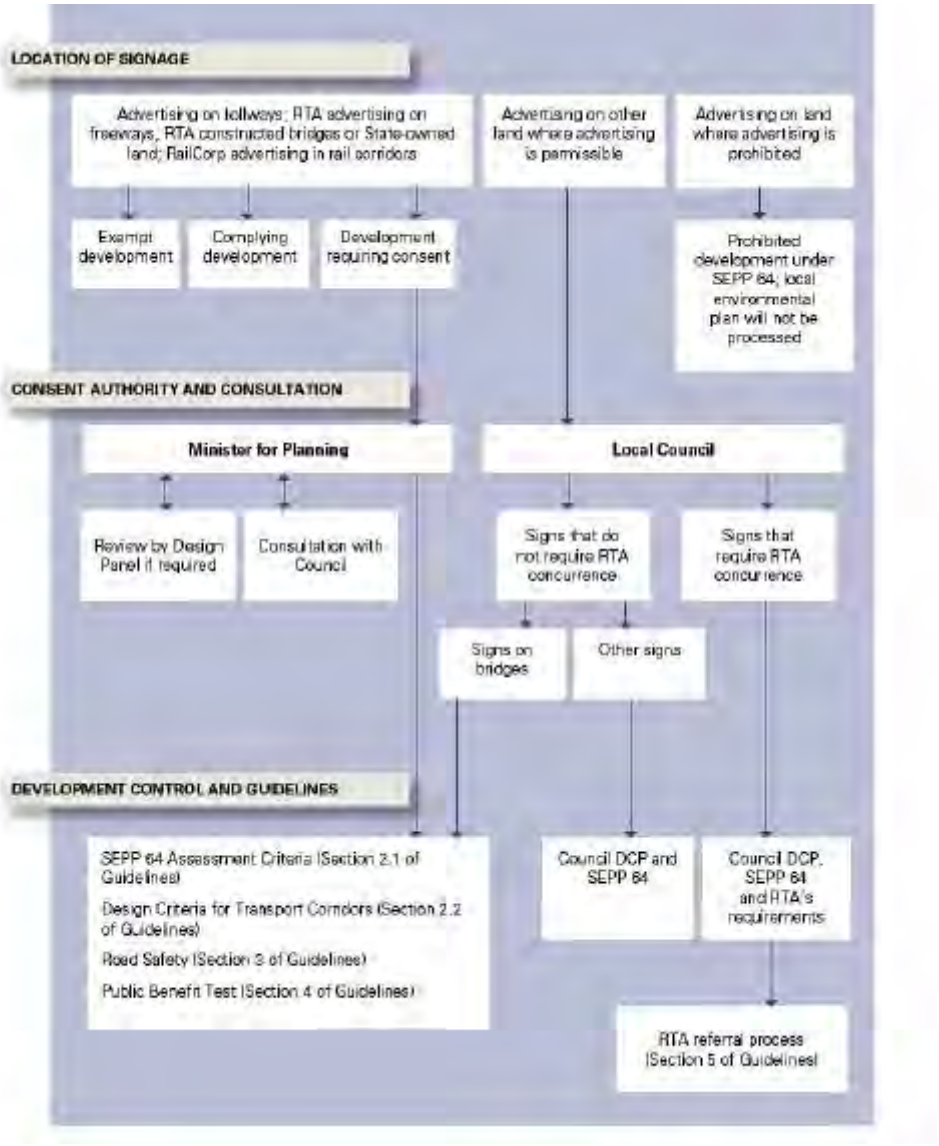
Third party advertisements are not to:

- impact on traffic safety
- adversely impact on the environmental character and quality of the classified road and views from classified roads
- interfere with traffic advisory and traffic control signs

10 Design Assessment Criteria – SEPP 64 Advertising and Signage

SEPP 64 sets out matters for consideration that must be addressed before a consent authority can approve a development application.

A flowchart for the application of SEPP 64 is included below:



SEPP 64 applies to all signage. It will have to effect over Wentworth Shire Council LEP, particularly so in the case of large advertisements.

Advertising Design Analysis

Pursuant to clause 29 of the SEPP, this plan in Chapters 2 and 3.1, 3.2 and 3.3 has undertaken an analysis of the following:

- existing character of identified localities, including built forms and landscapes;
- the key positive features of the existing character of identified localities; and
- the desired future character of identified localities.
- the role of advertising is to be compatible with that identified character, existing and desired and those identified features.

Assessment Criteria

(a) Character of the area

Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?

Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

(b) Special areas

Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

(c) Views and vistas

Does the proposal obscure or compromise important views?
Does the proposal dominate the skyline and reduce the quality of vistas?
Does the proposal respect the viewing rights of other advertisers?

(d) Streetscape, setting or landscape

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?
Does the proposal reduce clutter by rationalising and simplifying existing advertising?
Does the proposal screen unsightliness?
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

(e) Site and building

Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?
Does the proposal respect important features of the site or building, or both?
Does the proposal show innovation and imagination in its relationship to the site or building, or both?

(f) Associated devices and logos with advertisements and advertising structures

Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

(g) Illumination

Would illumination result in unacceptable glare?
Would illumination affect safety for pedestrians, vehicles or aircraft?
Would illumination detract from the amenity of any residence or other form of accommodation?
Can the intensity of the illumination be adjusted, if necessary?
Is the illumination subject to a curfew?

(h) Safety

Would the proposal reduce the safety for any public road?
Would the proposal reduce the safety for pedestrians or bicyclists?
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

Chapter 4

Development Control Plan
Residential Development Controls

4.1 DESIGN OF RESIDENTIAL DEVELOPMENTS

This Chapter applies to all residential development in Wentworth Shire except for the Buronga Gol Gol Urban Release Area (refer to Chapter 8)

4.1.1 Site Context and Analysis (See Appendix 1 Diagram D1)

In order to design housing suited to the site's topography and location, the following design process is required.

It is envisaged that builders will develop a range of new housing products which respond to specific site conditions. Builders and developers for new dwellings must follow the steps outlined below when designing houses.

Site Analysis

A site analysis as shown below is required to demonstrate how the design responds to site specific conditions, including:

- Orientation and aspect;
- Topography;
- Existing vegetation;
- Views;
- Size and dimensions;
- Neighbouring building locations (if known);

- Prevailing winds and breezes; and
- Any existing easements and restrictions.

4.1.2 Streetscapes (See Appendix 1 Diagram D2)

The streetscape character of the development will comprise a mix of dwelling types. House designs will respond to specific site conditions and complement adjoining homes. Design of the public domain and front yards will provide continuity in the streetscape.

The character of each street will be influenced by its topography and aspect e.g. dwellings on one side of any particular street could be characterised by sun control devices, landscape, material selection or massing response.

The articulation of each dwelling should also have regard to adjoining and surrounding development. The diagram in the DCP Appendix - Design Book shows the preferred streetscape treatment.

The visual impact of garages and carports on the streetscape shall be minimised, not be seen as dominating the front façade of the dwelling and be in accordance with the following:

- Garage design, form and materials must be compatible with the dwelling character.
- The width of the garage is not to exceed 50% of the frontage of the dwelling.
- Carport and garages must comply with the relevant setbacks as outlined in Part 3 and 4 of this Chapter.
- Garages are to complement the overall colour scheme of the house.

Building Articulation

Building articulation should be an integral part of the design of the overall form and structure of the dwelling, especially those of two storeys and split level dwellings. Appropriate setback from the upper level of the dwelling will ensure that the dwelling is not seen as dominating the streetscape and imposing on adjoining properties of a lesser bulk and scale.

For sites with rear (backyard) frontage onto the Murray River and Darling River, building articulation, massing and bulk/scale controls apply to the section of the new dwelling facing the River. The applicant must address in the development application for a new dwelling compliance with this section of the DCP and to ensure that the design of the section of the dwelling facing the river is an integral design henceforth meshing of built and natural environment.

Design of specific building elements e.g. verandas, decks, balconies, openings, sun control devices should be considered for the whole building and not simply for the front elevation. This includes verandas, decks, patios and the like facing the river. It is expected that the variety of different site and street conditions will generate a range of building articulation expressions.

Articulation shall be achieved by incorporating building elements which include the following:

- Where possible the ground floor level of the house and front verandah should be raised approximately 500mm above ground level to create a transition zone between the public and private domain.
- Locate living areas to provide casual surveillance of public open spaces. Provide windows and balconies off these spaces for added articulation and improved streetscape appearance.
- Awnings and/or sun control screens are required on all upper and lower storey windows facing north, east and west not protected by eaves.
- Dwelling articulation is required to the front of each dwelling. The articulation zone is generally located 2.0m from the front boundary and its depth is determined by the setback of the main dwelling facade. For lots on street corners, the articulation zone wraps around both street frontages. Wrap around verandas, balconies and decks may be constructed within this zone. Attention and detail must be given to the rear of the dwelling to improve the visual amenity of the occupant and neighbours. Additional emphasis on amenity protection is given to dwellings with frontage onto the Murray River or Darling River.
- Entries to dwellings must address the street and be clearly visible from the street except when the dwelling directly fronts open space, from which the entry must be accessible. Entries must provide protection from the weather. Concealed entries which do not provide casual and passive surveillance are not acceptable.

Materials and Colour Selection

The intent of this part of DCP is to develop vibrant, liveable and connected neighbourhood characters to the residential / townships across Wentworth Shire. Council does not specify the use of specific materials and colours, rather than to encourage consideration in the selection of colours and materials to achieve the intended neighbourhood character. In the longer term vibrant, liveable and connected neighbourhoods imbue a sense of place and foster amongst its residents pride of community.

Interest can be added to the façade, and building elements can be highlighted, by the use of different materials and colours. Features highlighted should be meaningful and should help explain the internal spaces of the house, such as the base and upper floor. Carefully used accent colours and detailing can also add interest to the home.

It is important when selecting colours that the house be considered within the streetscape, thinking about other houses neighbouring and adjacent to it. The house should be different to those close to it, while the use of the recommended materials and colour palettes should ensure all the houses on the street still complement each other.

4.1.3 Front Setback (See also Appendix 1 – Diagram D3)

To ensure satisfactory front setback distance, to build on neighbourhood connectivity of buildings and space and to enhance neighbourhood character

Controls

- Councils will consider flexibility in front setbacks, however the following development standards are recommended:
    - In areas being newly subdivided areas, setbacks (inclusive of verandah, porch) from the front boundary of the allotment should be a minimum of 6 metres for single storey buildings including dwelling houses, dual occupancy, multi-dwelling housing on RU5 Village zoned land and a minimum 15m for R5 Large Lot Residential zoned land.
    - In areas being newly developed areas, setbacks from the front boundary of the allotment for residential flat buildings should be 4.5m average off a minimum of 6m.
    - On corner lots a minimum setback of 4m is required to the secondary frontage provided that the unbroken length of wall along the frontage does not exceed 8m and the building is designed to provide an attractive appearance to the secondary street frontage.
    - Setback to front boundary for all dwellings where the entry or garage has frontage to the secondary street shall be a minimum of 4.5m for RU5 Village zoned land and 15m for R5 Large Lot Residential zoned land.

    - In established areas of Wentworth, Dareton and Pooncarie, infill development is to be setback the same distance as one of other adjoining buildings provided the difference between setbacks of the two adjoining buildings is less than or equal to 2 metres **OR** the average of the setbacks of the adjoining dwellings if the difference between the setbacks of the adjoining building is greater than 2 metres.

4.1.4 Side setbacks and Corner Lot Setbacks (See also Appendix 1 – Diagram D4)

To ensure satisfactory side setback distance and to protect general amenity of adjoining properties

Controls

- Side setbacks are measured from the lot boundaries.
- Single storey buildings including dwelling houses, dual occupancy and multi dwelling housing – a minimum of 1m and a combined total of 4.5m.
- Corner lots having two side boundaries a minimum of 2m for single storey buildings including dwellings, dual occupancy and multi dwelling housing.
- For two storey development – See Diagram D4
- Residential flat buildings – a minimum of 1m and other setbacks subject to individual site design analysis. See Diagram D4.
- Note: the following structures are permitted within the side setback: unroofed landings, steps or ramps not more than 1m in height above finished ground level, fascias, gutters, downpipes, eaves up

to 600mm, pergolas, awnings, shielded light fittings, electricity or gas meters, masonry chimneys, flue pipes for cooking or heating appliances, domestic fuel tanks or other services.

4.1.5 Rear setbacks

To ensure satisfactory rear setback distance and to protect privacy amenity of adjoining properties

Controls

Single storey buildings including dwelling houses, dual occupancy and multi- dwelling housing – a minimum of 3m.

For two storey development – a minimum of 6.5m for the second storey component of the development.
Note: The balcony component can be extended into the setback area on the provision that obscure screening to a height of 1.7m is included in the design of the balcony. Obscure screening is required to areas of balcony where there is direct overlooking into the private open space of an adjoining property.

Residential flat buildings – a minimum of 7.5m and other setbacks subject to individual site design analysis.
Note: The balcony component can be extended into the setback area on the provision that obscure screening to a height of 1.7m is included in the design of the balcony. Obscure screening is required to areas of balcony where there is direct overlooking into the private open space of an adjoining property.

4.1.6. Walls on Boundaries (See also Appendix 1 – Diagram D5)

To allow for best use of space on narrow lots without creating amenity impacts on adjoining properties

Controls

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings, the following control is used:

- A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot,

Or

- Where there exist or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

- A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

- A building on a boundary includes a building set back up to 150mm from a boundary. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

4.1.7 Building heights and overshadowing (See also Appendix 1 Diagram D6)

To ensure that new residential development does not overshadow adjoining properties specifically private open spaces.

Controls

- A shadow diagram is required for all two storey development to identify the shadow impacts on adjoining properties at 9am, 12 noon and 3pm on 21 June and 21 May/September to minimise any overshadowing of adjoining dwellings or private open space.
- The site area which passive solar access is most prevalent is the 135 degree arc between the East and North West (measured anti-clockwise). See Diagram for examples of building designs to ensure existing passive solar values of adjoining properties are not affected in a detrimental way.
- Emphasis will be placed on east-west orientated lots to ensure that overshadowing does not affect the use and enjoyment of private open space.
- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 60 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
- Open-air passages alongside dwellings are not counted as available private open space.
- If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

4.1.8 Site Coverage (See also Appendix 1 Diagram D7)

To ensure no overcrowding of residential development on a single allotment or a multi dwelling site

Controls

The maximum site coverage for single dwelling houses and dual occupancies shall be 60%.
Before deciding on a development application, Council will consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the
- Features of the site including useable spaces
- The site coverage of adjacent properties.

- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

4.1.9 Private Open Space (See also Appendix 1 Diagram D8)

To ensure that new residential development will have satisfactory area of private open space

Controls

A dwelling or residential building must have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of

- secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or

4.1.10 Energy Efficiency and Solar access (See Appendix 1 Diagram D9)

To encourage environmentally sustainable design and development

Controls

Solar access is to be provided to habitat spaces including living areas within dwellings and between dwelling houses and to private open spaces areas

Dwellings should be designed to enable living areas and private outdoor areas to receive 4 hours of direct sunlight between 9am and 3pm on 22 June.

Whilst *SEPP (BASIX)* provides the minimum level of compliance of dwelling design in energy efficiency, the floor layout of the dwelling should be designed to maximise energy efficiency through cross ventilation, positioning of habitable spaces and roof space ventilation.

4.1.11 Daylight to existing windows (See Appendix 1 Diagram D10)

To allow adequate daylight into existing habitable room windows

Controls

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

4.1.12 North-facing windows (See Appendix 1 Diagram D11)

To allow adequate solar access to existing north-facing habitable room windows.

Controls

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

4.1.13 Overlooking

To limit views into existing secluded private open space and habitable room windows.

Controls

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
- Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.
- Screens used to obscure a view should be: Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This DCP control does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

4.1.14 Fencing and Retaining Walls (See Appendix 1 Diagram D11)

To manage the amenity of front fences on the streetscape and neighbourhood character

Controls

The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

Maximum front fence height

Streets in a Main Road 1 5 metres / Other streets 1.2 metres. Variation to front fencing for a property facing a main road where evidence can be substantiated as to severe noise impact, may be given consideration to a higher front fence limit than stated in this DCP.

4.1.15 Car Parking and Vehicle Access (See Appendix 1 Diagram D12)

To ensure adequate provision of tenant / owners car parking on site and to manage visitors parking

Controls

Adequate provision of secure and accessible on-site parking for residents and adequate visitor parking is required for all development as per the Car Parking Ratio Table (Chapter 3 Part 5).

Open car parking spaces are to be surfaced with materials that provide for stormwater infiltration.

Driveways for multi-dwelling housing and residential flat buildings when adjacent to side boundaries of other housing forms are to be offset a minimum of 2m for the first 6m and then 1m for the full length of the driveway and this area provided with landscaping.

Driveways for dual occupancy developments are offset a minimum of 1.5m from any side boundary for the full length of the required front setback and the offset is to be landscaped. Where a driveway will service more than one dwelling an adequate manoeuvring area is to be provided so that vehicles can enter and leave the site in a forward direction.

Driveway access is to be constructed in accordance with Wentworth Shire Council's minimum standard for driveway gradients. Manoeuvring areas are to be constructed in accordance with the requirements of Australian Standard 2890.1. Driveways from the edge of the road to the front property boundary are to be constructed in plain concrete with no colour or stencilling to the full width of 3m maximum.

Visitor Parking

Visitor parking for dual occupancy and medium density development may be provided within the building line provided that it is setback a minimum of 2m from the street alignment and suitably screened by landscaping.

4.1.16 Cut and Fill (See Appendix 1 Diagram D13)

To ensure that cut and fill of land does not prejudice site stability and cause soil erosion

Controls

- The intent of the controls is to preserve the existing topography and amenity of the neighbourhood in the vicinity of the proposed development by minimising changes to the existing ground levels and minimising impacts on neighbours.
- For dwelling houses, dual occupancy development and multi-dwelling housing (i.e. especially those incorporating slab on ground construction) cut or fill shall not exceed 1m.
- Development within two (2) metres of lot boundaries is to employ construction methods to ensure that the fill is retained within the confines of the allotment.
- Development exceeding two (2) metres from the boundary will be permitted to batter any fill external to the building
- Excavations in excess of one (1) metre within the confines of the building may be permitted to allow for basements, garages, providing the excavations do not exceed 3m and are adequately retained and drained.
- Cut and fill batters should not exceed a slope of 1:2 to the natural ground level unless the foundation strata of the area permits otherwise and Council is satisfied with the site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion.
- Stormwater or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance and adequate drainage is to be provided to divert water away from batters.
- Measures are to be taken to retard stormwater or surface water runoff.

Additional controls apply to residential allotments located in the Flood Planning Area – Map of Wentworth Local Environmental Plan 2011.

Chapter 5

Development Control Plan

Rural Development Controls

5.1 Intensive Agriculture

Objective

- To ensure the following forms of intensive agriculture are conducted in a sustainable manner: horticulture, intensive livestock agriculture, turf farming and aquaculture.

Controls

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

- the economic viability of production;
- the natural resource base; and
- other ecosystems which are influenced by agricultural activities.

The principles of sustainable agriculture are:

- farm productivity is sustained or enhanced over the long term.
- adverse impacts on the natural resource base of agriculture and associated ecosystems are ameliorated, minimised or avoided.
- residues resulting from the use of chemical in agriculture are minimised.
- the net social benefit derived from agriculture is maximised.
- farming systems are sufficiently flexible to manage risks associated with the vagaries of climate and markets (Standing Committee on Agriculture 1993).

Applications for intensive agriculture should be accompanied in addition to the requirements under this DCP additionally a plan of management which addresses the principles of sustainable agriculture. The application may be referred to Industry and Investment NSW for advice.

Property owners should contact NSW Workcover for the requirements for the storage and use of chemicals.

To reduce environmental impact of agricultural activities, an assessment of the capability of the land is required as part of the development application. Consideration should be given to the sustainability of different soil landscapes and the suitability of steep slopes for agricultural activities.

Horticultural and viticultural development and other forms of irrigated agriculture are to occur within the designated irrigated agricultural area shown on LEP maps. There are six areas mapped across the Wentworth Shire local government area: Pomona, Curlwaa, Coomealla, Mourquong (Coomealla East), Gol Gol North and Trentham / Paringi, each area has a minimum lot size of 10ha for production.

Dwellings if granted consent on agricultural land should be sited to maintain the continuity, and minimise the disturbance, of agriculturally productive land. For further relevant advice refer to the following:

5.2 Subdivision

Objective

- Control the density of development in order to limit population growth and maintain the rural character of the area.
- Promote lots of sufficient size to conduct agriculture and other rural pursuits.

Controls

The controls outlined in this DCP are additional to the compulsory requirements of *State Environmental Planning Policy – Rural Lands 2008 as amended from time to time.* In relation to the subdivision of land, the Rural Subdivision Principles must be addressed to the satisfaction of Council

Minimum lot sizes are specified in the lot size maps to the Wentworth Local Environmental Plan 2011.

Lots should be designed to maximise useable areas of the site and have regard for the topography.

Subdivision design should provide opportunity for the retention of significant landscape features including remnant vegetation, rocky outcrops, water elements, appropriate location of boundary lines and building envelopes.

Each lot shall contain a development site that can accommodate a dwelling house, private open space, and effluent disposal area and vehicle access in a way that is consistent with the constraints identified on site (e.g. bushfire, flood hazard, steep slopes and significant vegetation).

A Land Capability Assessment is required for subdivision of land greater than 5 lots to demonstrate the ability of the whole site to manage on-site wastewater treatment and to assess the cumulative effects of the development on site and surrounds, particularly in Flood Planning areas.

5.3 Rural dwellings

Note: Reference Wentworth Shire Council LEP 2011, clause 4.2C

Objective

To ensure the appropriate form of residential development in the rural zones within the Wentworth Shire Council local government area.

Controls

a. General controls

The general standards for dwelling houses proposed in rural zones are detailed below:

- Orientate living areas to the north
- Maintain front setback requirements of:
    - 15 metres in R5 Large Lot Residential
    - Zone
    - 50 metres in the RU1 Primary Production Zone where the lot is in the 10000ha area
    - 15 metres in the RU1 Primary Production Zone where the lot is in the 10ha area
    - 15 metres in the RU4 Rural Small Holdings Zone.
    -
- Colours are to be consistent with the rural character of your local area:
- Respect your neighbours and your own future amenity by careful siting of your dwelling:
- Build well away from nearby intensive rural developments (egg poultry sheds).
- Where significant environmental features, such as natural forms, remnant native vegetation, wetlands or natural watercourses and drainage lines occur on your land, they shall be avoided for building purposes, conserved and or enhanced.
- Remove any existing illegal structures.

b. Access

All dwellings must have legal and properly constructed access by way of a public road. Where an existing road or right-of-carriageway is substandard, it shall be improved to provide an all weather pavement to the satisfaction of Council.

Each dwelling is to be provided with an adequate all weather access to enable satisfactory vehicular passage from the public road into the allotment. This will generally require bitumen sealing from the road shoulder to the boundary and in most cases will require the provision of a piped gutter crossing to the satisfaction of Council.

A right-of-carriageway may be used to provide access only where the right-of carriageway traverses only one allotment of land and does not serve any other allotment of land other than that on which the dwelling is erected.

5.3.1 Water

Every dwelling erected on land to which this Plan applies will be required to have not less than 46,000 litres of roof water storage for domestic purposes if a reticulated, disinfected water supply is not available.

5.3.2 Effluent Disposal

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

A wastewater management assessment report will be required, to confirm acceptability of proposed effluent disposal sites. The Wastewater Management Assessment Report need not be a major undertaking but should consider factors such as soil profile to one and a half metres, climate (mean monthly rainfall and evaporation rates), terrain, aspect, and maximum potential effluent generation, the impact of any existing wastewater management system and the sizing of a sustainable effluent management area (EMA).

Reference should be made to the principles contained in the guidelines entitled 'On-site Sewage Management for Single Households' (Department of Local Government, 1998) and AS/NZS 1547-2000 „On-site Domestic Wastewater Management' (Standards Australia, 2000) and any Council Policy as made on on-site sewage management.

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

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

5.3.3 Fencing

Fences shall be of a design that is sympathetic to the rural character of the locality.

Generally fences do not need development consent. For rural residential and rural small holdings lots, it is preferred that Colorbond solid fencing is not used and that an open post and wire type fencing is installed. Concession may be given to install solid fencing as an internal compound for pets or other purposes. The height of fencing may not exceed 1.2m in height and is limited to a small area comparative to the size of the lot.

5.3.4 Dwelling setbacks from river

Dwelling setbacks from river are to be in accordance with the provision of the Wentworth LEP 2011. Generally there is the 100m setback for rural zoned land, in exception to land zoned RU5 Village and R5 Large Lot Residential.

Council will consider variation to the provision of LEP for an application to build a dwelling in the riverfront area, being the setback area from the high bank of the river on a case by case basis. The applicant is to provide to Council's satisfaction all the matters listed under the provision of the LEP.

Council will not grant wholesale variation to the river setback distances for the purpose of constructing dwellings as part of rural land subdivision.

5.3.5 Land Capability

Applicants who seek Council's consent to develop land for a dwelling ancillary to an agricultural land use / primary production purposes are required to provide an assessment of capability of land to support the agricultural land use/s. The assessment includes a desktop analysis and ground soil sampling to validate the viability of the land use including any potential adverse impacts such as salinity, soil erosion, groundwater pollution and the like.

This requirement is waived if the agricultural land use is established with evidence of ongoing production, and that the dwelling is required as part of the intensification of the established land use.

5.4 Rural Sheds

Objective

To ensure the appropriate use of sheds within the rural zone within the Wentworth local government area.

Controls

Sheds are controlled to ensure they are not used for human habitation, except where approval has been given through Development Consent. Temporary accommodation shall be limited to a period of 12 months whilst a dwelling is being built. These sheds will need to be reverted back to non-habitable status when the dwelling is suitable for occupation.

A toilet, shower, hand basin and fireplace may be constructed for amenity purposes in rural sheds provided the shed is not used for human habitation (these facilities will require the lodgement of a Section 68 Application under the Local Government Act 1993)

5.5 Rural Industries

Objective

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

Controls

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

The establishment of any rural industry on land zoned RU4 Rural Small Holdings will need to take into account the size of land of which the industry is to establish, the land use permissibility and the buffer distances required as per Appendix B of this DCP to existing dwellings.

Council will support vertical integration of existing agricultural use of land into rural industries where the site meets the criteria for such diversification. Vertical integration is defined as the value adding diversification of an existing lower value and lower net output agriculture use of land where there is identified the potential to diversify to a higher value use/s. As an example the vertical expansion of an existing bovine industry (cattle grazing) into on-site small abattoir / butchery to process specialist meat products for domestic and export consumption.

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

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

5.6 Boarding and/or breeding kennels for dogs and cats in rural areas

Objectives

To ensure new kennel development implements best practice design and that applicants undertake all necessary measures to minimise the impacts on adjoining land users.

Controls

5.6.1 Floor materials of kennels

The floor of the kennels is to be constructed of concrete and to be property drained to Council's satisfaction.

5.6.2 Distance of kennels from residences and occupancies

No kennels are to be erected within 100m of any adjoining residences or occupancy.

5.6.3 Exercising of dogs

Dogs are to be exercised under supervision

5.6.4 Acoustical compliance

Any building used for the housing of animals is to be soundly constructed and soundproofed to prevent any noise nuisance. Noise levels emitted from the premises are not to exceed 5dB (A) above the existing background levels. The occupation of the kennels will not be permitted until Council is furnished with a certificate from an Acoustic Engineer to this effect.

5.6.5 Storage and preparation of food

All feed is to be stored and prepared in a properly constructed building capable of being easily cleaned, maintained and kept free of vermin.

5.6.6 Animal confinement

Dogs and cats shall at all times be kept within the confines of the kennels and exercise yards except during their receipt or release.

5.6.7 Storage and disposal of excrement

All excremental waste and loose hair, if not removed immediately, is to be collected in an impervious fly-proof container which is to be emptied and cleansed at least once in every seven consecutive days. All such wastes shall be deposited at a Council agreed waste disposal depot and shall not be incinerated or buried on the premises.

5.6.8 Drainage of kennels

The kennel drainage system shall be constructed so as to ensure the collection of all waste water which shall then be transported through earthenware or plastic pipe to a suitable arrestor pit thence to a properly constructed absorption drain. Details of all proposed drainage are to be submitted and approved by Council.

5.6.9 Landscaping of kennels

The proposal shall use natural screening and trees and provide landscaping of sufficient height and density adequate to screen the development. The landscaping is to be established within 6 months of commencement of the development. A landscape plan is to be submitted with the development application.

5.6.10 Environmental management plan

An environmental management plan which addresses, but is not limited to the following matters:

- treatment and disposal of litter and effluent
- odour management
- noise management
- food storage and vermin control
- erosion control measures
- water and drainage management
- chemicals and fuel storage
- complaints register
- landscape plan

5.7 Hazardous chemicals

Objective

Chemicals such as fuel, fertiliser and pesticide are commonly used to help run rural properties. These chemicals are often dangerous, some are flammable, most are poisonous, and all can be harmful to the environment if used incorrectly.

This plan aims to minimise the environmental impacts of hazardous chemical use on rural properties within the Wentworth Shire Council local government area.

Controls

5.7.1 Chemical Storage

All chemicals used on site should be stored in an area specially designed for chemical storage. Any proposed chemical store must incorporate the following features:

- a separate, well-ventilated cupboard or building used only for this purpose, located
- away from houses, pumps, tanks, waterways and animals.
- contains an inventory, copies of labels and Material Safety Data Sheets (MSDS).
- allows storage in a cool dry place.
- some form of spillage containment or bunding.
- shelving made of impervious materials – for small quantities of chemicals, place containers in drip trays.
- liquids should not be stored above solids.
- a locked storage area.
- clearly sign-posted storage area (e.g. „Chemical Store – Keep Out') and install a no smoking sign.

5.7.2 Chemical transport

Everyone transporting chemicals has a duty of care and a responsibility to carry out tasks in a manner that will not cause harm or injury to themselves, other people, their property, animals and the environment.

Before moving chemicals, information on the transport requirements of individual chemicals included on container labels or Material Safety Data Sheet should be consulted and followed.

Make sure the vehicle is roadworthy and can safely transport chemicals. Chemicals should be placed inside a tray of some kind to contain any spillage. Chemicals must not be included in the same compartment as the driver and passengers, food or drinks, or animals.

Items classified as „Dangerous Goods' must not be transported in large quantities. Private vehicles should transport less than 100 kilograms or 100 litres of farm chemicals at a time. Chemicals should be loaded securely so items cannot move or fall over time.

Different classes of chemicals should be stored separately.

5.7.3 Disposal of chemicals and containers

After chemicals have been applied according to the supplier's instructions, any chemical containers and any unused chemicals must be disposed of in an environmentally responsible manner. The disposal of chemical concentrate on-site or on farm is prohibited.

DrumMUSTER – to solve the problem of what to do with used non-returnable chemical containers Avcare, the National Farmers Federation, the Veterinary Manufacturers and Distributors Association and local government have developed the drumMUSTER scheme. A levy has been applied to non-returnable chemical containers to fund the collection and recycling scheme. Contact Council to find out more details about this program.

Used chemical containers should be rinsed on fallow ground away from drains and waterways. When rinsing chemical containers, personal protective equipment, as specified by the supplier, should be worn. Containers must be triple-rinsed before being available for drumMUSTER collection.

5.8 Rural land use conflict

Objectives

To ensure that rural development occurs in such a way as to minimise land use conflict.

Controls

5.8.1 Buffer distances

Rural dwellings and proposed dwelling envelopes are to be separated from other rural land uses in accordance with those buffer distances listed under Appendix B. This is to minimise negative impacts on rural dwellings from agriculture and rural industry by way of dust, fumes, odour, and spray drift, light and noise. Failure to ensure adequate setbacks can lead to land use conflict, which has the potential to significantly impact on rural production, with resultant adverse effects on local employment and economic activity. As a general principle, all required buffers are to be provided on the land subject of the development proposal.

Agriculture, forestry and associated rural industry are significant sources of economic activity and employment. Because of this, rural dwelling development is a secondary, or ancillary, use of rural land and should not adversely impact on the continuing viability of these industries, including their ability to adapt to changing market and environmental circumstances, through new techniques, approaches and crops. On this basis, Council will not accept the imposition of restrictions on the use of adjoining rural lots in lieu of appropriate buffers within the designated large lot residential areas.

In the case of major recreation facilities (e.g. motor racing tracks), dwellings proposed closer than the recommended buffer distance, at a minimum should comply with industry best noise insulation standards.

5.8.2 Variations to buffers

Council has the discretion to either reduce or increase the required buffer listed under Appendix B, depending on the specific circumstances of the proposal.

The required buffers may be reduced if, in the opinion of Council, the development will not be adversely affected by the use of adjoining land. In assessing whether reduced buffers are acceptable in a particular case, Council will consider the following variation criteria:

- the extent, nature and intensity of the adjoining land use
- the operational characteristics of the adjoining land use
- the external effects likely to be generated by the adjoining land use (i.e. dust, fumes, odour, spray drift, light and noise) and their potential to cause conflict
- the potential of adjoining land to be used for various commercial activities including agriculture, quarries, rural industries etc
- any topographical features or vegetation which may act to reduce the likely impacts of an adjoining land use
- prevailing wind conditions and any other climatic characteristics
- any other mitigating circumstances

Where a variation is proposed, the applicant must provide a written statement to Council addressing the variation criteria, with an explanation as to how potential conflicts can be addressed. In keeping with ecologically sustainable development principles, a precautionary approach will be taken when assessing buffer variations.

Council may also consider relaxation of the buffer requirements where it can be demonstrated that the adjoining land is extremely unlikely to be used for agriculture, forestry, rural industry or other such sensitive land uses. In such cases, the adjoining land will need to comprise of remnant vegetation either with high conservation value or located on land with limited development potential, such as extremely steep slopes, narrow gullies or
wetlands.

5.8.3 Vegetation buffers

Vegetation buffers may be used to reduce the total buffer distance required between dwellings and adjoining land uses. However, caution must be exercised when considering the appropriateness of a vegetation buffer. Vegetation buffers take time to establish, require on-going maintenance and are subject to storm and insect damage. Trees only have a limited life span. Therefore, vegetation buffers will not be appropriate in all circumstances.

Where vegetation buffers are proposed to satisfy the requirements, the vegetation needs to be established along the relevant boundaries prior to release of the Subdivision Certificate (in the case of subdivision) or prior to commencement of other uses. The minimum width of a vegetation buffer is that of the canopy at maturity.
Particular care must be made to ensure that vegetation buffers do not compromise the bushfire safety of existing and future dwellings on either the subject or adjoining land. Vegetation buffers are therefore to be located such that they will not comprise Asset Protection Zones.

Where a vegetation buffer is proposed, a detailed landscape plan is to be submitted with the development application. The plan should include a variety of species with a variety of heights at maturity, including ground cover, shrubs, and small and large trees. Vegetated buffers are to include trees at least 10 metres in height at maturity.

Tree rows should be planted at a maximum spacing of 10 metres, with rows of smaller plants between. Species with long, thin and rough foliage should be included where the adjoining land use may involve chemical spraying, as these facilitate capture of spray droplets. A mixture of fast growing pioneer species and slower-growing, longer lived species should be used. The pioneer species will ensure that the buffer is effective as soon as possible. The longer lived species will over time replace the pioneer species.

Chapter 6

Development Control Plan

Commercial Development Controls

6.1 DESIGN OF COMMERCIAL DEVELOPMENT

6.1.1 Design

Commercial development should design to serve multiple functions other than just a retail shopfront. Consideration should be given to the nature of such development, signage, on street advertising such as A Frame signs, potential alfresco dining and opportunities to increase mixed use (shop top housing) development to increase after hour's passive surveillance in commercial precincts.

Controls

The materials proposed to be used in building are to be specified in terms of texture and colour and a statement of their performance under prevailing and likely environmental conditions submitted with the development application. Major buildings in the commercial area are to be designed by qualified architects.

Where external glass is used to clad buildings it must have a reflectivity index of less than 10%.

All retail development must provide an awning for the length of its street frontage to protect pedestrians from the weather.

6.1.2 Site Analysis

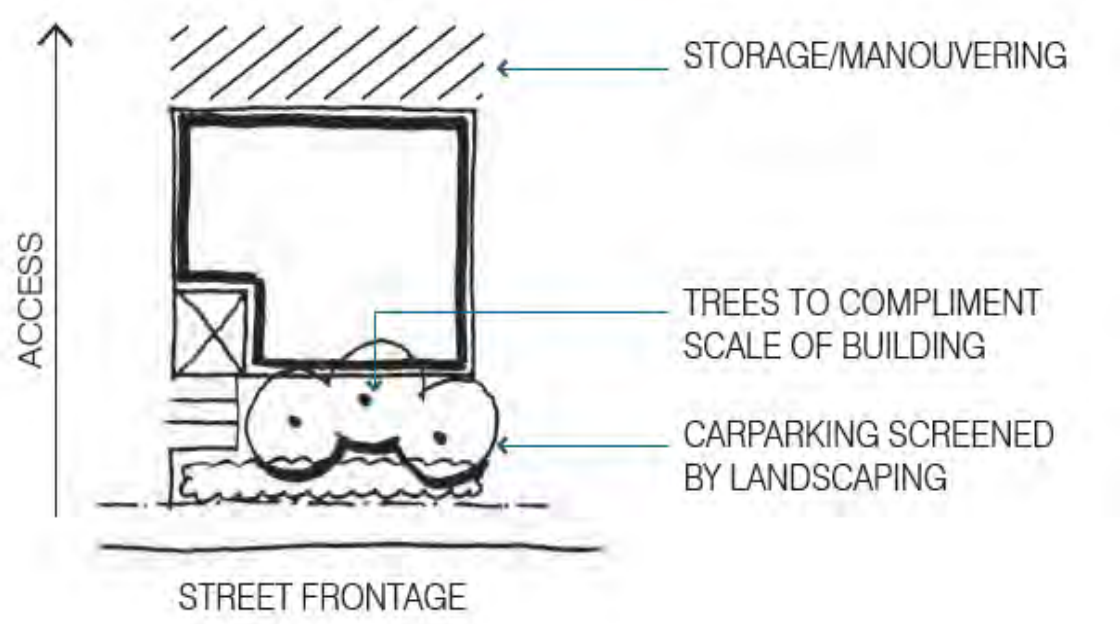
Site analysis for commercial development should include:

- The north point;
- Site dimensions and area of land;
- Location of easements (type), rights of way and other restrictions;
- Contours to AHD (existing and proposed);

- Location of driveways, vehicle parking/manoeuvring areas including numbers of parking spaces, vehicle crossing, footpaths (existing and proposed) with levels to AHD;
- Location, height and species of trees/vegetation (existing and proposed);
- Location of fences (existing and proposed);
- Location and type of waste disposal facilities;
- Location of drainage facilities/services (existing and proposed);
- Structures and trees/vegetation to be removed;
- Location and uses of all buildings;
- Setback dimensions and building lines;
- Adjoining streets, boundaries and buildings;
- Proposed areas if any of cut/fill (area, type, level to AHD); and
- Any other relevant matter considered appropriate.

6.1.3 Site Arrangement

The minimum site areas for commercial development are not prescribed for commercial uses except in respect of the requirements for car parking; access and landscaping that will influence site area and site coverage.



Site Coverage

The maximum site coverage for all commercial development is generally restricted to 70 per cent. This may be exceeded in certain areas if, in the opinion of Council, special circumstances warrant such dispensation of development control.

Setbacks

• Setbacks for commercial buildings for road frontage boundaries are to be assessed individually.

• Where the building abuts a residential zone the residential set back controls will apply to that commercial development

• Setbacks to side boundaries are to be in accordance with the Building Code of Australia

6.1.4. Height of Buildings

Council will consider the following matters in respect of the height, scale, bulk and density of the proposed development:

- the external appearance and materials used on the exterior of the proposed development
- the relationship of the proposed building to the streetscape or landscape
- the effect of the proposed building on public amenity
- the effect of the proposed building on wind patterns
- the effect of the proposed building on overshadowing especially public places
- the effect of the proposed building on views from public places
- the effect of the proposed building on any item environmental heritage in the vicinity
- the effect of reflections from the exterior of the proposed building on roads, public places and buildings in the vicinity.

The Wentworth Local Environmental Plan 2011 does not set the height limit for commercial developments.

6.1.5. Landscaping

- Consideration should be given to tree planting to provide a sense of scale and to provide shade and amenity.
- Any car parking forward of the building line should be screened by a landscape screen maintained to 1.2m high or a suitable form of screening.
- A bank guarantee based on an agreed cost quote for the replanting and maintenance of the landscaping for a period of 12 months will be required to be lodged with Council with the Construction Certificate. Subject to satisfactory completion and maintenance of the landscaping the guarantee will be released 12 months after completion of the development.

6.1.6. Car Parking (See also Appendix 1 Diagram D14)

Adequate car parking is to be provided for each commercial development as per the requirement shown on Car Parking Ratio Table (See Chapter 3 Part 5). This is particularly important given that commercial strips are located adjacent to and close by to arterial routes such as Sturt Highway. Inappropriate parking areas, poor traffic circulation and poor parking management can result into congestion in the area and queuing of cars onto major roads.

- Car parking must be incorporated into any development proposal, whether for new development, change of use, redevelopment or additions.

- On-site circulation design must allow all vehicles to turn around within the site. Reversing on to or from any public road is not permitted. If semi-trailers are likely to use the site on a regular basis, a demonstrated diameter turning circle must be provided or a practical „T' arrangement demonstrated to Council's satisfaction including a traffic management plan.

6.1.7. Pedestrian Paving

Pedestrian footpaths along the frontage of any commercial development must be improved and details of this work and for landscaping and paving between the building line and property boundary must be provided to Council.

6.1.8. Advertising Structures

Advertising structures and signs require Council approval before installation.

- Signage should be integrated to reduce potential of visual clutter.
- Pylon sign configuration is preferred so as to consolidate signage for bulky good retail sites.
- Any signage above awnings must be carefully designed and located. Consideration should be given to locating it elsewhere within the site or on the building. If located above awnings its size, colour, material and illumination if to be used on signage must all be considered.

6.1.9. Water Pollution (See Appendix 1 Diagram D15)

Council seek to minimise water pollution caused by new development.

During construction the potential to pollute is high. To reduce this risk Council may require:

- On-site wheel and vehicle base cleaning facilities to reduce soil and contaminated material leaving the site.
- Protection of as much existing vegetation as possible to reduce erosion
- Storage of building materials on site to minimise stormwater contamination

To ensure all potential water pollutants are controlled and dealt with on site, Council may require devices such as:

- Effective bunding
- Retention pits
- Grease traps
- Booms and trash racks
- Silt and litter arrester pits
- Siltation ponds

These lists are not exhaustive and may vary as innovative products and methods are developed.

The pollution of any waters is prohibited and this is an issue where siltation and sedimentation run off may affect the river. Discharges from premises of any matter, whether solid, liquid or gaseous into any waters is required to conform to the *Protection of Environment Operations Act 1997 as amended* and it's Regulation, or an environment protection licence issued by the Department of Environment, Climate Change and Water for Scheduled Premises.

6.2 RESTRICTED PREMISES

Objectives

The general objectives of this plan are to ensure that:

Restricted premises are discreet where possible, sensitively located and are not prominent within the community.

Appropriate guidelines are established so that restricted premises are located at a reasonable distance from sensitive land uses.

Appropriate guidelines are established which discourage concentration of restricted premises in close proximity to one another.

Definitions

The definition of restricted premises is the same as that under the Wentworth Local Environmental Plan 2011.

Controls

6.2.1 Assessment

The following details are required to be submitted with a completed development application form for restricted premises:

- Hours of operation
- Name of the operator of the restricted premises
- Location plan (showing proximity to all places of worship, schools, community facilities, child care centres, hospital, bus stops and any other place regularly frequented by children for recreational or cultural pursuits within 250 metres of the site).
- Site plan and floor plan showing entrances to and exits from the site.
- Advertising sign (location, size, colour, illumination and content)
- Details of existing and proposed external lighting
- External colour scheme of the premises.

Given that restricted premises is a permissible use on any land zoned RU5 Village, Council will take into consideration the following additional matters. The intention is to ensure that amenity in the area is not prejudice by the establishment of a restricted premises.

- The distance between the restricted premises and all places of worship, schools, community facilities, child care centres, hospital, bus stops and any other place regularly frequented by children for recreational or cultural pursuits within 250 metres of the site.
- Whether suitable access has been provided to the restricted premises.
- Whether the operation of the restricted premises could cause a disturbance in the neighbourhood taking into account other if any restricted premises operating in the neighbourhood.
- Whether the operation of the restricted premises could cause a disturbance in the neighbourhood because of its size and operating hours.
- Whether the operation of the restricted premises could interfere with the amenity of the neighbourhood.
- Types of advertising signs

- Whether the appearance of the restricted premises will be prominent in the neighbourhood.

6.2.2 Public Consultation and Referrals

Before determining a development application, Council will write to owners and occupiers of adjoining premises and seek their comments as part of the public consultation process. Council will seek representations from NSW Police on the proposed restricted premises. Public notification will be place in the locally circulated newspaper informing the community of the proposed restricted premises.

6.2.3 Car Parking

There shall be sufficient car parking spaces provided for the proposed restricted premises. On street parking for restricted premises is generally not supported by Council.

6.2.4 Signage

Only one signage is permitted per restricted premises – options of either under awning signage, verandah signage, and building signage, painted signage on glass window façade or other forms of signage. The signage must not contain advertising materials in breach of published AANA Code of Ethics regulated through the Advertising Standards Bureau of Australia.

Chapter 7

Development Control Plan

Industrial Development Controls

7.1 DESIGN OF INDUSTRIAL DEVELOPMENT

7.1.1 Design

• Consideration is given to the design and materials of industrial buildings facing roads, particularly main roads.
• Special attention must be paid to the design of buildings where they are adjacent to residential areas or other land uses.
• Special attention must be given to the façade of buildings having highway frontage – Silver City and Sturt Highways.

7.1.2 Site analysis

Site analysis for industrial development should include:

- The north point;
- Site dimensions and area of land;
- Location of easements (type), rights of way and other restrictions;
- Contours to AHD (existing and proposed);
- Location of driveways, vehicle parking/manoeuvring areas including numbers of parking spaces, vehicle crossing, footpaths (existing and proposed) with levels to AHD;
- Location, height and species of trees/vegetation (existing and proposed);
- Location of fences (existing and proposed);
- Location and type of waste disposal facilities;
- Location of drainage facilities/services (existing and proposed);
- Structures and trees/vegetation to be removed;
- Location and uses of all buildings;
- Setback dimensions and building lines;

- Adjoining streets, boundaries and buildings;
- Proposed areas if any of cut/fill (area, type, level to AHD); and
- Any other relevant matter considered appropriate.

7.1.3 Setbacks

Front setback for all industrial buildings is to be a minimum of 6 metres.

7.1.4 Landscaping

Consideration should be given to tree planting to provide a sense of scale and to provide shade and amenity. Any car parking forward of the building line should be screened by a landscape screen maintained to 1.2m high or a suitable form of screening.

A bank guarantee based on an agreed cost quote for the replanting and maintenance of the landscaping for a period of 12 months will be required to be lodged with Council with the Construction Certificate. Subject to satisfactory completion and maintenance of the landscaping the guarantee will be released 12 months after completion of the development.

7.1.5 Fences

No fences or walls except low height walls of maximum 1.2m and/or security fencing may be erected in front of the building line.

Open yard activities area and storage area are to be located away from public view by buildings, walls or intensive landscaping. Security fencing is to be an open style plastic coated „chainmesh' or equivalent.

7.1.6 Advertising Structures

No advertising structures, other than one identifying the premises and the purposes for which they are used, will be permitted on industrial sites and no bunting or other advertising media may be displayed without prior to development consent.

7.1.7 Visual Quality

External storage areas shall not be visible from a public place.
External storage areas are to be:

- Located behind a building, or
- Suitably screened (with dense landscaping and/or fencing);

In assessing development applications involving external storage of goods, Council shall take into consideration:

- Height and arrangement of stored goods
- Safety issues
- Access arrangements
- Aesthetics and ease of maintenance

7.1.8 Subdivision – Site Arrangement

For new industrial estates, adequate parking and heavy vehicle manoeuvring will be provided on each site.

Footpaths linking to the proposed cycleway network are to be provided within any future industrial subdivision.

A street tree planting and landscaping plan is to be provided to Council with any industrial subdivision proposal

When considering industrial subdivisions or land use development provision shall be made for drainage to the satisfaction of Council.

- Minimum width for road drainage easements is 3 metres and for interallotment drainage 1 metre.

7.1.9 Noise and Vibration

Controls

Council is the appropriate regulatory authority for noise related activities, such as heavy industries, mining and the like under the *Protection of the Environment Operations Act 1997 as amended.*

Council recommends applicants utilise the following documents to assist them in making decisions relating to acceptable noise levels for noise generating and noise sensitive developments:

- NSW Industrial Noise Policy
- Environmental Criteria for Road Traffic Noise
- Noise Guide for Local Government.

The above documents are available from the NSW Department of Environment, Climate Change and Water website.

The impact of noise generated by a proposal can be minimised to comply with the statutory requirement in different ways. The following guidelines address means of achieving the standards:

- Incorporate sound proofing for machinery or activities considered likely to create a noise nuisance during design development.
- Locate noisy operational equipment with a noise insulated building away from residential areas
- Design logistically efficient business practises to minimise the use of equipment, movements per site and number of vehicle movements per site per day.

- Where sites adjoin a residential area, limit the number of hours and times at which mechanical plant and equipment is used in conjunction with the measured described above.
- Ameliorate the noise and vibration impact of transport operations by using appropriate paving or track mounting and installing acoustic barriers to meet standards on neighbouring uses.
- Incorporate appropriate noise and vibration mitigation measures into the site layout, building materials, design, orientation and location of sleeping recreation/work areas of all developments proposed in areas adversely affected upon by road noise and vibration.

7.1.10 Industrial Air Pollution

To minimise air pollution caused by new development, the operation of any premises and any machinery or plant to be installed or any process to be used must not cause emissions contrary to the *Protection of Environment Operations Act 1997 as amended* and Regulations.

Applicants will need to demonstrate that these standards are met. Approvals may also be required from the NSW Department of Environment, Climate Change and Water for some types of development.

Machinery and operations should be designed to minimise the emission of air impurities. This includes minimising vehicular movements to and from the site.

Restricting the hours of operation may reduce any emissions to an acceptable level.

7.1.11 Industrial Water Pollution (See Appendix 1 Diagram D14)

Council seek to minimise water pollution caused by new development.

During construction the potential to pollute is high. To reduce this risk Council may require:

- On-site wheel and vehicle base cleaning facilities to reduce soil and contaminated material leaving the site.
- Protection of as much existing vegetation as possible to reduce erosion
- Storage of building materials on site to minimise stormwater contamination

To ensure all potential water pollutants are controlled and dealt with on site, Council may require devices such as:

- Effective bunding
- Retention pits
- Grease traps
- Booms and trash racks
- Silt and litter arrester pits
- Siltation ponds

These lists are not exhaustive and may vary as innovative products and methods are developed.

The pollution of any waters is prohibited and this is an issue where siltation and sedimentation run off may affect the Murray River or Darling River. Discharges from premises of any matter, whether solid, liquid or gaseous into any waters is required to conform to the *Protection of Environment Operations Act 1997 as amended* and it's Regulation, or an environment protection licence issued by the NSW Department of Environment, Climate Change and Water for Scheduled Premises.

7.2 Buffer Distances

Due consideration is to be given to the threshold distance / buffer distance as listed in Appendix B when an application to use and / or develop land is received for a development listed in Appendix B.

Council may vary the buffer distance listed in consultation with the NSW Department of Environment, Climate Change and Water.

Chapter 8

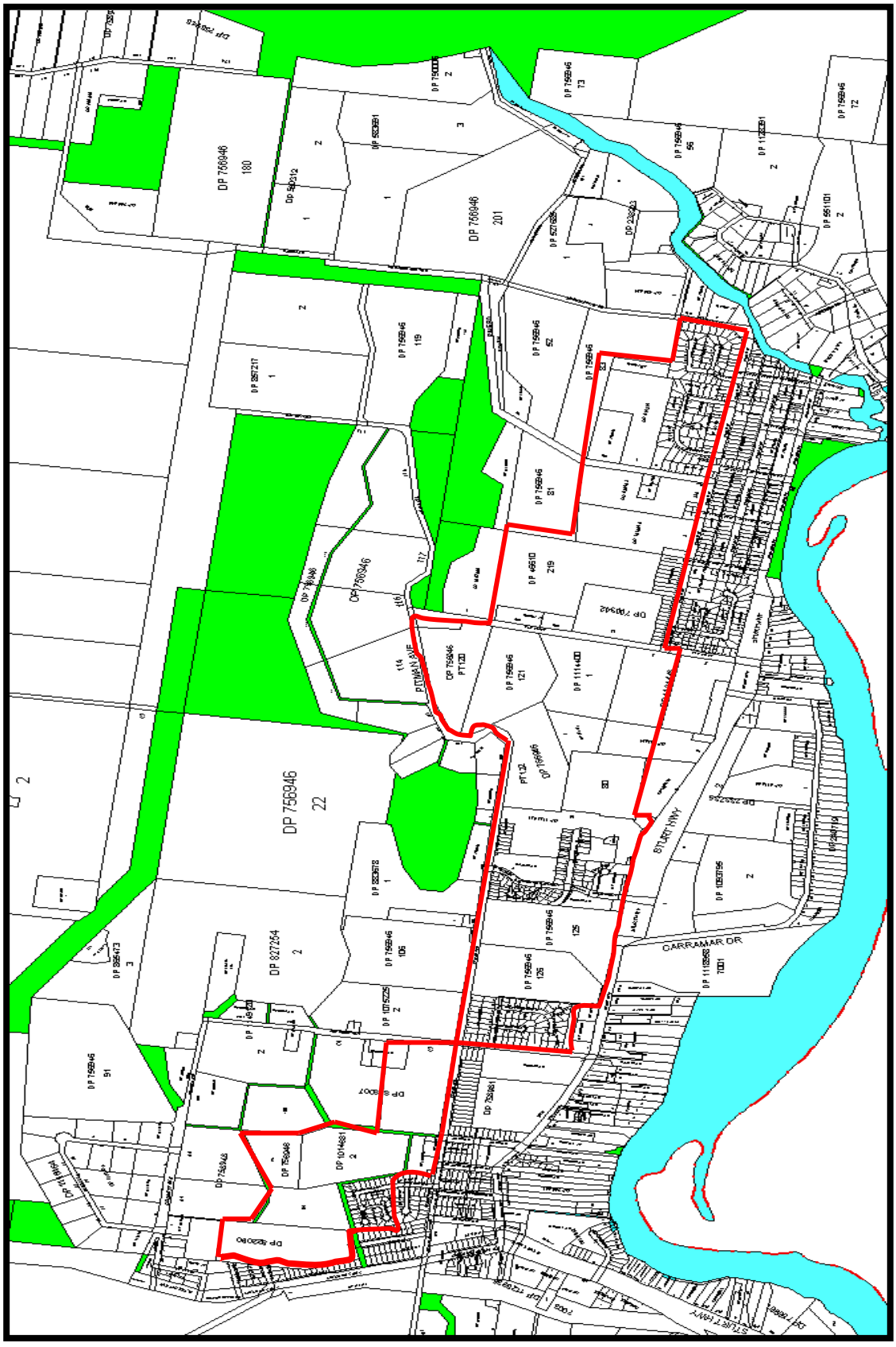
Development Control Plan
Site Specific Provisions

8.1 BURONGA AND GOL GOL

PART A – APPLICATION OF THIS CLAUSE

This plan applies to the land shown on the map as MAP TO CLAUSE 8-1, identified as the combined Buronga and Gol Gol urban release area map of Wentworth LEP 2011. The area is bounded by existing residential allotments facing Silver City Highway, Pitman Avenue as the main east-west axis, Sturt Highway to south and Gol Gol Creek to the east. Parts of land in the urban release area have been developed for housing under the former 1 (d) Future Urban zoning. The urban release area is in effect infill residential development within the boundaries of the wider Buronga and Gol Gol townships, on land currently used for horticultural purposes and intended for higher use – residential through the Buronga Gol Gol Structure Plan and strategic framework.

North of the area is predominantly land zoned RU1 Primary Production and has significant tracts of land of natural biodiversity.



Map to Clause 8.1

Area Applicable to this Clause is marked in Bold Red

PART B- SITE SPECIFIC CONTROLS

1 Buronga and Gol Gol road network plan

The development of Buronga and Gol Gol requires the integration of a road network that provides a suitable hierarchy of roads and a road system that provides for logical connection to the existing main and arterial road network (Figure 2). This road network is based on background research from the Transport Management Plan identified in this part of the DCP.

The demonstrated road network in Figure 2 provides an indication of the following road system that is considered essential for the successful development of Buronga and Gol Gol including:

- Collector roads;
- Local roads;
- Industrial Road;
- Arterial Roads; and
- Intersection locations with main, arterial and state/national roads (refer to Traffic Management Plan).

Figure 3 provides further detail of the road hierarchy and road types that will be needed to implement the local road network in Buronga and Gol Gol. This local road network has been designed to accommodate the full potential development of Buronga and Gol Gol.

These road types are further illustrated in Appendix 1 - Figures 3.1 to 3.12. These design details and the necessary upgrading works and associated costs for implementing these design recommendations for existing roads within Buronga and Gol Gol has been identified within the Section 94 Contributions Plan for Buronga and Gol Gol.

The overriding concepts and objectives included in the road type design detail are as follows:

Arterial roads

The key objective for the arterial routes being the Sturt Highway and Silver City Highway is that they are designed to provide for efficient and safe regional and local traffic movement. It is recognised through the recommended road hierarchy and road functions that the nature and classification of arterial routes and local streets may change within their length, while still maintaining appropriate safety standards and efficiency for adjacent development, vehicles and other street users.

Collector roads

The key objective of the neighbourhood or collector roads link neighbourhoods and the two towns of Buronga and Gol Gol and are partially designed to calm traffic, limit noise and facilitate some pedestrian use. They will have frequent local street connections and they should not attract substantial long distance

through traffic, but provide for safe and convenient local travel to and from arterial routes, usually at the signal controlled intersection points.

Signal controlled intersections are not in use in Buronga and Gol Gol.

The main functional characteristic of the neighbourhood or collector roads is that they spread local traffic loads and reduce intersection loadings, act as bus routes and support the location and viability of existing and future neighbourhood centres.

Local roads/street

The key objective of the local street is that it represents an extension of the domestic environment and should be safe for pedestrians (particularly children), cyclists, neighbourly meetings and even social events. Street trees contribute to a pleasant walking environment, provide shade and accommodate local fauna.

The function and characteristics of local roads/streets are to retain typical street width of 6m which is considered appropriate in locations: further away from the main activity centres, other activity areas such as schools, and where there is a low demand for on-street parking.

A Transport Management Plan has been prepared for Buronga and Gol Gol that facilitates and identifies the approach for implementation of the recommended road networks and also provides more detailed design and location of various elements associated with the proposed road and transport network. The Transport Management Plan is included in Appendix 3.

The following broad recommendations of the Transport Management Plan are endorsed in this DCP:

1. A road hierarchy that is representative of the existing road hierarchy within Buronga and Gol Gol taking into consideration the following factors:

- The arterial road system is unchanged and is defined by the Sturt Highway (SH14) and the Silver City Highway (SH22). While the functional classification of the Highway is unchanged, the measures discussed below are intended to alter the character of the Highway to provided an improved amenity and level of safety, while not compromising this arterial function;

- The major collector road system comprises Pitman Avenue as the main east-west alternative access to the Sturt Highway and this enables local traffic to avoid using the Highway should this be desired;

- The various local connections onto the Sturt Highway may be regarded as minor collector roads and this includes Melaleuca Street, Midway Drive, Dawn Avenue and Burns Street. These provide intersections with the Sturt Highway at 1-1.5 kilometre intervals and this is a satisfactory spacing that will not impact unduly on arterial traffic flow;

- Burns Street and Wood Street are also minor collectors and these provide a loop road system around the Gol Gol commercial area;

- Turner Avenue is a minor collector road under the Transport Management Plan connecting to Melaleuca Street following subdivision of land; and

- Corbett Avenue is a designated industrial collector road. A one-way loop road system will be developed making use of Grace Crescent. This would enable the industrial land to be physically separated from the residential areas to a significant extent, which will have road safety and amenity benefits.

2. A bus route and associated bus stop plan having regard to the following key principles:

- The main trunk route services are proposed along the Sturt Highway;
- Main bus stops with constructed shelters are shown and are proposed at a maximum of about 800 metre intervals so that walking distances to any stop would be a maximum of about 400 metres. The opportunity would be available to provide intermediate stops in response to future demand;
- Various opportunities are available to establish local bus diversions through Buronga and Gol Gol. These are focused on the collector road system as these provide safe access to/from the Sturt Highway as safe and controlled intersections. This includes the use of Pitman Avenue, Melaleuca Street, Midway Drive, Dawn Avenue, Wood Street and Burns Street. Tapio Street is also recommended as a bus route for use by school buses; and
- Major bus stops will have constructed bus shelters along local routes. These will be spaced typically at maximum 400 metre intervals so that passengers would need to walk a maximum of 200 metres.

3. Improvements to the arterial road network including the Silver City and Sturt Highways including:

- Intersection treatments along both Highways to cater for a range of transport and traffic related movements arising from the future development of Buronga and Gol Gol;
- Service road development to enhance the integrity of the Highways;
- The provision of landscaped medians and controlled pedestrian crossing points;
- Access for emergency vehicles;
- The provision of gateway treatments for Buronga and Gol Gol;
- Speed control measures; and
- Elimination of on-street parking.

4. Local road improvements that take into account future constraints and local street hierarchy and function and also includes:

- Central and kerbside landscaping elements, with kerb blisters at key intersections;
- Speed control measures including 50km/hr speed limits;
- On street parking principles and controls; and
- Allocation for kerb space for buses and taxis with further localised planning.

5. Support for the proposed bicycle and pedestrian network and improvements through the following:

- Additional sections of the continuous shared off-road pedestrian/cyclist route proposed along the southern side of the Sturt Highway through the study area. This connects the Silver City Highway at the existing roundabout to the school at Gol Gol. This makes use of the existing service roads along the southern side of the Highway; and
- Shared pedestrian/cyclist crossings or refuges at various key locations.

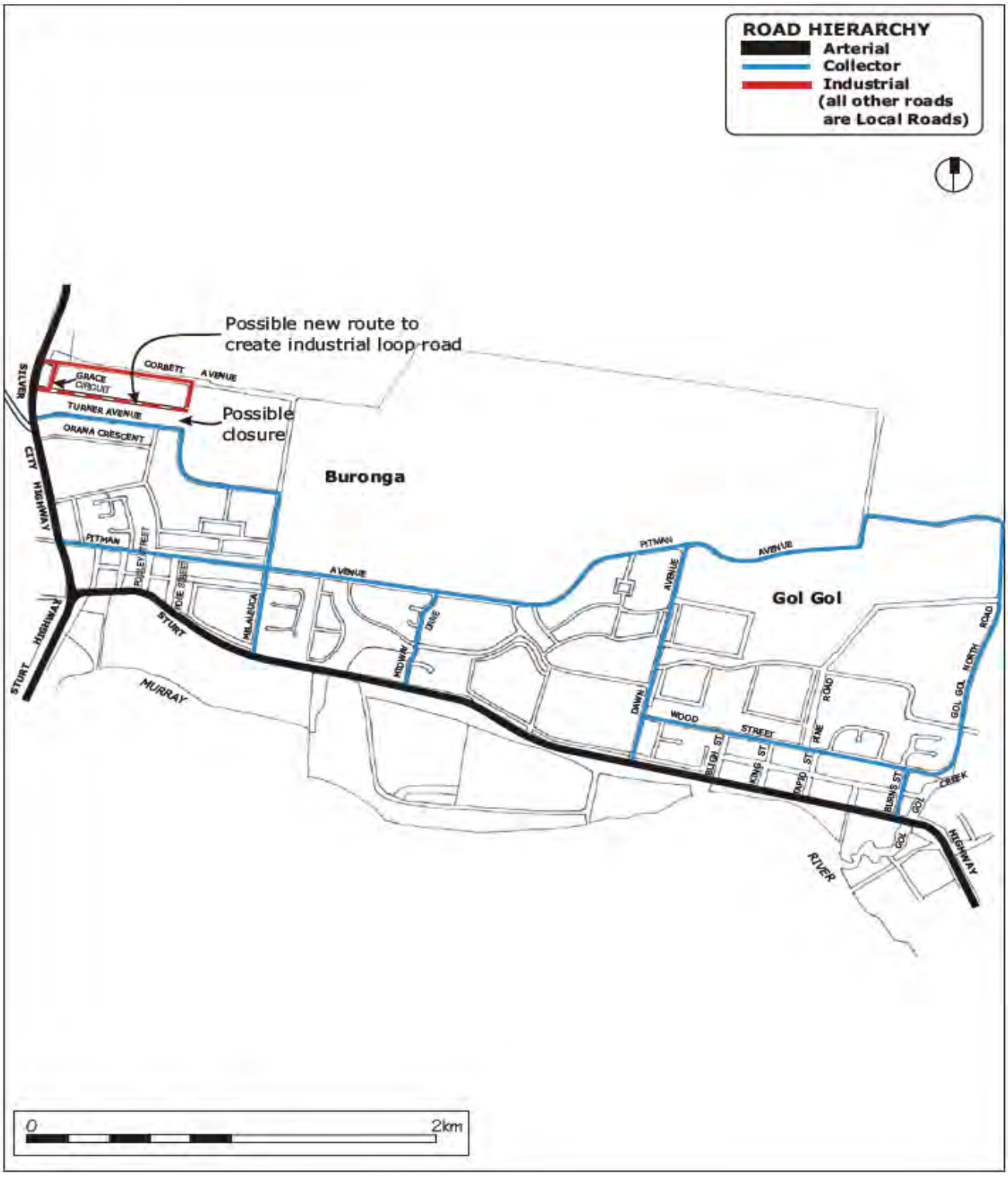


Figure 1 - Buronga and Gol Gol road network plan

Figure 2 - Buronga and Gol Gol road types

2 Buronga and Gol Gol Landscaping

The endorsed landscape masterplan (Figure 4) for Buronga and Gol Gol provides guidance for the following:

- Existing and proposed open space areas;
- The linkages between open space areas;
- The implementation of landscaping of major road frontages; and
- The links for pedestrian and cycle access.

The main elements for new development in Buronga and Gol Gol are to be consistent with the provisions of the landscape master plan including:

- the reinforcement of the need for major drainage and multi-use corridors identified within the adopted Structure Plan;

- the location for future major parks is in the western and central parts of the development area. The initial design concepts for these parks are further detailed in Figures 4.1 and 4.2. These parks are referred to in this DCP as the Western Hilltop Park, located to the north of Pitman Avenue, and the Central Hilltop Park located on the western side of Dawn Avenue and south of Pitman Avenue. Both these parks are located on areas of land that represent prominent features within the development area. In the case of the proposed Central Hilltop Park the design detail retains the large trees associated with the original homestead to provide a sense of place. The Western Hilltop park aims to provide a vegetated backdrop along a prominent ridgeline to the new development that will occur to the north of Pitman Avenue;

- the implementation of a buffer system between the proposed residential development and agricultural land east of Melaleuca Street. The buffer will ensure a separation of residential development from the intensive agricultural activities located on the northern side of Pitman Avenue as well as future industrial development in the north-western corner of the development area. The buffer is to be contained wholly in the 4m wide road reserve/ shoulder on the northern side of Pitman Avenue with intensive plantings. In addition to this the houses on the southern side of Pitman Avenue will be required to have a setback of 10m from the property boundary including the road reserve of 4.5m wide. The concepts behind the buffer zone are demonstrated in Figure 3.2. The buffer enables the incorporation of pedestrian and cycleway access plus safety and security to ensure clear separation of residential from agricultural and other land uses.

- Detailed landscape treatment of frontages for nominated roads within Buronga and Gol Gol. These landscape treatments are reinforced through the road network layout and Traffic Management Plan (Appendix 3);

- A shared path network has been identified within the landscape masterplan and the key objective is to limit the conflict between cyclists and vehicles. The network provides an important linkage between Buronga and Gol Gol as well as connecting to the new Dawn Avenue recreational area and Midway. The shared path is to be designed to meet the requirements of Austroads Part 14 "Guide to Traffic Engineering Practice – Bicycles"; and

- Multi-use corridors have been identified within the landscape masterplan and provide for drainage, habitat corridors, passive and active recreation as well as amenity, refer to Appendix 1 – L Section Figure 1 and Associated Corridor Planting List.

New development must consider and implement the outcomes of the landscape masterplan within the specific site or precinct planning. It is acknowledged that there may be minor alterations to the final location or design of certain elements at site specific scale however compliance with the key elements of the landscape masterplan is essential.

Figure 3 - Buronga and Gol Gol landscaping master plan

BUFFER ZONE

Vegetation Community	Species A	Density/Spacing (at planting)	Size (at planting) in litre of root ball of plant
1 – River Red Gum	*Eucalyptus camaldulensis* *Acacia salicina* *Acacia stenophylla*	3-5 metre centres	5L
	Eremophila longifolia *Eremophila oppositifolia* *Geijera parviflora* *Acacia aneura* *Eremophila maculata* *Muehlenbeckia florulenta*	1-2 metre centres	5L
	Pseudoraphis spinescens *Wahlenbergia fluminalis* *Ranunculus lappaceus* *Agrostis avenacea var. avenacea* *Carex appressa* *Carex inversa* *Juncus ingens* *Juncus radula* *Paspalidium constrictum* *Paspalidium jubiflorum* *Poa fordeana*	4-6 per square metre	Hiko
2 – Black Box	*Eucalyptus largiflorens* *Eucalyptus camaldulensis* *Casuarina pauper* *Melaleuca lanceolata subsp. lanceolata* *Callitris gracilis*	3-5 metre centres	5L

	Geijera parviflora *Eremophila longifolia* *Eremophila oppositifolia* *Acacia brachystacha* *Eremophila maculata* *Acacia aneura* *Hakea leucoptera* *Hakea tephrosperma* *Dodonea attenuata* *Duboisia hopwoodii*	1-2 metre centres	5L
	Eragrostis dielsii *Enteropogon acicularis* *Eragrostis setifolia* *Austrodanthonia eriantha*	4-6 per square metre	Hiko

3. Mallee	*Eucalyptus dumosa* *Eucalyptus socialis* *Eucalyptus oleosa* *Eucalyptus gracilis* *Eucalyptus leptophylla* *Callitris glaucophylla* *Melaleuca lanceolata subsp. lanceolata*	3-5 metre centres	*5L*
	Eremophila longifolia *Eremophila oppositifolia* *Geijera parviflora* *Acacia aneura* *Acacia brachystacha* *Hakea leucoptera* *Hakea tephrosperma* *Eremophila glabra* *Duboisia hopwoodii*	1-2 metre centres	*5L*
	Eragrostis dielsii *Enteropogon acicularis* *Eragrostis setifolia*	4-6 per square metre	Hiko

	Austrodanthonia eriantha		

Table 1 Buffer Zone Planting

CORRIDOR PLANTING

Vegetation Community	Species	Density/Spacing (at planting)	Size (at planting)
Zone 1 – River Red Gum	*Eucalyptus camaldulensis* *Acacia salicina* *Acacia stenophylla*	Approximately 40 trees per 5000 square metres	5L
	Pseudoraphis spinescens *Wahlenbergia fluminalis* *Ranunculus lappaceus* *Agrostis avenacea var. avenacea* *Carex appressa* *Carex inversa* *Juncus ingens* *Juncus radula* *Paspalidium constrictum* *Paspalidium jubiflorum* *Poa fordeana*	4-6 per square metre	Hiko
Zone 2 – Black Box	*Eucalyptus largiflorens* *Eucalyptus camaldulensis* *Casuarina pauper* *Melaleuca lanceolata subsp. lanceolata* *Callitris gracilis*	Approximately 40 trees per 5000 square metres	5L
	Eragrostis dielsii *Enteropogon acicularis* *Eragrostis setifolia* *Austrodanthonia eriantha*	4-6 per square metre	Hiko
Zone 3 – Mallee	*Eucalyptus dumosa* *Eucalyptus socialis* *Eucalyptus oleosa* *Eucalyptus gracilis* *Eucalyptus leptophylla* *Callitris glaucophylla* *Melaleuca lanceolata subsp. lanceolata*	Approximately 40 trees per 5000 square metres	5L
	Eragrostis dielsii *Enteropogon acicularis* *Eragrostis setifolia* *Austrodanthonia eriantha*	4-6 per square metre	Hiko

Table 2 Corridor Planting

3 Staging of residential land release

The Buronga and Gol Gol Structure Plan provided a detailed sequential release strategy for Buronga and Gol Gol. The Buronga and Gol Gol Structure Plan provides for the release of residential land to allow the expansion of the Buronga and Gol Gol community.

Since the adoption of the Structure Plan in 2005, Council has undertaken water and sewerage works to majority sections of Buronga and Gol Gol particularly to service the Midway Estate identified as Stage 3 in the Figure 5 of this DCP. Considering the location of Midway and existing infrastructure end points at the time of subdivision, the development of infrastructure became extensive rather than restrictive. Whilst the development in Stage 3 is not fully completed, the infrastructure networks for future development of Buronga and Gol Gol are now in place including the excess capacity to facilitate the additional residential development as per the table below.

Following a review of the strategy outlined in the Structure Plan and consideration of other elements including housing choice, community sentiment and the need to provide multiple development fronts, an alternative staging has been produced.

The new release strategy is identified in Figure 5 and the following table is an indicative estimate of residential land to be released within each stage.

Council will allow staged development in the subject urban release areas only if Council is satisfied that:

- Adequate arrangements have been made by any developer with the Council for the provision of infrastructure and services of sewerage, water, road, landscape and stormwater drainage; and
- The developer will pay for all infrastructure costs generated by their development.

Council may consider development applications for subdivision of land outside of the proposed development sequence whereby the applicant can satisfy Council of the abovementioned points and that the proposal will not prejudice development of future stages in the Buronga and Gol Gol area.

The release strategy identified in Figure 5 read in conjunction with the following table is indicate the accessibility of the infrastructure required to release the land for development.

Proposed Stage	Land Area (Ha)	Potential Lot Numbers	Number of Owners	Servicing
1	37	407	5	This section is separated into two catchment zones due to a ridge passing east west through the area. The southern section of the area is readily serviced with water and sewer from the existing reticulation system in Wood Street. The area north of the ridge is more problematic and would require servicing by way of a sewer pump station.
2	28	308	1	All services available for augmentation from Pitman Avenue and Melaleuca Street
3	23	253	1	All services available for augmentation from Pitman Avenue Summer Drive and Sturt Highway.
4	12.5	138	2	All services available for augmentation from Melaleuca Street and Sturt Highway.
5	33.1	364	2	All services available for augmentation from Dawn Avenue and Sturt Highway.
6	18.9	208	1	All services available for augmentation from

				Pitman Avenue Summer Drive and Sturt Highway.
7	33.1	363	2	Service mains extension required for water and sewer from Pitman Avenue and dawn Avenue
8	33.1	363	2	Service mains extension required for water and sewer from Sturt Highway, Grace Crescent and Pitman Avenue.
9	28.7	316	1	Service mains extension required for water and sewer from Wood Street and Dawn Avenue.
10	13.2	145	2	Service mains extension required for water and sewer from Corbet Avenue

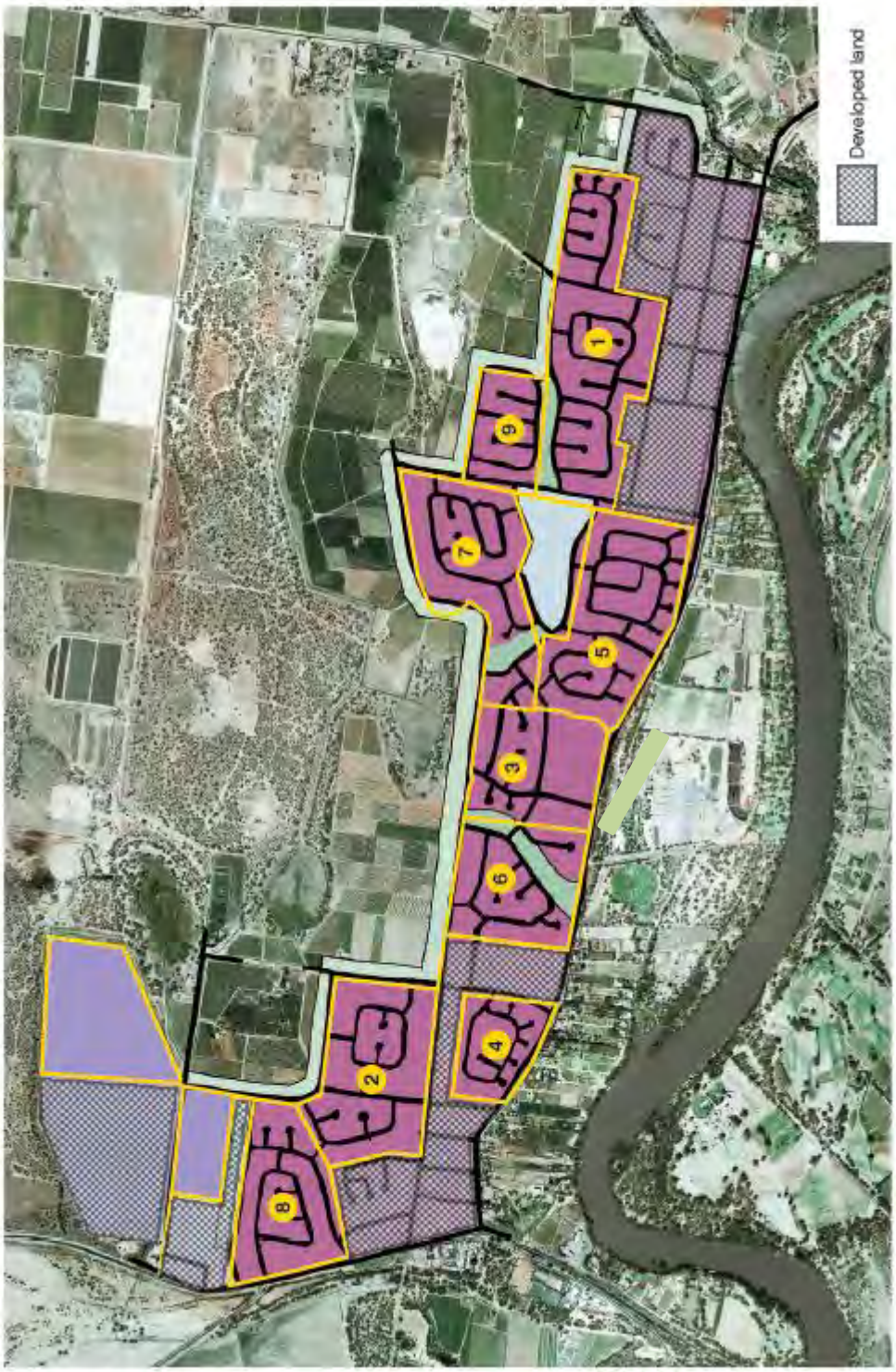


Figure 5 - Staging and Release Plan

Note: The road layout for the staging and release plan is indicative only.

4 Social and Community Infrastructure Development

Implementation

The following are Council's ways of implementing the key objectives adopted under this DCP and represent the primary means of achieving those outcomes in Buronga and Gol Gol as identified through the Buronga and Gol Gol Social Plan:

- Identification of a potential new public school site at Buronga and Gol Gol incorporating a new primary school and junior/middle school campus;
- Identification of three sites for pre-school and long day care services;
- One youth-oriented facility should be provided in each park such as a skateboard facility, multi-court or play equipment suitable for younger teenagers (i.e. over 12 years old);
- Off-road shared pedestrian/bicycle facilities linking to schools, shops, parks, bus stops and community facilities;
- A new 500 square metre library facility located in Buronga and Gol Gol with consideration of a site for the proposed library in the main retail/commercial area of Buronga;
- Support for the growth of junior sporting teams through the provision of additional sports facilities;
- Allowance and design controls for small lot subdivision and integrated multi - dwelling housing developments providing cottages and/or attached single storey homes suitable for older people;
- The requirement for all new residential subdivisions to provide 5% of homes to be designed in accordance with adaptable housing guidelines adopted by Council;
- All public infrastructure such as footpaths, pedestrian crossings, park facilities, public buildings and commercial facilities are to comply with AS1428 and AS4586 or other design controls adopted by Council;
- Extension of the existing Midway Centre to provide a more multifunctional community centre providing a minimum of 3 multipurpose community meeting/activity rooms and at least three sessional office spaces for government services;
- The main retail/commercial precinct to be provided in Buronga based on an assessment of the social, economic and environmental factors relevant to the development of retail and commercial facilities;
- Council develop and adopt a Disability Access DCP for all public infrastructure such as footpaths, pedestrian crossings, park facilities, public buildings and commercial facilities which ensures that AS1428 and AS4586 are met in both the Buronga and Gol Gol development and all other new development throughout the LGA; and
- Crime Prevention through Environmental Design (CPTED) guidelines or similar as adopted by Council are to be implemented in public open space areas, the Midway Centre, subdivision and road layouts, proposed retail/commercial areas, public footpaths/cycleways and other public infrastructure. In the interim the key strategies - surveillance, access control, territorial reinforcement and space management are endorsed under this DCP.

5 Built Environment

The proposed future development of Buronga and Gol Gol creates opportunities to raise awareness of environmental issues, improve access to the Silver City and Sturt Highways, improve the existing pedestrian/cycleway network and develop a series of multi-use corridors to benefit the whole of community.

The proximity of the site to the Murray River and existence of remnant Black Box communities provides a diverse and interesting framework for the new urban development to fit within. Linkages to the river and protection and enhancement of significant flora and fauna communities have been included as heads of consideration under Part 3.0 General Design Controls.

Objectives

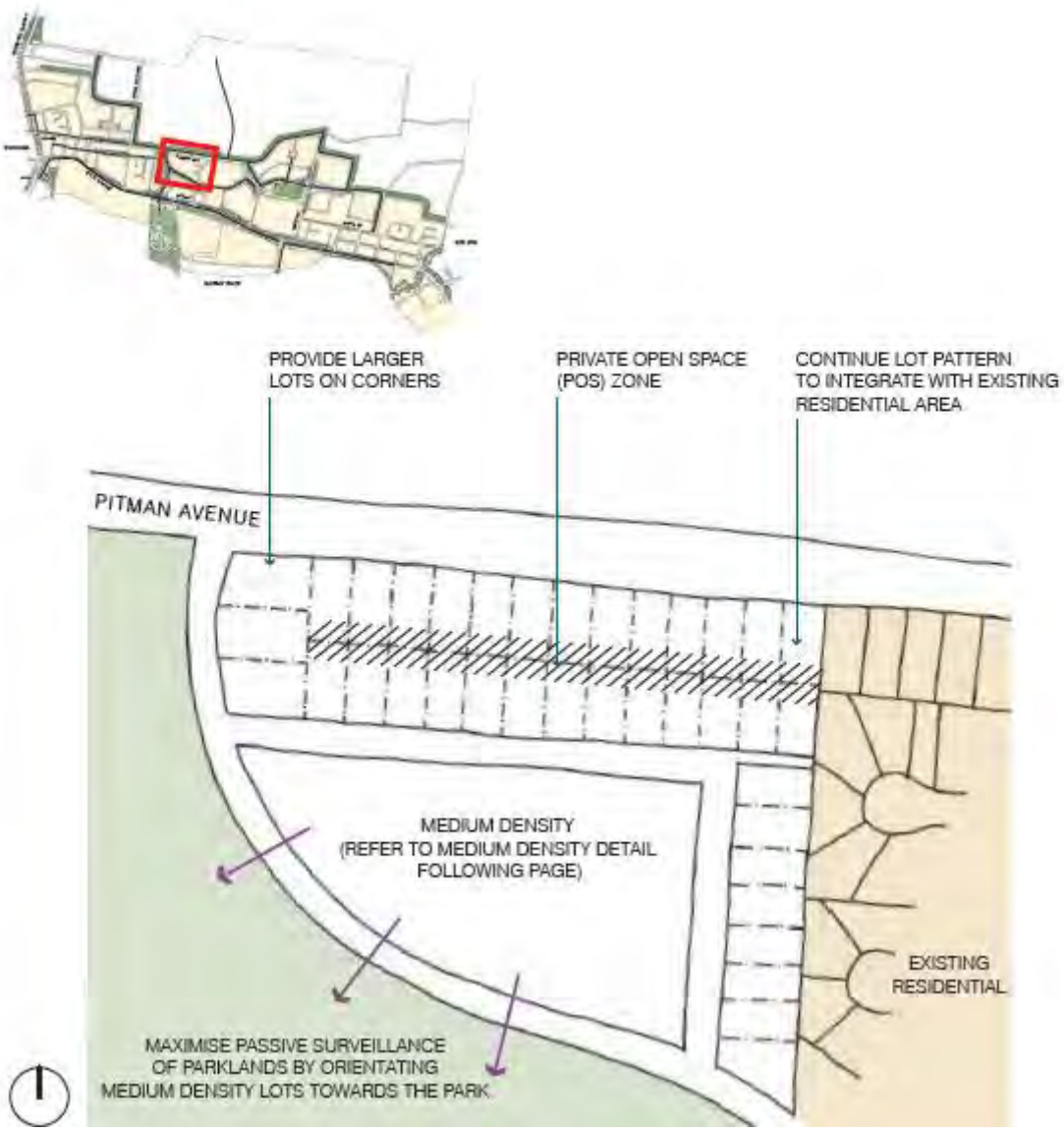
- To ensure that the site's characteristics and context have been considered in development proposals.
- To provide a series of open space corridors that provides amenity, recreation, habitat value and provision for services.
- To provide safe pedestrian and cycleway networks that connect Buronga and Gol Gol with key open space areas as well as Midway.
- To provide a road network that maximizes connectivity, legibility and way finding.
- To provide separation between urban, industrial and agricultural lands.
- To integrate new development with the environmental considerations outlined in the Environment Plan, Appendix 2.
- Improve safety and access to the Silver City and Sturt Highways as recommended in the Traffic Management Plan Appendix 3.
- To improve access and way finding to the Murray River.
- To ensure that landscaping is an integral part of each development proposal.
- To incorporate the principles of Water Sustainable Urban Design into the Built Environment.

Implementation

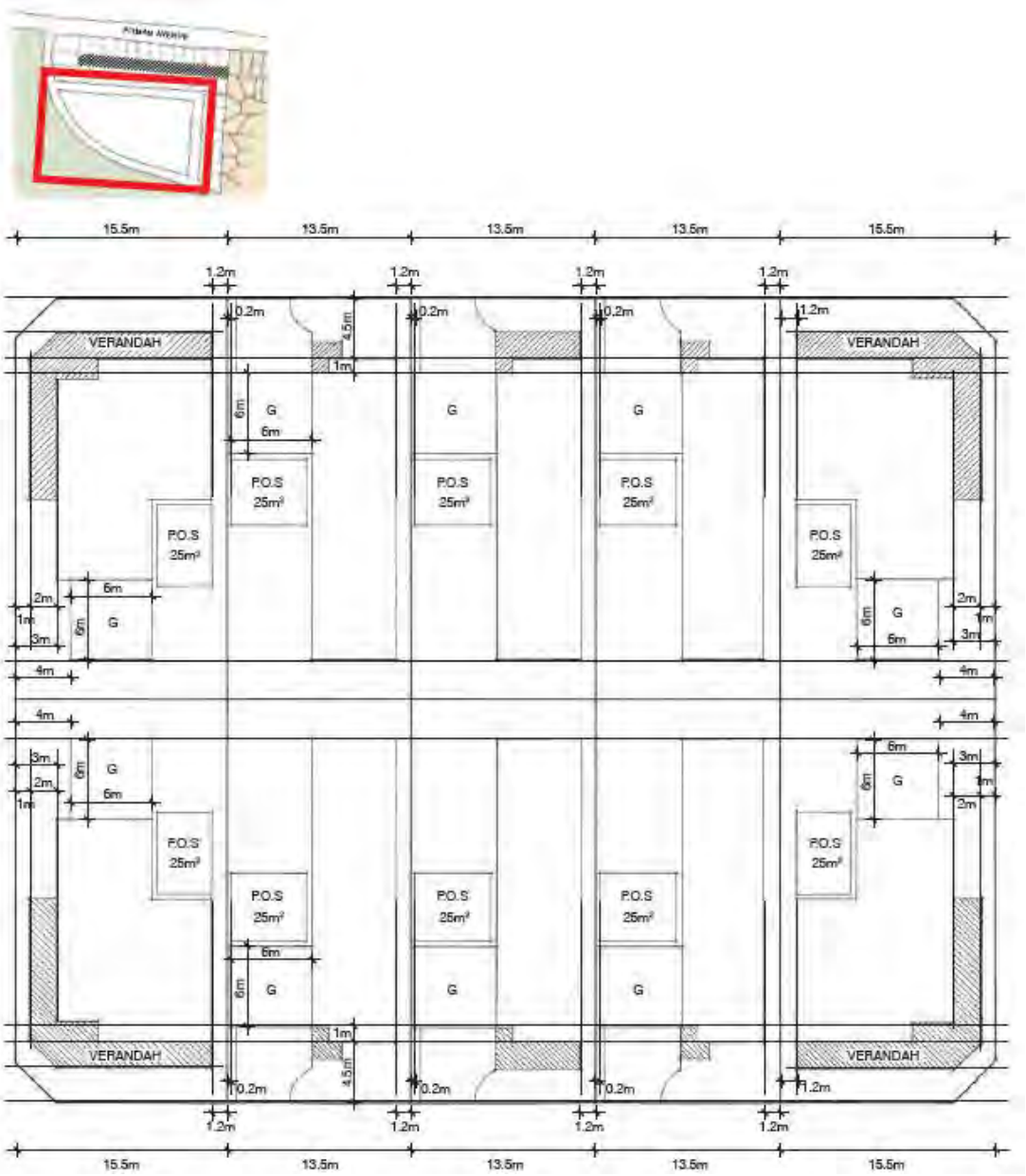
Council has endorsed a number of Development Controls to ensure that the Objectives are met. Controls have been prepared to cover the following aspects of the Built Environment:

- Internal Road layouts (hierarchy, widths, profiles, connectivity and emergency access). Refer to Traffic Management Plan Appendix 3 and Figure 3 Buronga and Gol Gol Road Types;
- Intersection treatments are included in the Traffic Management Plan, Appendix 3
- Servicing provision; refer to Figure 3.13 Public Utilities and Detail 10 from the Landscape Masterplan (Figure 4);
- Integrated cycle and pedestrian access; Locations are shown on the Landscape Masterplan (Figure 4) and Figure 3.13 Public Utilities;
- Traffic management measures to control traffic movements and speeds to reinforce the road hierarchy; refer Traffic Management Plan, Appendix 3 and Figure 3.14 Pedestrian/Cycleway Crossings;

- Landscaping to the public domain has been addressed in Figure 4 – Landscape Masterplan. Part C of the DCP contains controls for landscaping to the private domain; and
- Part C of the DCP contains controls for architectural treatments whilst Part B 2.0 Site and Context Analysis discuss the broader principles of site design and the impacts on streetscape function and amenity.



Residential Subdivision (indicative treatments)



Medium Density Indicative Plan

5.1 DESIGN OF RESIDENTIAL DEVELOPMENTS

The intent of the design guidelines is not to sterilise design creativity and stylish articulation of buildings and facades. It is primarily to achieve a consistent approach to housing, design and siting, and to create vibrant neighbourhood with strong connectivity between communities within neighbourhood, positive engagement between residents and high level of community safety.

5.1.1 Site Context and Analysis (See Appendix 1 Diagram D1)

In order to design housing suited to the site's topography and location, the following design process is required.

It is envisaged that builders will develop a range of new housing products which respond to specific site conditions. Builders and developers for new dwellings must follow the steps outlined below when designing houses at Buronga and Gol Gol.

Site Analysis

A site analysis as shown below is required to demonstrate how the design responds to site specific conditions, including:

- Orientation and aspect;
- Topography;
- Existing vegetation;
- Views;
- Size and dimensions;
- Neighbouring building locations (if known);
- Prevailing winds and breezes; and
- Any existing easements and restrictions.

5.1.2 Streetscapes (See Appendix 1 Diagram D2)

The streetscape character of the development will comprise a mix of dwelling types. House designs will respond to specific site conditions and complement adjoining homes. Design of the public domain and front yards will provide continuity in the streetscape.

The character of each street will be influenced by its topography and aspect e.g. dwellings on one side of any particular street could be characterised by sun control devices, landscape, material selection or massing response.

The articulation of each dwelling should also have regard to adjoining and surrounding development. The diagram shown in the DCP Appendix Design Book is an example of the preferred streetscape treatment for Buronga and Gol Gol.

The visual impact of garages and carports on the streetscape shall be minimised, not be seen as dominating the front façade of the dwelling and be in accordance with the following:

- Garage design, form and materials must be compatible with the dwelling character.
- The width of the garage is not to exceed 50% of the frontage of the dwelling.
- Carport and garages must comply with the relevant setbacks (See the following Chapter 8 Part B Sections 5.13 and 5.14 of this DCP).
- Garages are to complement the overall colour scheme of the house.

Building Articulation

Building articulation should be an integral part of the design of the overall form and structure of the dwelling, especially those of two storeys and split level dwellings. Appropriate setback from the upper level of the dwelling will ensure that the dwelling is not seen as dominating the streetscape and imposing on adjoining properties of a lesser bulk and scale.

For sites with rear (backyard) frontage onto the Murray River in the Buronga and Gol Gol area specific to dwellings along Carramar Drive, rear allotments to Sturt Highway and Carbone Court, building articulation, massing and bulk/scale controls apply to the section of the new dwelling facing the River. The applicant must address in the development application for a new dwelling compliance with this section of the DCP and to ensure that the design of the section of the dwelling facing the River is an integral design henceforth meshing of built and natural environment.

Design of specific building elements e.g. verandahs, decks, balconies, openings, sun control devices should be considered for the whole building and not simply for the front elevation. This includes verandahs, decks, patios and the like jutting out of section of the dwelling facing the Murray River.

It is expected that the variety of different site and street conditions will generate a range of building articulation expressions.
Articulation shall be achieved by incorporating building elements which include the following:

- Where possible the ground floor level of the house and front verandah should be raised approximately 500mm above ground level to create a transition zone between the public and private domain.
- Locate living areas to provide casual surveillance of public open spaces. Provide windows and balconies off these spaces for added articulation and improved streetscape appearance.
- Awnings and/or sun control screens are required on all upper and lower storey windows facing north, east and west not protected by eaves.
- Dwelling articulation is required to the front and rear of each dwelling. The articulation zone is generally located 2.0m from the front boundary and its depth is determined by the setback of the main dwelling facade. On corner lots, the articulation zone wraps around both street frontages. Wrap around verandahs, balconies and decks may be constructed within this zone. Attention and detail must be

given to the rear of the dwelling to improve the visual amenity of the occupant and neighbours. Additional emphasis on amenity protection is given to dwellings with frontage onto the Murray River.

- Entries to dwellings must address the street and be clearly visible from the street except when the dwelling directly fronts open space, from which the entry must be accessible. Entries must provide protection from the weather. Concealed entries which do not provide casual and passive surveillance are not acceptable.

Materials and Colour Selection

The intent of this part of DCP is to develop vibrant, liveable and connected neighbourhood characters to the residential / townships across Buronga and Gol Gol. Council does not specify the use of specific materials and colours, rather than to encourage consideration in the selection of colours and materials to achieve the intended neighbourhood character. In the longer term vibrant, liveable and connected neighbourhoods imbue a sense of place and foster amongst its residents pride of community.

Interest can be added to the façade, and building elements can be highlighted, by the use of different materials and colours. Features highlighted should be meaningful and should help explain the internal spaces of the house, such as the base and upper floor. Carefully used accent colours and detailing can also add interest to the home.

It is important when selecting colours that the house be considered within the streetscape, thinking about other houses neighbouring and adjacent to it. The house should be different to those close to it, while the use of the recommended materials and colour palettes should ensure all the houses on the street still complement each other.

5.1.3 Front Setbacks (See also Appendix 1 – Diagram D3)

To ensure satisfactory front setback distance, to build on neighbourhood connectivity of buildings and space and to enhance neighbourhood character

Controls

- Councils will consider flexibility in front setbacks, however the following development standards are recommended:
    - In areas being newly subdivided areas, setbacks (inclusive of verandah, porch) from the front boundary of the allotment should be a minimum of 6 metres for single storey buildings including dwelling houses, dual occupancy, multi-dwelling housing on RU5 Village zoned land and a minimum 15m for R5 Large Lot Residential zoned land.
    - In areas being newly developed areas, setbacks from the front boundary of the allotment for residential flat buildings should be 4.5m average off a minimum of 6m.
    - On corner lots a minimum setback of 4m is required to the secondary frontage provided that the unbroken length of wall along the frontage does not exceed 8m and the building is designed to provide an attractive appearance to the secondary street frontage.
    - Setback to front boundary for all dwellings where the entry or garage has frontage to the secondary street shall be a minimum of 4.5m for RU5 Village zoned land and 15m for R5 Large Lot Residential zoned land.

- In Buronga and Gol Gol, it is noted that Council has adopted as part of the Structure Plan a nominated verge width of 3.5m to apply to residential subdivision and development.

- In established areas of Buronga and Gol Gol, infill development is to be setback the same distance as one of other adjoining buildings provided the difference between setbacks of the two adjoining buildings is less than or equal to 2 metres **OR** the average of the setbacks of the adjoining dwellings if the difference between the setbacks of the adjoining building is greater than 2 metres.

5.1.4 Side and Corner Lot setbacks (See also Appendix 1 – Diagram D4)

To ensure satisfactory side setback distance and to protect general amenity of adjoining properties

Controls

- Side setbacks are measured from the lot boundaries.
- Single storey buildings including dwelling houses, dual occupancy and multi dwelling housing – a minimum of 1m and a combined total of 4.5m.
- Corner lots having two side boundaries a minimum of 2m for single storey buildings including dwellings, dual occupancy and multi dwelling housing.
- For two storey development – See Diagram D4
- Residential flat buildings – a minimum of 1m and other setbacks subject to individual site design analysis. See Diagram D4.
- Note: the following structures are permitted within the side setback: unroofed landings, steps or ramps not more than 1m in height above finished ground level, fascias, gutters, downpipes, eaves up to 600mm, pergolas, awnings, shielded light fittings, electricity or gas meters, masonry chimneys, flue pipes for cooking or heating appliances, domestic fuel tanks or other services.

5.1.5 Rear setbacks

To ensure satisfactory rear setback distance and to protect privacy amenity of adjoining properties

Controls

Single storey buildings including dwelling houses, dual occupancy and multi- dwelling housing – a minimum of 3m.

For two storey development – a minimum of 6.5m for the second storey component of the development.

Note: The balcony component can be extended into the setback area on the provision that obscure screening to a height of 1.7m is included in the design of the balcony. Obscure screening is required to areas of balcony where there is direct overlooking into the private open space of an adjoining property.

Residential flat buildings – a minimum of 7.5m and other setbacks subject to individual site design analysis.

Note: The balcony component can be extended into the setback area on the provision that obscure screening to a height of 1.7m is included in the design of the balcony. Obscure screening is required to areas of balcony where there is direct overlooking into the private open space of an adjoining property.

5.1.6. Walls on Boundaries (See also Appendix 1 – Diagram D5)

To allow for best use of space on narrow lots without creating amenity impacts on adjoining properties

Controls

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings, the following control is used:

- A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot,

  Or

- Where there exist or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

- A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

- A building on a boundary includes a building set back up to 150mm from a boundary. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

5.1.7. Building heights and overshadowing

To ensure that new residential development does not overshadow adjoining properties specifically private open spaces.

Controls

- A shadow diagram is required for all two storey development to identify the shadow impacts on adjoining properties at 9am, 12 noon and 3pm on 21 June and 21 May/September to minimise any overshadowing of adjoining dwellings or private open space.

- The site area which passive solar access is most prevalent is the 135 degree arc between the East and North West (measured anti-clockwise). See Diagram for examples of building designs to ensure existing passive solar values of adjoining properties are not affected in a detrimental way.
- Emphasis will be placed on east-west orientated lots to ensure that overshadowing does not affect the use and enjoyment of private open space.
- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 60 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
- Open-air passages alongside dwellings are not counted as available private open space.
- If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

5.1.8. Site Coverage (See also Appendix 1 Diagram D6)

To ensure no overcrowding of residential development on a single allotment or a multi dwelling site

Controls

The maximum site coverage for single dwelling houses and dual occupancies shall be 60%.
Before deciding on a development application, Council will consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the
- Features of the site including useable spaces.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

5.1.9. Private Open Space (See also Appendix 1 Diagram D7)

To ensure that new residential development will have satisfactory area of private open space

Controls

A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space to consist of

- secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or

5.1.10 Energy Efficiency and Solar access (See Appendix 1 Diagram D8)

To encourage environmentally sustainable design and development

Controls

Solar access is to be provided to habitat spaces including living areas within dwellings and between dwelling houses and to private open spaces areas

Dwellings should be designed to enable living areas and private outdoor areas to receive 4 hours of direct sunlight between 9am and 3pm on 22 June.

Whilst *SEPP (BASIX)* provides the minimum level of compliance of dwelling design in energy efficiency, the floor layout of the dwelling should be designed to maximise energy efficiency through cross ventilation, positioning of habitable spaces and roof space ventilation.

5.1.11 Daylight to existing windows (See Appendix 1 Diagram D9)

To allow adequate daylight into existing habitable room windows

Controls

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

5.1.12 North-facing windows (See Appendix 1 Diagram D10)

To allow adequate solar access to existing north-facing habitable room windows.

Controls

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

5.1.13. Overlooking

To limit views into existing secluded private open space and habitable room windows.

Controls

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the
window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
- Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.
- Screens used to obscure a view should be: Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This DCP control does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

5.1.14 Fencing and Retaining Walls (See Appendix 1 Diagram D11)

To manage the amenity of front fences on the streetscape and neighbourhood character

Controls

The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

Maximum front fence height

Streets in a Main Road 1 5 metres / Other streets 1.2 metres. Variation to front fencing for a property facing a main road where evidence can be substantiated as to severe noise impact, may be given consideration to a higher front fence limit than stated in this DCP.

5.1.15 Car Parking and Vehicle Access (See Appendix 1 Diagram D12)

To ensure adequate provision of tenant / owners car parking on site and to manage visitors parking

Controls

Adequate provision of secure and accessible on-site parking for residents and adequate visitor parking is required for all development as per the Car Parking Ratio Table (See Chapter 3 Part 5)

Open car parking spaces are to be surfaced with materials that provide for stormwater infiltration.

Driveways for multi-dwelling housing and residential flat buildings when adjacent to side boundaries of other housing forms are to be offset a minimum of 2m for the first 6m and then 1m for the full length of the driveway and this area provided with landscaping.

Driveways for dual occupancy developments are offset a minimum of 1.5m from any side boundary for the full length of the required front setback and the offset is to be landscaped. Where a driveway will service more than one dwelling an adequate manoeuvring area is to be provided so that vehicles can enter and leave the site in a forward direction.

Driveway access is to be constructed in accordance with Wentworth Shire Council's minimum standard for driveway gradients. Manoeuvring areas are to be constructed in accordance with the requirements of Australian Standard 2890.1. Driveways from the edge of the road to the front property boundary are to be constructed in plain concrete with no colour or stencilling to the full width of 3m maximum.

Visitor Parking

Visitor parking for dual occupancy and medium density development may be provided within the building line provided that it is setback a minimum of 2m from the street alignment and suitably screened by landscaping.

5.1.17. Cut and Fill (See Appendix 1 Diagram D13)

To ensure that cut and fill of land does not prejudice site stability and cause soil erosion

Controls

- The intent of the controls is to preserve the existing topography and amenity of the neighbourhood in the vicinity of the proposed development by minimising changes to the existing ground levels and minimising impacts on neighbours.

- For dwelling houses, dual occupancy development and multi-dwelling housing (i.e. especially those incorporating slab on ground construction) cut or fill shall not exceed 1m.
- Development within two (2) metres of lot boundaries is to employ construction methods to ensure that the fill is retained within the confines of the allotment.
- Development exceeding two (2) metres from the boundary will be permitted to batter any fill external to the building
- Excavations in excess of one (1) metre within the confines of the building may be permitted to allow for basements, garages, providing the excavations do not exceed 3m and are adequately retained and drained.
- Cut and fill batters should not exceed a slope of 1:2 to the natural ground level unless the foundation strata of the area permits otherwise and Council is satisfied with the site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion.
- Stormwater or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance and adequate drainage is to be provided to divert water away from batters.
- Measures are to be taken to retard stormwater or surface water runoff.

5.2 DESIGN OF COMMERCIAL DEVELOPMENT

5.2.1 Design

Commercial development should design to serve multiple functions other than just a retail shopfront. Consideration should be given to the nature of such development, signage, on street advertising such as A Frame signs, potential alfresco dining and opportunities to increase mixed use (shop top housing) development to increase afterhour's passive surveillance in commercial precincts.

Controls

The materials proposed to be used in building are to be specified in terms of texture and colour and a statement of their performance under prevailing and likely environmental conditions submitted with the development application. Major buildings in the commercial area are to be designed by qualified architects.

Where external glass is used to clad buildings it must have a reflectivity index of less than 10%.

All retail development should provide an awning for the length of its street frontage to protect pedestrians from the weather.

5.2.2 Site Analysis

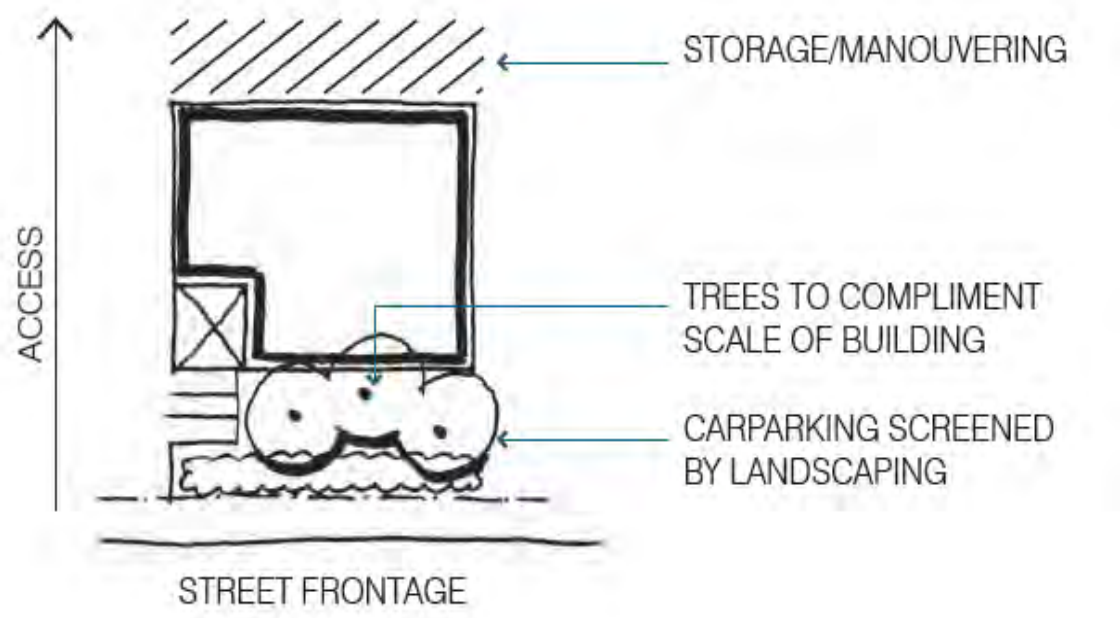
Site analysis for commercial development should include:

- The north point;
- Site dimensions and area of land;
- Location of easements (type), rights of way and other restrictions;
- Contours to AHD (existing and proposed);

- Location of driveways, vehicle parking/manoeuvring areas including numbers of parking spaces, vehicle crossing, footpaths (existing and proposed) with levels to AHD;
- Location, height and species of trees/vegetation (existing and proposed);
- Location of fences (existing and proposed);
- Location and type of waste disposal facilities;
- Location of drainage facilities/services (existing and proposed);
- Structures and trees/vegetation to be removed;
- Location and uses of all buildings;
- Setback dimensions and building lines;
- Adjoining streets, boundaries and buildings;
- Proposed areas if any of cut/fill (area, type, level to AHD); and
- Any other relevant matter considered appropriate.

5.2.3 Site Arrangement

The minimum site areas for commercial development are not prescribed for commercial uses except in respect of the requirements for car parking; access and landscaping that will influence site area and site coverage.



Site Coverage

The maximum site coverage for all commercial development is generally restricted to 70 per cent. This may be exceeded in certain areas (for example, Buronga or Gol Gol) if, in the opinion of Council, special circumstances exist.

Setbacks

• Setbacks for commercial buildings for road frontage boundaries are to be assessed individually.

• Where the building abuts a residential zone the residential set back controls will apply to that commercial development

• Setbacks to side boundaries are to be in accordance with the Building Code of Australia

5.2.4 Height of Buildings

Council will consider the following matters in respect of the height, scale, bulk and density of the proposed development:

- the external appearance and materials used on the exterior of the proposed development
- the relationship of the proposed building to the streetscape or landscape
- the effect of the proposed building on public amenity
- the effect of the proposed building on wind patterns
- the effect of the proposed building on overshadowing especially public places
- the effect of the proposed building on views from public places
- the effect of the proposed building on any item environmental heritage in the vicinity
- the effect of reflections from the exterior of the proposed building on roads, public places and buildings in the vicinity.

The Wentworth Local Environmental Plan 2011 does not set the height limit for commercial developments.

5.2.5. Landscaping

- Consideration should be given to tree planting to provide a sense of scale and to provide shade and amenity.
- Any car parking forward of the building line should be screened by a landscape screen maintained to 1.2m high or a suitable form of screening.
- A bank guarantee based on an agreed cost quote for the replanting and maintenance of the landscaping for a period of 12 months will be required to be lodged with Council with the Construction Certificate. Subject to satisfactory completion and maintenance of the landscaping the guarantee will be released 12 months after completion of the development.

5.2.6. Car Parking (See also Appendix 1 Diagram D14)

Adequate car parking is to be provided for each commercial development as per the requirement shown on Car Parking Ratio Table (See Chapter 3 Part 5). This is particularly important given that commercial strips are located adjacent to and close by to arterial routes such as Sturt Highway. Inappropriate parking areas, poor traffic circulation and poor parking management can result into congestion in the area and queuing of cars onto major roads.

- Car parking must be incorporated into any development proposal, whether for new development, change of use, redevelopment or additions.

- On-site circulation design must allow all vehicles to turn around within the site. Reversing on to or from any public road is not permitted. If semi-trailers are likely to use the site on a regular basis, a demonstrated diameter turning circle must be provided or a practical „T' arrangement demonstrated to Council's satisfaction including a traffic management plan.

5.2.7. Pedestrian Paving

Pedestrian footpaths along the frontage of any commercial development must be improved and details of this work and for landscaping and paving between the building line and property boundary must be provided to Council.

5.2.8. Advertising Structures

Advertising structures and signs require Council approval before to installation.

- Signage should be integrated to reduce potential of visual clutter.
- Pylon sign configuration is preferred so as to consolidate signage.
- Any signage above awnings must be carefully designed and located. Consideration should be given to locating it elsewhere within the site or on the building. If located above awnings its size, colour, material and illumination if to be used on signage must all be considered.

5.2.9. Water Pollution (See Appendix 1 Diagram D15)

Council seek to minimise water pollution caused by new development.

During construction the potential to pollute is high. To reduce this risk Council may require:

- On-site wheel and vehicle base cleaning facilities to reduce soil and contaminated material leaving the site.
- Protection of as much existing vegetation as possible to reduce erosion
- Storage of building materials on site to minimise stormwater contamination

To ensure all potential water pollutants are controlled and dealt with on site, Council may require devices such as:

- Effective bunding
- Retention pits
- Grease traps
- Booms and trash racks
- Silt and litter arrester pits
- Siltation ponds

These lists are not exhaustive and may vary as innovative products and methods are developed.

The pollution of any waters is prohibited and this is an issue where siltation and sedimentation run off may affect the Murray River. Discharges from premises of any matter, whether solid, liquid or gaseous into any waters is required to conform to the *Protection of Environment Operations Act 1997 as amended* and it's

Regulation, or an environment protection licence issued by the Department of Environment, Climate Change and Water for Scheduled Premises.

5.3 Crime prevention through environmental design

Objectives

The objectives of this plan for crime prevention through environmental design (CPTED) are to:

- enhance and improve community safety within the Wentworth Shire Council local government area
- create a physical environment that encourages a feeling of safety
- address community concerns with regard to issues of community safety and crime prevention
- reduce the level of crime within the Wentworth Shire Council local government area
- prevent the opportunity for criminal activity
- ensure that new developments promote CPTED

(a) Lighting

Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Moreover, others can see you, which further reduce the likelihood of a crime being committed. The following CPTED requirements for lighting apply:

- All areas intended to be used at night should allow appropriate levels of visibility
- Pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting
- Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting should clearly illuminate the faces of users of pathways streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road
- Lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points lighting should take into account all vegetation and landscaping that may act as a entrapment spot
- Lighting should be designed so that it is difficult for vandals to break where appropriate use movement sensitive and diffused lights
- Avoid lighting spillage onto neighbouring properties as this can cause nuisance and
- Reduce opportunities for natural surveillance
- Illuminate possible places for intruders to hide
- As a guide areas should be lit to enable users to identify a face 15 metres away

- All lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly
- Use energy efficient lamps/fittings/switches to save energy

(b) Fencing

If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This then further increases the likelihood of a crime being committed. The following CPTED requirements for fencing apply:

- Fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide
- Front fences should preferably be no higher than 1.2 metre. Where a higher fence is proposed, it may only be considered if it is constructed of open materials (e.g. spaced pickets, wrought iron etc).
- If noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre)

(c) Car parking

Poorly designed car parks whether underground or not can be a dangerous environment for their users. Through the provision of some basic design elements, such as lighting and signage, these spaces can be made safer. The following CPTED requirements for car parking apply:

- car parks, aisles and manoeuvring areas shall be:
  - designed with safety and function in mind
  - have dimensions in conformity with AS2890 - Parking Facilities (relevant
  - parts of this standard are AS2890. 1 - Off-street parking, AS2890.2 –Commercial vehicle facilities, and AS2890.3 - Bicycle parking facilities) where parking spaces are to be provided for people with disabilities, these spaces are to be:

    - suitably located near entrances to the building and lifts/ access ramps, if required
    - provided in accordance with Australian Standards 1428.1 - Design for access and mobility
    - appropriate signage and tactile pavement treatments should also be installed, where required

The design of car parking areas should incorporate the following elements:

- Provision of a safe and convenient vehicle entry and exit that avoids traffic/pedestrian conflict and impact on the surrounding road

- The internal (vehicular) circulation network is free of disruption to circulating
- Traffic and ensures pedestrian safety
- The movement of pedestrians throughout the car park should be clearly delineated by
- All users of the car park and minimises conflict with vehicles
- The design of the car park should ensure that passive surveillance is possible and
- Where appropriate, incorporate active measures such as cameras and security patrols. Car parks should be designed to minimize dark areas through the provision of appropriate lighting

Large car parks should incorporate communication devices such as:

- intercoms
- public address systems
- telephones
- emergency alarms

All surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible.

All potential entrapment points should be avoided (e.g. under stairs, blind corners and wide0 columns). Adequate lighting and mirrors should be used when certain design features are unavoidable.

(d) Entrapment spots & blind corners

Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime. The following CPTED requirements for the avoidance of entrapment spots and blind corners apply:

- Pathways should be direct – all barriers along pathways should be permeable (including landscaping, fencing etc)
- Consider the installation of mirrors to allow users to see ahead and around corners – the installation of glass or stainless steel panels in stairwells can also assist in this regard
- Entrapment spots adjacent to main pedestrian routes such as a storage area or small alley should be eliminated from all designs
- If entrapment spots are unavoidable they should be well lit with aids to visibility such as convex mirrors and locked after hours to eliminate excuse making for individuals to loiter, avoid placement of seating near or adjacent to ATM's, public phone boxes, toilets, corridors and isolated locations

(e) Landscaping

Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners. The following CPTED requirements for landscaping apply:

- Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high-canopied vegetation are good for natural surveillance
- Trees with dense low growth foliage should be spaced or 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
- Avoid vegetation screening of all public use toilets
- Avoid vegetation that impedes the effectiveness of public and private space lighting use „green screens' (wall hugging vegetation that cannot be hidden behind) if screening large expanses of fencing to minimise graffiti

(f) Communal/public areas

Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety. The following CPTED requirements for communal/public areas apply:

- Position active uses or habitable rooms with windows adjacent to main communal/public areas (playgrounds, swimming pools, gardens, car parks etc)
- Communal areas and utilities (e.g. laundries and garbage bays should be easily seen and well lit)
- Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells
- Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry
- Seating should be located in areas of active uses and of suitable design.

(g) Movement predictors

Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass. Careful design is needed to ensure that they are not included in a development or are appropriately treated where included to reduce the risk. Through site links are another type of movement predictor, however, unlike under passes these can provide a benefit to the community if designed appropriately to ensure safety. The following CPTED requirements for movement predictors apply:

- Where movement predictors are used the users of it should have clear site lines so they can see what is ahead and behind at all times

- Lighting of movement predictors is essential. Natural lighting should be used where possible with consideration given to wall and ceiling materials to help reflect light
- Emergency intercoms, telephones and security videos should be included in the design of movement predictors. Adequate consideration should be given to who will be monitoring such equipment
- No entrapment spots should be included in any movement predictor

(h) Entrances

Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime. Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently. The following CPTED requirements for entrances apply:

- Entrances should be at prominent positions and clearly visible and legible to the users
- Design entrances to allow users to see into the building before entering
- Entrances should be easily recognisable through design features and directional signage
- Minimise the number of entry points – no more than 10 dwellings should share a common building entry
- If staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street
- Avoid blank walls fronting the street
- In industrial developments, administration/offices should be located at the front of the building

8.2 WENTWORTH AERODROME RESIDENTIAL DEVELOPMENT

PART A – APPLICATION OF THIS CLAUSE

This plan applies to the land shown on the map as MAP TO CLAUSE 8-2, identified as the RESIDENTIAL area adjacent to the Wentworth Aerodrome. The Aerodrome development has an existing development control plan which will be repealed following the adoption of the Wentworth Shire Development Control Plan 2010.

Map Clause 8.2

Area Marked in Red is the Area subject to this Clause.

PART B – SITE SPECIFIC CONTROLS

This plan applies to Lots 1 and 2 DP 819579, Parish and County of Wentworth identified on the attached maps, AND to an extent relate to the Wentworth Aerodrome land being Lot 3 DP 819579.

1 INTERPRETATION

Lots 1, 2 and 3 DP 819759 are all land zoned RU1 Primary Production under the Wentworth Local Environmental Plan 2011.

The Wentworth Aerodrome is a registered (uncertified) aerodrome under Civil and Aviation Safety Authority Regulation for private access to flights into and out of Wentworth. There is no ATC (air traffic control) for the Wentworth Aerodrome.

Lot 1 has been subdivided into eight lots, each containing approximately 0.8 ha. The residual eastern end of Lot 1 contains airport facilities and should be consolidated with Lot 3. A taxiway has been constructed along the rear of Lot 1 to provide each lot in the new subdivision with direct access for aircraft. Lot 2 has the potential to be developed for 0.5ha allotments with access to the aerodrome through a new taxiway.

An obstacle height limitation surface has been prepared for Lots 1 and 2. This surface restricts the height of developments adjacent to airfields, and preserves the operational security of the aerodrome.

Access to individual lots will be from Old Renmark Road, which carries secondary level traffic from Renmark South Australia to Wentworth. The road is sealed to a limited length up to the intersection with Rufus River Road (leading to Lake Victoria).

2 DESIGN AND SITING

The frontage onto Old Renmark Road establishes the need to maintain a high standard of development appropriate for this gateway to Wentworth. Matters to be considered for all buildings include:

- orientation to optimise solar efficiency, protection from wind and access to views,
- landscape design and tree planting, and
- the use of appropriate new building materials. Dwelling setbacks should provide sufficient space to enable landscaping around each side of the dwelling.
- materials used in the construction of building/s specific to those with high level of reflectivity such as zincalume is not supported.

Each lot is to be individually fenced. Access to the airport is to be limited to the individual taxiways at the rear of the both stages of development, respectively being Lot 1 estate and Lot 2 estate.

3 BUILDING ENVELOPES

A building envelope has been identified for each site within the subdivision. The envelopes provide a range of options for the siting of dwellings, while encouraging a generally unified streetscape. The envelope boundaries for Lot 1 estate are set back 20 m from the Old Renmark Road frontage and 5 m from the lot side boundaries.

Lot 2 estate envelopes establish complementary setbacks for the internal road. All buildings and effluent treatment systems should be located within the building envelope. See attached plans for further details.

4 FLOOR HEIGHTS & EARTH MOUNDS

Floor levels for all habitable rooms are to be set not less than 750 mm above the 1956 flood level. Earth mounds should only be large enough to contain the dwelling and effluent treatment tank plus a horizontal projection of 3 m beyond all external walls and the tank. Batter slopes should grade gently to the surrounding plain. Construction is to comply with other provisions of this DCP in relation to flood planning development.

5 HEIGHT LIMITATION

No building mast or other structures is to project through the obstacle height limitation surface. Care is also to be taken with site landscaping to ensure that trees, when mature, do not project through the OHLS.

6 WATER SUPPLY

The subdivision and subsequent development of this area will achieve the quality desired if each new lot is provided with town water. Ideally a dual system providing both filtered and unfiltered water should be made available. Residents should provide 20,000 l of onsite storage. The supply would be a trickle feed with flows restricted by a “dole valve” at each lot boundary.

On-site storage tanks should be fitted with a valve and outlet suitable for use by NSW Rural Fire Services.

7 STORM WATER

Water conservation and water sensitive urban design should be encouraged, including the capture of all roof runoff. This runoff should be piped to tanks or ponds, each designed to hold the runoff from an estimated annual storm. Ponds should also collect any discharge from paved driveways or other hard standing areas where possible.

8 SEWERAGE

Waste waters generated within an allotment are to be treated and rendered harmless on site. The septic tank is to be located on the earth mound with all inlets protected against a 1% flood event. All treated water is to be contained within the site.

9 AIRCRAFT HANGARS

Aircraft hangar sites should be set back 15 m from the rear boundaries of each lot. Care should be taken to ensure that hangars do not project through the obstacle height limitation surface. Ideally hangars should be grouped in pairs on alternate lot boundaries to minimise their visual impact. Council seeks to limit the use of zincalume and/or corrugated iron materials on aircraft hangars as the bulk and scale of such structures can impeded on the safety of approaching and departing aircraft from the aerodrome due to excessive glare. Replacement of similar materials may be considered by Council and nonetheless it is discouraged.

10 AERODROME SECURITY

Aerodrome security must be maintained at all times. The boundaries between the airfield and Lot 1 and Lot 2 estates are to be fenced with a stock proof fence which sold be maintained in good order. Perimeter fencing should abut the private hangars and provide unimpeded access for aircraft. Any personal access gates onto the airfield should be fitted with self closers and maintained to the satisfaction of Council.

11 OUTDOOR LIGHTING

All outdoor lighting is to be baffled so that the proper operation of the aerodrome is not comprised.

12 LANDSCAPING

Landscape plans for this area should be responsive to local climatic conditions and the airport environs. Tree and shrub selections should be predominantly native indigenous species. Consideration should be given to providing privacy from neighbours, and providing shade and shelter from prevailing winds.

The landscape plan must confirm that the mature height of all new trees do not project through the OHLS.

Mulching and drip irrigation should be an integral part of any landscape proposal to optimise water conservation; large areas of lawn should be discouraged.

Definitions

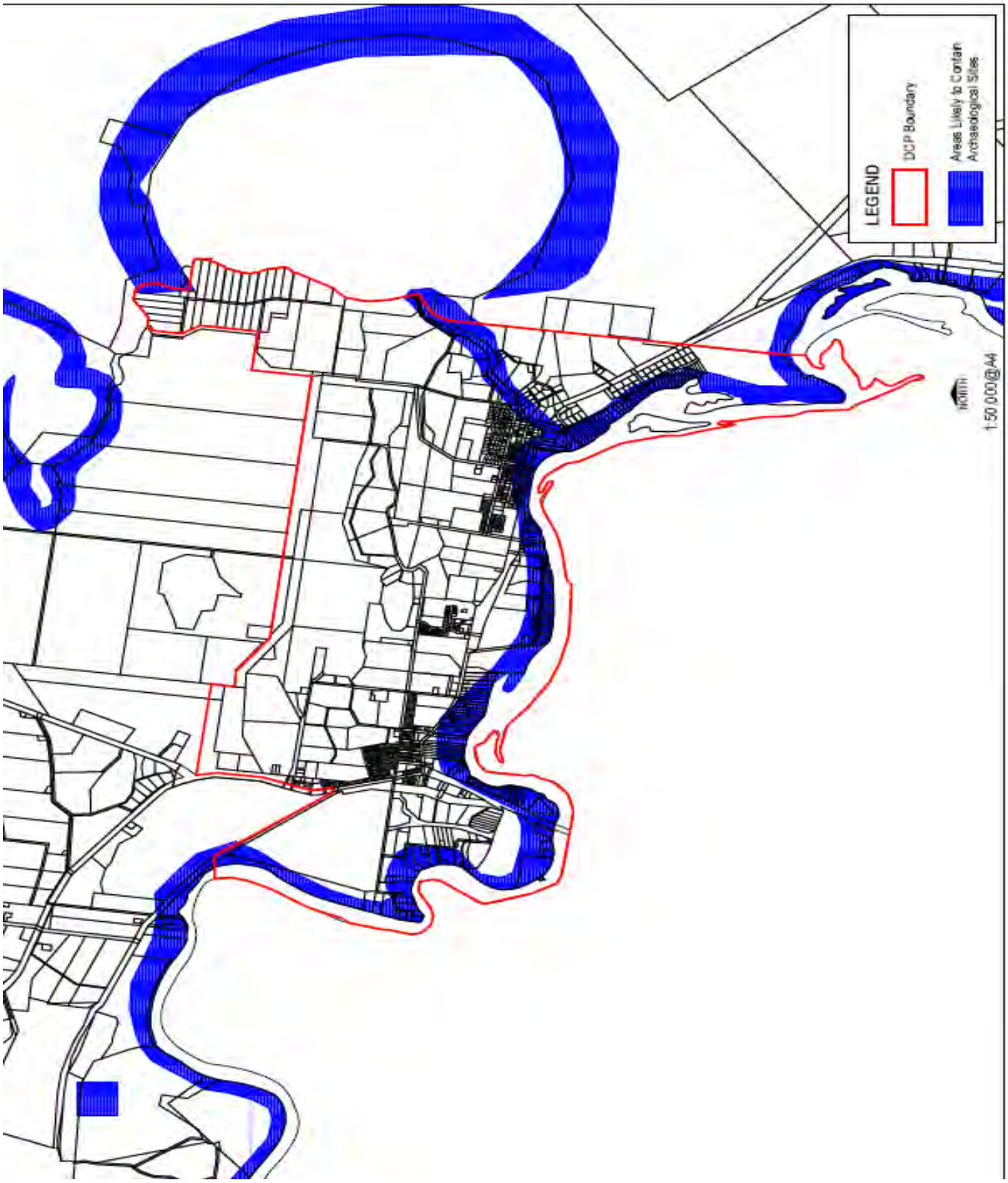
The following definitions apply for the purposes of this DCP. Additional definitions are also included in the Wentworth Local Environmental Plan 2011 as amended. In the event of any inconsistency, the definitions contained in the Wentworth Local Environmental Plan 2011 as amended will prevail.

A wider range of definitions is included in the Wentworth Local Environmental Plan. Prior to conducting an assessment of a development application, Council will classify the land use and/or development on the basis of information supplied. Clarification will be sought from the applicant if there is any level of ambiguity in the description as stated on the development application form.

Access handle	is that part of the land within a battleaxe lot which has a road frontage and may contain a driveway.
Adaptable housing	housing that is design and built to meet AS 4299 Adaptable Housing.
BASIX affected buildings	has the same meaning as contained in the Environmental Planning and Assessment Regulation 2000.
Battleaxe lot	is a lot where only the access handle has frontage to the street.
Building envelope	means the three dimensional shape which defines the limits for the siting, setbacks and height of any buildings.
Commercial premises	means a building or place used as an office or for other business or commercial purposes, but does not include shops, showrooms, tourist related uses or others defined elsewhere herein.
Corner lot	is a lot which has frontage to two roads on separate but adjacent boundaries.
Cottage industry	means an activity carried out under the following circumstances:- a, the activity is carried out within a dwelling or the curtilage of a dwelling occupied by the person carrying on the activity or on land adjoining the land owned by the person; b, the activity causes minimal interference to the amenity of the area; c, the activity is generally in character with the scale and ambience of other activities within the immediate area; d, any goods offered for sale have been either produced on the site of the activity or relate directly to the activity taking place on the site; and e, there are never more than 3 people employed in carrying out the activity who do not live in the dwelling within the curtilage of which the activity is carried out.
Driveway crossing	is the carriageway from the edge of the roadway to the property boundary.
Driveway	is the carriageway that is contained within a development site.

Finished ground level	means the level of the finished ground surface.
Front building line	is the distance a structure is setback from the front property boundary at the street frontage of a lot.
Home employment	means an occupation which is carried on in, or from a dwelling, the curtilage of a dwelling-house or residential flats, by the permanent residents of the dwelling and which does not involve: a, the employment on the premises of persons other than those resident; b, interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise; c, the display of goods, whether in a window or otherwise; or d, the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited to indicate the name and occupation of those residents).
Infill residential development	is the subdivision or development of land which has a residential zoning and which is bounded by existing residential development.
Living area	means the principle living space such as a living room, dining room, kitchen, rumpus room but does not include a bedroom, study, bathroom and laundry.
Lot	refers to an individual parcel of land.
Multi use corridors	areas of dedicated public land used for a range of complimentary purposes including active and passive open space, pedestrian and cycle access, regeneration and habitat corridor development, drainage and mains services.
Natural ground level	means the level of the ground surface prior to the commencement of any construction or excavation on site.
Setback	means the distance between the boundaries of a lot and any building or external structure attached to or forming part of a building.
Site	is a parcel of land.
Subdivision	has the same meaning as contained in the Environmental Planning and Assessment Act 1979.
Urban storm water	means water collected by urban stormwater drainage pipe and channel systems which concentrate urban stormwater runoff of a specific urban catchment area.

Appendix A - Potential Archaeological Sites



Appendix B – Buffers between activities and dwellings

TYPE OF PRODUCTION, USE OR STORAGE (PURPOSE)	THRESHOLD DISTANCE (METRES)	NOTES
Food, Beverages & Tobacco		
Abattoir:	500	
Smallgoods production	100	
Manufacture of milk products:	300	
Production of vegetable oils and fats using solvents:	300	
Flour mill:	300	
Bakery (other than one ancillary to a shop):	100	
Seafood processor:	500	
Maltworks:	300	
Tobacco and cigarette production:	500	
Poultry processing works	100	
Freezing and cool storage	150	
Milk depot	100	
Food or beverage production other than above:		Note 1
Textiles		
Dyeing or finishing of cotton, linen and woollen yarns and textiles:	300	
Carpet backing with latex:	300	

Production of artificial fibres & textiles:		
• cellulose nitrate or viscose fibre, cellophane or artificial rubber	1,000	Note 2
• other synthetic fibres and textiles	500	Note 2
Treatment or production of textiles:		
• using carbon disulphide	500	Note 2
• using other substances		Note 1
Rope, cordage and twine production:	100	
Wool scouring:	200	
Wood, Wood Products & Furniture		
Sawmill:	500	
Charcoal production:		
• by the retort process	500	
• other than by the retort process	1,000	
Wood preservation plant:	100	
Wood-fibre or wood-chip products:	1,500	
Joinery:	100	
Paper & Paper Products:		
Paper or paper pulp production:		
• involving combustion of sulphur or sulphur containing materials	5,000	Note 2
• from semi-processed materials	100	
• from prepared cellulose & rags	200	
• by other methods than above		Note 1

Chemical, Petroleum & Coal Products		
Chemical Fertiliser production:	1,000	Note 2
Industrial gases production:	1,000	Note 2
Polyester resins production	1,000	Note 2
Synthetic resins & rubber production other than above:	1,000	Note 2
Ammunition, explosives and fireworks production:	1,000	Note 2
Formaldehyde production:	300	Note 2
Paints and inks : • manufacture • blending and mixing only	 1,000 300	 Note 2
Pharmaceutical and veterinary production:	1,000	
Biocides production and storage:	1,000	
Soap and other detergents production:	300	
Cosmetics and toilet preparations production:	100	
Inks production:	300	

Petroleum refinery:	2,000	Note 2
Briquette production:	300	
Other petroleum or coal production:	500	Note 2
Organic industrial chemicals production other than above:	1,000	Note 2
Inorganic industrial chemicals production other than above:	1,000	Note 2
Chemical products other than above:	300	Note 2
Non-metallic Mineral Products		
Glass and glass production including glass wool:	500	
Rock wool manufacture:	500	
Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:	200	
Cement production in amounts: • up to 5,000 tonnes a year • between 5,000 & 150,000 tonnes a year • exceeding 150,000 tonnes a year	 300 500 1,000	
Concrete batching plant:	300	
Bitumen batching plant:	500	
Concrete article or stone article production:	100	
Plaster or plaster articles production:	100	

Basic Metal Products		
Works producing iron or steel products in amounts:		
• up to 1,000,000 tonnes a year	100	
• exceeding 1,000,000 tonnes a year	1,000	
Production of non-ferrous metals as:		
• aluminium by electrolysis	2,000	
• other non-ferrous metals in amounts:		
. up to 100 tonnes a year	100	
. between 100 & 2,000 tonnes a year	300	
. exceeding 2,000 tonnes a year	500	
Fabricated Metal Products		
Structural or sheet metal production:	500	
Works producing iron or steel products in amounts:		
• up to 1,000,000 tonnes per year	100	
• exceeding 1,000,000 tonnes per year	1,000	
Boiler makers	100	
Abrasive blast cleaning:		Note 1
Miscellaneous Manufacturing		
Rendering and casings works:	1,000	

Leather tanning and dressing:	300	
Leather and artificial leather goods production:	300	
Rubber production, using either organic solvents or carbon black:	300	Note 2
Fibreglass production:	200	
Printing and coating works with heated curing ovens:	500	
Transport and Storage		
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity: • with fixed roofs • with floating roofs	 300 100	Note 2
Grain elevators:	300	
Storage of wet-salted or unprocessed hides:	300	
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:	1,000	Note 2
Sanitary and garbage disposal in: • Landfill • Recycling and composting centre	 200	Note 1
Sanitary and garbage storage and treatment in transfer station	300	
Depot for refuse collection vehicles	100	
Temporary storage of industrial wastes:	300	Note 2
Treatment of aqueous waste:	200	Note 2
Treatment of organic waste:	500	Note 2

Waste incinerator for:		
• Woodwaste	300	
• Plastic or rubber waste	500	Note 2
• Chemical, biomedical or organic waste		Notes 1, 2
Recreation, Personal & Other Services		
Industrial dry cleaning:	100	Note 2
Industrial laundry:	100	
Other Premises		
Panel beating:	100	
Composting:		Note 1
Rural industry handling, processing or packing agricultural produce:	300	

Note 1 of the Table: The threshold distance / buffer are variable, dependent on the processes to be used and materials to be processed or stored.

Note 2 of the Table: An assessment of risk to the safety of people located off the land may be required.

General Note: If a land use is not listed in the above listing, please consult with Council Planning Unit as to the appropriate classification of that land use comparatively to one of the land use listed.