

Gunnedah Development Control Plan 2012



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Gunnedah Development Control Plan 2012

1. Introduction

Introduction

1.1 PURPOSE OF THE PLAN

This Plan contains more detailed guidelines for development to complement the provisions contained in the Gunnedah Local Environmental Plan 2012. It applies to all land within the Gunnedah Shire Local Government Area (LGA).

The development control plan (DCP) has been prepared under Section 74C of the *Environmental Planning and Assessment Act, 1979* and the Environmental Planning and Assessment Regulations.

1.2 AIM OF THE PLAN

The aims of this Plan are to:

- Define development standards that deliver the outcomes desired by the community and Council;
- Provide clear and concise development guidelines for various forms of development;
- Encourage innovation in design and development by not over-specifying development controls;
- Provide certainty of development outcomes for developers and the community.

1.3 HOW THE PLAN WORKS

This development control plan (DCP) provides the key criteria for specific types of development that commonly occur in the Gunnedah Shire Local Government Area. Development controls are also provided for specific locations within the shire. Development controls have been grouped into type of development, Residential, Commercial & Retail, Industrial, Subdivision and General Development Specifications.

Under section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is required to consider a range of issues in the evaluation of a development application including the DCP. Therefore, compliance with this DCP does not guarantee development approval will be issued.

However, in relation to the nominated types of development, Council has adopted 'non-discretionary' development controls that establish a 'deemed-to-satisfy' standard of development. Where these standards are achieved, Council **WILL NOT**:

- a) refuse the application on the ground that the development does not comply with those standards, or
- b) give weight to objections received relating to those standards, or
- c) impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards.

Where the standard is not achieved and a [Discretionary Development Standard](#) is included within the standard, the application must provide justification in line with the discretionary development standard.

In the absence of specific controls in the DCP for a development type, General Development Specifications identifies matters that are relevant to all forms of development and will be considered as part of Council's merit-based assessment, applying best practice planning standards.

1.4 NON-DISCRETIONARY DEVELOPMENT STANDARDS

The 'non-discretionary' development standards reflect the underlying objectives of the DCP for specific types of development. This 'deemed-to-satisfy' process is a simpler, faster approval pathway. Still merit-based, the process streamlines the assessment of common forms of development that can be clearly quantified as achieving the outcomes sought by the community, the development industry and Council.

If your proposal does not meet the 'deemed-to-satisfy' standards, your application must provide justification in response to the [Discretionary Development Standards](#).

1.5 RELATIONSHIP TO OTHER PLANS

This DCP is only one of the matters that must be considered by Council in determining a development application.

The proposal must also be considered with regard to the other matters contained in Section 79C of the *Environmental Planning and Assessment Act 1979*, including relevant environmental planning instruments, the likely environmental effects, suitability of the site, any submissions received and the public interest. Further, other State or Commonwealth legislative requirements may apply, depending on the location and characteristics of the site.

Definitions used in this DCP are derived from and are included in the *Environmental Planning and Assessment Act, 1979* and the (Draft) Gunnedah Local Environmental Plan, 2012.

This Plan repeals Council's Development Control Plan – Principles of Development.

1.6 DEVELOPER CONTRIBUTIONS

As a consequence of development, it is likely that an increase in the demand for public amenities and services (such as community improvements, stormwater management, environmental management, parks, transport, strategic management and public facilities) will occur. In this regard, a contribution under Section 94A of the *Environmental Planning and Assessment Act 1979* may be required as a condition of the development consent in accordance with Gunnedah's Section 94A Contributions Plan. Development within the Central Business District and Extractive industries may require a contribution under Section 94 of the *Environmental Planning and Assessment Act 1979* in accordance with Council's Section 94 Contributions Plan – Car Parking and Extractive Industries.

Council requires developers to contribute towards the augmentation of water, sewer and stormwater works to meet the additional demands of the new development. In this regard, approval must be sought from Council under the *Water Management Act 2000* (water, sewer) and *Local Government Act 1993* (stormwater) to determine the required contributions.

Rates are reviewed annually in Council's Management Plan and can be viewed on Council's website.



Gunnedah Development Control Plan 2012

2. Residential

Residential

2.1 GENERAL HOUSING AND ANCILLARY RESIDENTIAL STRUCTURES DEVELOPMENT CONTROLS

2.1.1 Building Setbacks

Zone	Primary Street	Secondary Street/Corner Lots	Side/Rear (non-street frontage)
R2	Refer to building line map	Refer to building line map	BCA
R3	Refer to building line map	Refer to building line map	BCA
R5* (LSM – V – 2000m ²)	10m	7.5m	2m
R5* (LSM – W – 3000m ²)	10m	10m	3m
R5* (LSM – X – 6200m ²)	10m	10m	3m
R5* (LSM – Y & AB4 1.2ha & 40ha)	25m	10m	10m
RU1	25m (sealed road) 200m (unsealed road)	25m (sealed road) 200m (unsealed road)	10m
RU4	25m (sealed road) 200m (unsealed road)	25m (sealed road) 200m (unsealed road)	10m
RU5	7.5m	3.6m	BCA
RU6	25m (sealed road) 200m (unsealed road)	25m (sealed road) 200m (unsealed road)	10m
E3	25m (sealed road) 200m (unsealed road)	25m (sealed road) 200m (unsealed road)	10m

* In Zone R5, building setbacks vary dependent upon the minimum lot size noted on the Lot Size Map.

2.1.1a. Discretionary Development Standard

- i) Within the R2, R3 and RU5 zones only - 50% of the front or side elevation of the dwelling (excluding the carport and garage) may be setback a minimum of 4.5 metres from the front or side boundary, with a minimum of 10% of the varied frontage to incorporate an aesthetic architectural articulation of a minimum of 0.5 metres within the concessional setback.
- ii) Roof profiles shall compliment the concessional setback and the architectural articulation component within the elevation.

2.1.2 Building Height of a Dwelling

Measured from the natural ground level to:

- Top of the ridge: maximum 10m

2.1.2a. Discretionary Development Standard

- i) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.
- ii) Building height must ensure that adjacent properties are not overlooked or overshadowed.

2.1.3 Utilities

All buildings and structures are to be located clear of utility infrastructure.

For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be located a minimum distance of the equivalent invert depth from the centreline of the main.

Details of water supply are to be provided with the development application. If available, connection to reticulated supply is required. Where trickle supply is available, connection shall be in accordance with Council's requirements for Rural Residential Water Supply. Where no water supply is available, minimum tank storage of 45,000 litres is required, of which a minimum of 10,000 litres is retained for fire fighting purposes (in bushfire prone areas, the size of the tank can increase, with the type of tank required being of concrete or steel construction).

2.1.3a. Discretionary Development Standard

- i) Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required.

2.1.4 Privacy

Single storey development that meet the setbacks, do not require specific privacy controls. Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

2.1.5 Design and Solar Access

- No windowless facades at the street frontage(s).
- Development must have reasonable access to sunlight and must not unduly impede solar access to adjoining dwellings.
- Dwellings are to be positioned to maximise solar access to living areas.

2.1.5a. Discretionary Development Standard

- i) Development must address the street frontage.
- ii) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
- iii) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
- iv) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
 - Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
 - Use of ceiling insulation.

2.1.6 Street Fencing

Fencing shall avoid extensive lengths of colourbond as it presents a barrier to the street. Street fencing shall be open or a combination of materials (eg. open panels and masonry columns) to a maximum height of 1.8 metres. Where a street fence is proposed, the section of the side boundary fencing located in front of the building setback, shall be match the front fence. Street fencing details are required with the development application for the dwelling.

2.1.6a. Discretionary Development Standard

- i) Fencing must address the street frontage, through design, materials and/or articulation.
- ii) Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.

2.1.7 Temporary Accommodation (during dwelling construction)

Temporary accommodation is not permitted in the R2 Low Density Residential, R3 Medium Density Residential and RU5 Village zones. Development consent is required for the dwelling prior to the utilisation of temporary accommodation, with the maximum period of occupation being 12 months. Written evidence that finance is available for erection of the proposed permanent dwelling within a period not exceeding 12 months is to be provided with the development application.

The temporary accommodation can not be situated in front of the proposed dwelling. The footings of the main dwelling must be constructed and inspected before occupation of the temporary accommodation. Occupation of the temporary accommodation is permitted only by the owner and immediate family.

2.1.8 Outbuildings, Carports and Detached Garages

Outbuildings, carports and detached garages are not permitted within the building setback and in front of the main dwelling if the lot size is less than 4,000m². If the outbuilding, carport or detached garage is in front of main dwelling (>4,000m² lot), they must be:

- Same construction,
- Matching roof pitch, and
- Appear like part of the habitable dwelling.

The wall cladding of outbuildings, carports and detached garages shall be either face brick, painted or pre-coloured.

Zone	Maximum Size	Cumulative buildings	Maximum length of one horizontal dimension	Maximum wall height at eaves line	Maximum Roof Pitch	Maximum Height
R2	54m ²	72m ²	9m	3.3m	24°	4.2m
R3	54m ²	72m ²	9m	3.3m	24°	4.2m
R5* (LSM – V – 2000m ²)	72m ²	100m ²	-	4.2m	24°	4.2m
R5* (LSM – W – 3000m ²)	72m ²	100m ²	-	4.2m	24°	4.2m
R5* (LSM – X – 6200m ²)	100m ²	150m ²	-	4.2m	-	5m
R5* (LSM – Y - 1.2ha)	100m ²	150m ²	-	4.2m	-	5m
R5* (LSM – AB4 - 40ha)	150m ²	200m ²	-	4.8m	-	5m
RU1	Not specified					
RU4 (lots with area > 1.3ha)	Not specified					
RU4 (lots with area ≥ 1.3ha or less)	100m ²	150m ²	-	4.2m	-	5m
RU5	54m ²	72m ²	9m	3m	24°	4.2m
RU6	Not specified					
E3	100m ²	150m ²	10m	4.2m	-	5m

* In Zone R5, size of outbuildings, carports and detached garages vary dependent upon the minimum lot size noted on the Lot Size Map

2.1.8a. Discretionary Development Standard

- Outbuildings and Garages may be setback a minimum of 5.5 metres from the front or side building line.
- Carports may be setback a minimum of 1.5 metres from the front or side building line.
- Roof profiles shall compliment the concessional setback and the architectural articulation component within the elevation.

2.1.8b. Discretionary Development Standard

- Outbuildings, Carports and detached Garages may have a maximum size less than and/or equal to the cumulative buildings size if there are no other outbuildings, carports or detached garages located on the site.

2.1.8c. Discretionary Development Standard

- Maximum length of the longest side of an Outbuildings, Carports and detached Garages may be no more than two-thirds of the length of the property boundary to which the longest side is parallel/adjacent.
- The maximum size shall be less than and/or equal to the cumulative buildings size if there are no other outbuildings, carports or detached garages located on the site.

2.1.9 Relocated Dwellings

Dwellings are not to be moved onto site before development consent is issued and no work is to commence on the re-erection of the dwelling until the Construction Certificate is approved by Council or the Principal Certifying Authority.

Applications for relocated dwellings are to include a comprehensive report prepare by an accredited Building Surveyor or Structural Engineer, certifying the soundness of the building. Photographic evidence of the dwelling supported by a description of its condition is to be provided with the application.

2.1.10 Access

All weather two wheel drive (2WD) access is required to the dwelling, with access from the public road to the property boundary to comply with Council's standard access drawings. The dimensions are to meet Australian Standard AS2890.1 Parking Facilities. All parking and manoeuvring areas are to be hardstand (eg. pavers or concrete). Onsite turning areas are to be provided where fronting a main road.

Note. The construction of hardstand parking and manoeuvring areas does not apply to development within the RU1, RU3, RU4, RU5, RU6 and E3 zones.

2.1.10a. Discretionary Development Standard

- i) For land zoned R5 and a minimum lot size of 1.2ha and 40ha (as illustrated as Y and AB4 on the Lot Size Map), an alternative access materials may be utilised. The alternative material shall enable all weather 2WD access and dust suppression.

2.1.11 Ridgelines

- Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity.
- Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land.
- The development roof lines must not project above the ridgeline where visible from any public road or place.
- The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment.

2.1.12 Slope

Development on slopes greater than 15% require a detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice (as per "Geotechnical Risks Associated with Hillside Development" – *Australian Geomechanics News* No. 10 December 1985). Engineer's certification is to accompany the development application. Cut/fill greater than 1 metre is not recommended. Details of sub-surface drainage are to be provided with no discharge to gullies, slopes or drainage lines in the locality.

2.1.13 Pools and Spas

Pools and spas are to be positioned, including fencing, behind the building line. Where visible from a public place or road, details of screening are to be supplied with the development application. Applications that include any associated retaining walls or decks that exceed 1.0 metre above the natural surface level, shall include details of proposed landscaping to reduce visual impact on adjoining properties. The pool pump enclosure is to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure.

2.1.14 Water tanks

Water tanks are to be located behind the street setback of the existing dwelling (unless placed below the ground). The maximum height of a water tank is 3.2 metres, with suitable screening where visible from a public place or street. Above ground water tanks shall be of a non-reflective material and located and suitably landscaped so as to minimise their visual impact.

2.2 DUAL OCCUPANCY DEVELOPMENT CONTROLS

2.2.1 Building Setbacks

Zone	Single Storey		≥ 2 storey		Secondary Street Front
	Front	Side/Rear	Front	Side/Rear	
R2	Refer to building line map	BCA	Refer to building line map	2m (1125mm*)	Refer to building line map
R3	Refer to building line map	BCA	Refer to building line map	2m (1125mm*)	Refer to building line map
R5* (LSM – V – 2000m ²)	10m	2m	10m	3m	7.5m
R5* (LSM – W – 3000m ²)	10m	3m	10m	3m	10m
R5* (LSM – X – 6200m ²)	10m	3m	10m	3m	10m
R5* (LSM – Y & AB4 1.2ha & 40ha)	25m	10m	25m	10m	25m
RU1	25m (sealed road) 200m (unsealed road)	10m	25m (sealed road) 200m (unsealed road)	10m	25m (sealed road) 200m (unsealed road)
RU4	25m (sealed road) 200m (unsealed road)	10m	25m (sealed road) 200m (unsealed road)	10m	25m (sealed road) 200m (unsealed road)
RU5	7.5m	BCA	7.5m	2m (1125mm*)	3.6m

* roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

2.2.1a. Discretionary Development Standard

- i) Within the R2, R3 and RU5 zones only - 50% of the front or side elevation of the dual occupancy (excluding the carport and garage) may be setback a minimum of 4.5 metres from the front or side boundary, with a minimum of 10% of the varied frontage to incorporate an aesthetic architectural articulation of a minimum of 0.5 metres within the concessional setback.
- ii) Roof profiles shall compliment the concessional setback and the architectural articulation component within the elevation.
- iii) Carports and Garages may be setback a minimum of 5.5 metres from the front building line.

2.2.2 Design and Solar Access

For corner lots, dwellings shall be designed to present to and have vehicle access from alternative frontages, unless one street is a collector road or equivalent, where both shall be accessed from the lesser street classification.

2.2.2a. Discretionary Development Standard

- i) Development must address the street frontage.

2.2.3 Utilities

A servicing strategy is required with the development application to demonstrate that availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of the development. Buildings and structures are to be located clear of utility infrastructure.

Dual occupancy developments within villages without a reticulated water supply and/or sewer service will be processed on individual merit, and advice should be sought from the Council on its requirements.

For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be located a minimum distance of the equivalent invert depth from the centreline of the main.

Stormwater arrangements should be designed to a gravity system. Details of any stormwater detention systems are to be provided with the development application.

2.2.3a. Discretionary Development Standard

- i) Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required.

2.2.4 Building Height of a Dual Occupancy

Measured from the natural ground level to:

- Top of the ridge: maximum 10m

2.2.4a. Discretionary Development Standard

- i) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.
- ii) Building height must ensure that adjacent properties are not overlooked or overshadowed.

2.2.5 Solar Access

- Development must have reasonable access to sunlight and must not unduly impede solar access to adjoining dwellings.
- Dwellings are to be positioned to maximise solar access to living areas.
- Shadow diagrams are required for developments of 2 or more storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4 hours sunlight between 9am-3pm on 21st June (winter solstice).
- Shadow diagrams must include:
 - Location, size, height and window openings of buildings on adjoining properties;
 - Existing shadow-casting structures such as fences, carports, hedges, trees, etc.; and
 - Topographical details, including sectional elevations where land has any significant slope.

2.2.5a. Discretionary Development Standard

- i) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
- ii) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
- iii) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
 - Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
 - Use of ceiling insulation.

2.2.6 Privacy

Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

2.2.7 Parking

Rooms capable of occupation as a bedroom (eg. study) are treated as a bedroom for the purpose of calculating parking requirements. Parking requirements are specified for each dwelling as:-

Number of b/r in each dwelling/unit	Parking Spaces per dwelling
1	1 space + 1 visitor where a minimum 6m on-street kerb-side parking is not available
2	2 space + 1 visitor where a minimum 6m on-street kerb-side parking is not available
≥3	2 space + 1 visitor where a minimum 6m on-street kerb-side parking is not available

2.2.8 Landscaping

A minimum of 125m² of landscaping for each dwelling is required. A detailed landscaping plan is to be submitted with the development application. This landscaped area does not include areas used for driveways, car parking or drying areas. Council will not accept landscaped terraces or roof areas as part of the minimum landscaped requirement.

2.2.9 Private Open Space

Private Open Space (POS) is to be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

POS Location	Minimum Amount*	Minimum Dimension
North	35m ²	5m
East	50m ²	6m
South	60m ²	6m
West	45m ²	6m

* Area calculation does not contain intrusions eg. drying areas, electricity substation, water tanks, hot water systems, retaining walls.

It must be directly accessible from a living area and screened from view from a public place, adjacent dwellings and adjacent common open space within the development. If it is located on street side of dwelling, details of fencing is to be included with the development application.

2.2.10 Access

The access dimensions shall meet AS2890.1 Parking Facilities. All parking and manoeuvring areas are to be hardstand (eg. pavers or concrete). Onsite turning areas must be provided where fronting a road classification of collector or greater.

2.2.10a. Discretionary Development Standard

- i) For land zoned R5 and a minimum lot size of 1.2ha and 40ha (as illustrated as Y and AB4 on the Lot Size Map), an alternative access materials may be utilised. The alternative material shall enable all weather 2WD access and dust suppression.

2.2.11 Facilities

Letterboxes are to be provided at the front property boundary in accordance with Australia Post specifications. Strata developments require an additional letterbox for the Owners Corporation.

2.2.12 Future Subdivision

Dual occupancy development is to consider potential future subdivision in accordance with Clause 4.2(4A) of the LEP and locate buildings with adequate access to and clearance from utilities.

2.3 MULTI DWELLING DEVELOPMENT CONTROLS

2.3.1 Building Setbacks

Zone	Single Storey		≥ 2 storey		Secondary Street Front
	Front	Side/Rear	Front	Side/Rear	
R3	Refer to building line map	BCA	Refer to building line map	3m	Refer to building line map
RU5	7.5m	BCA	7.5m	3m	3.6m
B4	BCA	BCA	BCA	BCA	BCA

2.3.1a. Discretionary Development Standard

- i) Within the R2, R3 and RU5 zones only - 50% of the front or side elevation of a multiple dwelling (excluding the carport and garage) may be setback a minimum of 4.5 metres from the front or side boundary, with a minimum of 10% of the varied frontage to incorporate an aesthetic architectural articulation of a minimum of 0.5 metres within the concessional setback.
- ii) Roof profiles shall compliment the concessional setback and the architectural articulation component within the elevation.
- iii) Carports and Garages may be setback a minimum of 5.5 metres from the front building line.

2.3.2 Design

For corner lots, dwellings shall be designed to present to and have vehicle access from alternative frontages, unless one street is a collector road or greater, where both shall be accessed from the lesser street classification.

2.3.2a. Discretionary Development Standard

- i) Development must address the street frontage.

2.3.3 Utilities

A servicing strategy is required with the development application to demonstrate that availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of the development. Buildings and structures are to be located clear of utility infrastructure.

Multi-dwelling developments within villages without a reticulated water supply and/or sewer service will be processed on individual merit, and advice should be sought from the Council on its requirements.

For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be located a minimum distance of the equivalent invert depth from the centreline of the main.

Stormwater arrangements should be designed to a gravity system. Details of any stormwater detention systems are to be provided with the development application.

2.3.3a. Discretionary Development Standard

- i) Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required.

2.3.4 Building Height

Measured from the natural ground level to:

- Top of the ridge: maximum 10m

2.3.4a. Discretionary Development Standard

- i) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.
- ii) Building height must ensure that adjacent properties are not overlooked or overshadowed.

2.3.5 Solar Access

- Development must have reasonable access to sunlight and must not unduly impede solar access to adjoining dwellings.
- Dwellings are to be positioned to maximise solar access to living areas.

- Shadow diagrams are required for developments of 2 or more storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4 hours sunlight between 9am-3pm on 21st June (winter solstice).
- Shadow diagrams must include:
 - Location, size, height and window openings of buildings on adjoining properties;
 - Existing shadow-casting structures such as fences, carports, hedges, trees, etc.; and
 - Topographical details, including sectional elevations where land has any significant slope.

2.3.5a. Discretionary Development Standard

- i) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
- ii) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
- iii) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
 - Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
 - Use of ceiling insulation.

2.3.6 Privacy

Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

2.3.7 Parking

Rooms capable of occupation as a bedroom (eg. study) are treated as a bedroom for the purpose of calculating parking requirements. Parking requirements are specified for each dwelling as:-

Number of b/r in each dwelling	Parking Spaces per dwelling	Visitor spaces
1	1	1 per 5 dwellings
2	1	
3	2	1 per 3 dwellings
≥4	2	1 per 2 dwellings

2.3.8 Landscaping

A detailed landscaping plan is to be submitted with the development application. This landscaped area does not include areas used for driveways, car parking or drying areas. Council will not accept landscaped terraces or roof areas as part of the minimum landscaped requirement.

Zone	Minimum Landscaping per Dwelling
R3	80 m ²
RU5	80 m ²
B4	60 m ²

2.3.9 Private Open Space

Private Open Space (POS) is to be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

POS Location	Minimum Amount*	Minimum Dimension
North	35m ²	5m
East	50m ²	6m
South	60m ²	6m
West	45m ²	6m

* Area calculation does not contain intrusions eg. drying areas, electricity substation, water tanks, hot water systems, retaining walls.

It must be directly accessible from a living area and screened from view from a public place, adjacent dwellings and adjacent common open space within the development. If it is located on street side of dwelling, details of fencing is to be included with the development application.

2.3.10 Access

The access dimensions shall meet AS2890.1 Parking Facilities. Stacked parking is not deemed to satisfy parking requirements. All parking and manoeuvring areas are to be hardstand (eg. pavers or concrete). Developments requiring more than 4 spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction.

2.3.11 Facilities

Letterboxes are to be provided at the front property boundary in accordance with Australia Post specifications. Strata developments require an additional letterbox for the Owners Corporation.

Screened garbage storage is required inside the front property boundary, at the rear of each unit or within garages. Storage locations are to be included in the landscape plan.

Clothes drying facilities are required, free of access ways. Clothes lines and hoists shall be located at the rear of the development and adequately screened from adjoining roads.

2.3.12 Future Subdivision

Dual occupancy development is to consider potential future subdivision in accordance with Clause 4.2(4A) of the LEP and locate buildings with adequate access to and clearance from utilities.



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3. Commercial & Retail

Commercial & Retail

3.1 BUILDING SETBACKS

- No minimum setbacks are specified.
- Side and rear setbacks must meet the Building Code of Australia requirements.

3.2 HEIGHT

- No height restrictions. Refer to LEP for Floor Space Ratio.

3.3 DESIGN

- Building facades shall be articulated by use of colour, arrangement of elements or by varying materials.
- Large expansive blank walls are not permitted unless abutting a building on an adjoining allotment.
- Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road.
- Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street.

3.4 POST SUPPORTED VERANDAHS AND BALCONIES

- Setback a minimum of 1500mm from the rear of the kerb.
- Must complement the style, materials and character of the building being altered.
- Public liability insurance to Council requirements, and a Council license is required for verandah or balcony awnings over the public footpath.
- Not to interfere with the operation of, or access to utility infrastructure.

3.5 UTILITIES AND SERVICES

- Servicing strategy is required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Water Supply Authority and Roads Authority is to be provided.
- Applications must demonstrate adequate provision for storage and handling of solid wastes.
- Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be located a minimum distance of the equivalent invert depth from the centreline of the main.

3.5a. Discretionary Development Standard

- i) Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required.

3.6 TRAFFIC AND ACCESS

- The verge for the frontage of the development is to be constructed of hardstand materials to facilitate safe, low-maintenance pedestrian access, eg. paving, concrete etc.
- The following details are to accompany the development application:
 - All vehicles must be able to enter and exit the site in a forward direction;
 - Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles;
 - Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle;
 - Unsealed vehicle movement areas are not acceptable due to environmental management impacts; and

- Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be line-marked and sign posted.
- Access to the site is not permitted:
 - Close to traffic signals, intersection or roundabouts with inadequate sight distances;
 - Opposite other large development without a median island;
 - Where there is heavy and constant pedestrian movement on the footpath; and
 - Where right turning traffic entering the site may obstruct through traffic.
- Separate, signposted entrance and exit driveways are required for development requiring more than 50 parking spaces or where development generates a high turnover of traffic.
- The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress. Driveways must be provided in accordance with AS 2890.1 Parking Facilities.

3.7 PARKING

Land Use	Parking Requirements Gross Floor Area (GFA)
Bulky goods	1 space per 50m ² GFA
Business premises	1 space per 40m ² GFA
Child care centre	1 space for every 5 children (based on maximum allowed)
Drive-in takeaway food shop	1 space per 10m ² GFA PLUS 1 space per 5 seats
Health consulting room	3 spaces per practitioner PLUS 1 space per employee
Hotel	1 space per hotel unit PLUS 1 space per 6.5m ² licensed public floor area
Major retail premises	The sum total of the individual tenancies as provided elsewhere in this table
Medical centres	1 space per 25m ² GFA OR 3 spaces per practitioner PLUS 1 space per employee WHICHEVER IS GREATER
Motel	1 space per accommodation unit PLUS 1 space per 2 employees
Restricted premises	1 space per 30m ² GFA (leasable)
Retail premises	
(a) shops <1000m ² GFA	1 space per 25m ² GLFA
(b) shops >1000m ² GFA	1 space per 16m ² GLFA
(c) video stores	1 space per 16m ² GLFA
Restaurant	1 space per 6.5m ² GFA
Roadside stall	Minimum of 4 off-street parking spaces
Vehicle sales or hire	0.75 spaces per 100m ² of site area

NB. Other land use requirements are provided in Chapter 6.

3.8 LANDSCAPING

- Landscaping for shading shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Shade structures shall be provided for 30% of parking spaces in outdoor car parking areas where ≥30 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Edging is to be provided to retain mulch and protect the landscaping from damage from vehicles. Landscaping shall comprise of only low maintenance, drought and frost tolerant species.

3.9 OUTDOOR LIGHTING

- Demonstrated compliance with *AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Light*.

3.10 OUTDOOR SIGNAGE

- A single business premises is permitted to have:
 - One under awning sign;
 - One top hamper sign; and
 - One fascia sign.
- Design and location of signage must be shown on plans with development application.
- Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night.
- Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.

3.11 HERITAGE & URBAN DESIGN CONTROLS

3.11.1 Specific Site

Conadilly Street, from Chandos Street to Abbott Street has approximately 50 buildings that have been identified as having restoration, preservation and/or upgrading potential. Within this identified site, heritage and urban design controls are applicable.

3.11.2 Roofs, Parapets and Skyline

- Building facades fronting Conadilly Street are encouraged to incorporate a parapet consistent in height and character to those located adjacent.
- Parapets are to have a similar wall thickness to those located adjacent.
- Significant detailing of a parapet is encouraged in a manner that enhances the variety of the skyline and the visual character of the facade.
- Any building height above the street frontage parapet height is to be located such that it does not impact on the silhouette of the parapet on the skyline, when viewed from the opposite footpath.
- Roof fixtures, fittings and infrastructure (such as television antennas and satellite dishes) are to be located so they are not visible from the street.

3.11.3 Awnings and Lighting

- Suspended awnings must be reinstated where evidence of the original structure exists, such as early photos and physical evidence.
- Original awning fabric should be retained and conserved where it exists.
- Air conditioning condensers should not be placed on awnings as they are intrusive and detract from the architectural qualities of the building facades. Alternative positioning is to be explored to ensure the building façade is not compromised.
- Footpath areas are to be provided with under awning lighting. The selection of lighting will be consistent with the existing lighting standards.
- Under awning lighting should be close fitting or flush with the underside of the awning. Suspended lights are to be avoided.

3.11.4 Rear Development

- The bulk, scale and character of rear development must maintain the prominence of the existing building fronting Conadilly Street.

3.11.5 Corner Buildings

- Particular emphasis shall be given to corner buildings through facade design, detailing and colour.
- Corner sites are to locate their primary entrance and frontage to Conadilly Street. A secondary entrance may be oriented to the side street.
- Side Street elevations are to be designed and detailed in a manner that contributes to the pattern of Conadilly Street.

3.11.6 Materials, Details and Colours

- Particular attention is to be paid to colour, materials, finishes and details above the awning line.
- Utilise high quality and durable materials and finishes that are sympathetic to the prevailing colours, textures, finishes and materials of existing buildings.
- The use of fluorescent paints and primary colours are not appropriate and is generally not permitted.
- Colour schemes shall be appropriate to the architecture of the building.
- Colour schemes are to be coordinated for all individual buildings that comprise part of a row or a group
- Highlighting shall be used in a manner that enhances the architectural qualities of individual buildings.
- The use of architectural details that enhance the texture and visual complexity of facades in new development is encouraged.

3.12 STREET TRADING

3.12.1 Short Term Street Trading

The following short term street trading for a period of one day on the footpath in Gunnedah's Central Business District consists of:

- Ticket Sales by Community Groups
- Sale of Products eg. cake stalls
- Public Collection
- Busking

An application for Short Term Street Trading is required to be completed before commencement of the activity.

3.12.2 Restrictions and Exemptions for Short Term Street Trading

- Street Vending will not be permitted on the Oxley Highway and Kamilaroi Highways throughout the Gunnedah Shire Local Government Area or within the area zoned Business under the LEP.
- Notwithstanding above, short term street trading shall only be permitted on the footpath of the portion of the Kamilaroi Highway known as Conadilly Street, between Abbott Street and Chandos Street for the purpose of offering for sale any goods, conducting of competitions, for the pursuit of offering a service for busking.
- Mobile vending vehicles are prohibited from operating within an area zoned Business and Industrial zones or on the Oxley Highway and Kamilaroi Highway throughout the Gunnedah shire Local Government Area.

3.12.3 Long Term Street Trading

Long Term Street Trading on a daily or weekly basis on the footpath in Gunnedah's Central Business District involves a lease arrangement and includes Footpath Dining.

Applications for footpath dining will need to demonstrate that the following approval criteria can be met:

- Location of Dining Area
 - Ensure furniture and other obstacles do not impede the use of the footpath for pedestrians and access; and
 - Provide a 1.8 metre clear zone to enhance access and allow wall of shop front to be used as a guide for the visually impaired.
- Operation of Dining Area
 - All goods offered for sale through the outdoor dining area shall be consistent with those normally sold by the associated commercial premises; and
 - The sale and consumption of alcoholic beverages is permitted only the designated footpath dining area.

3.12.4 Display of Merchandise

Approval is required prior to the display merchandise within a designated area on the footway directly fronting the business premises.



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4. Industrial

Industrial

4.1 BUILDING SETBACKS

Street	Minimum Setback (Primary and Secondary Frontage)	Side/Rear (non- street frontage)
Mullaley Road (Oxley Highway)	10m	BCA
Farrar Road	10m	BCA
Quia Road	10m	BCA
Blackjack Road	10m	BCA
Other	7.5m	BCA

NB. The street setback must be landscaped.

4.2 DESIGN

- Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials.
- Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete.
- Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or visible from a public road.
- Industrial development proposed in close proximity to non-industrial uses must be compatible on both visual and operational grounds.

4.3 UTILITIES AND SERVICES

- A servicing strategy is required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of the development.
- Applications must demonstrate adequate provision for storage and handling of solid wastes.
- A Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand basin, shower, bath or toilet) are to be discharged to Council's sewerage system.
- Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened. **NB** – reuse facilities shall not form part of stormwater calculations.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be located a minimum distance of the equivalent invert depth from the centreline of the main.

4.3a. Discretionary Development Standard

- i) Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required.

4.4 TRAFFIC AND ACCESS

- The Traffic Assessment is required to demonstrate the adequacy of:
 - Road network;
 - Geometric design for intersections, including pavement impacts;
 - Site access;
 - Loading/Unloading facilities;
 - Safe on-site manoeuvring for largest design vehicle; and
 - Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.
- Access driveways across the footpath should be hard sealed, consisting of either concrete, asphaltic concrete, paving blocks or other approved material.

- Unsealed vehicle movement areas are not acceptable due to environmental management impacts.
- Kerb, gutter and road shoulder between the lip of the gutter and the edge of the existing bitumen seal, footway formation and paving and associated road drainage, must be constructed for the full frontage of the site.
- All vehicles must be able to enter and exit the site in a forward direction.
- Site access is not permitted:
 - Close to traffic signals, intersection or roundabouts with inadequate sight distances;
 - Opposite other large developments without a median island;
 - Where there is heavy and constant pedestrian movement on the footpath; or
 - Where right turning traffic entering the site may obstruct through traffic.
- Separate signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.
- The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
- Driveways must be provided in accordance with *AS 2890.1 Parking Facilities*.
- Access and parking arrangements must comply with the follow:

Driveway types

	Type	Entry Width (m)	Exit Width (m)	Minimum Separation of driveways (m)	Splay at kerb line (m)	Kerb Return Turnout Radius (m)
Light vehicles	1	3-6	combined*	NA	0.5	-
	2	6-9	combined*	NA	1	-
	3	6	4-6	1-3	1	2-9
	4	6-8	6-8	1-3		2-9
	5	Direct feed from a controlled intersection via a dedicated public roadway via an intersection controlled by STOP and GIVE WAY signs, traffic signals or a roundabout				
Heavy Vehicles	6	8-10	8-10	3	1	2-9
	7	10-12	10-12	3	1	2-9

Selection of driveway type based on parking spaces

Road Frontage	Number of Car Parking Spaces Served by the Driveway					
	Less than 25	25-100	101-300	301-600	More than 600	Heavy Vehicles
Major	1-2	2-3	3-4	4	5	7
Minor	1	1-2	2-3	3-4	4	6

4.5 PARKING

Land Use	Parking Requirements Gross Floor Area (GFA)
Industrial Retail	1 space per 45m ² GFA
Industrial	1 space per 75m ² GFA OR 1 space per 2 employees WHICHEVER IS GREATER
Sex services premises	1 space per staff working at any one time PLUS 1 space per room where sexual services are provided
Transport/Truck Depot	Space of each vehicle present at peak time onsite and driver parking
Vehicle Body Repair Workshop or Repair Station	1 space per 40m ² GFA OR 3 spaces per workshop bay WHICHEVER IS GREATER
Warehouses	1 space per 300m ² GFA OR 1 space per employee WHICHEVER IS GREATER
Other	Based on predicted peak vehicle use

- A portion of customer parking is to be provided convenient to the public entrance.

4.6 LANDSCAPING

- Landscaping is required:
 - in the front 3m if street setback;
 - side and rear setbacks where visible from public place or adjoining residential area; and
 - areas adjacent to building entrances and customer access points.
- Landscaping is to be provided on side and rear boundaries where visible from a public place or adjoining residential area;
- For properties located in Farrar Road, landscaping is to be provided all lot boundaries;
- Landscaping for shading shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Shade structures shall be provided for 30% of parking spaces in outdoor car parking areas where ≥30 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Landscaping shall comprise only low maintenance, drought and frost tolerant species.

4.7 FENCING

- Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding of minimum 2m height. Fencing is to be located behind the building setback.
- Security fencing must also be located behind the building setback area except when of a decorative nature to be integrated in the landscaped area.

4.8 LOADING/UNLOADING FACILITIES

- Adequate space and facilities are required to be provided wholly within the site.
- Loading and delivery bays must be designed to allow vehicles to enter and exit the site in a forward direction.
- Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be line-marked and signposted.

4.9 OUTDOOR LIGHTING

- Outdoor lighting must comply with *AS 4282 Control of Obtrusive Effects of Outdoor Lighting*.

4.10 OUTDOOR SIGNAGE

- Single occupant industrial site:
 - one free standing advertisement within the 5m landscaped setback; and
 - one advertisement integrated within the façade of the building, but no higher than the building roof line.
- Multiple unit industrial site:
 - one index board near the site entrance or within the 5m landscaped setback; and
 - one advertisement integrated within the façade of each unit, but no higher than the building roof line.
- Signage must comply with *SEPP 64 – Advertising and Signage* Schedule 1 Assessment Criteria.

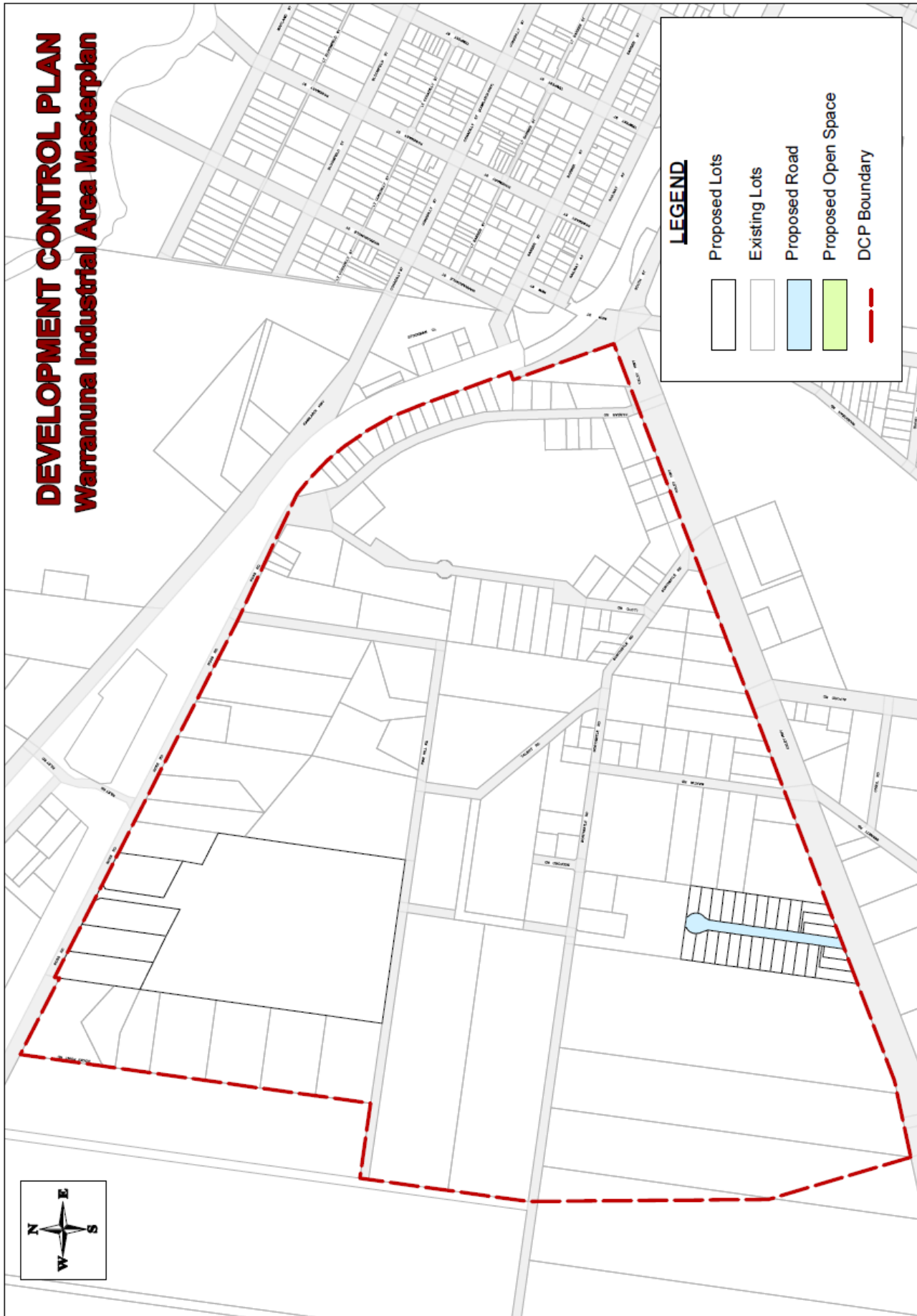
4.11 NOISE

- Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.
- External plant (generators, air conditioning plant, etc.) shall be enclosed to minimise noise nuisance where adjoining a residential area.

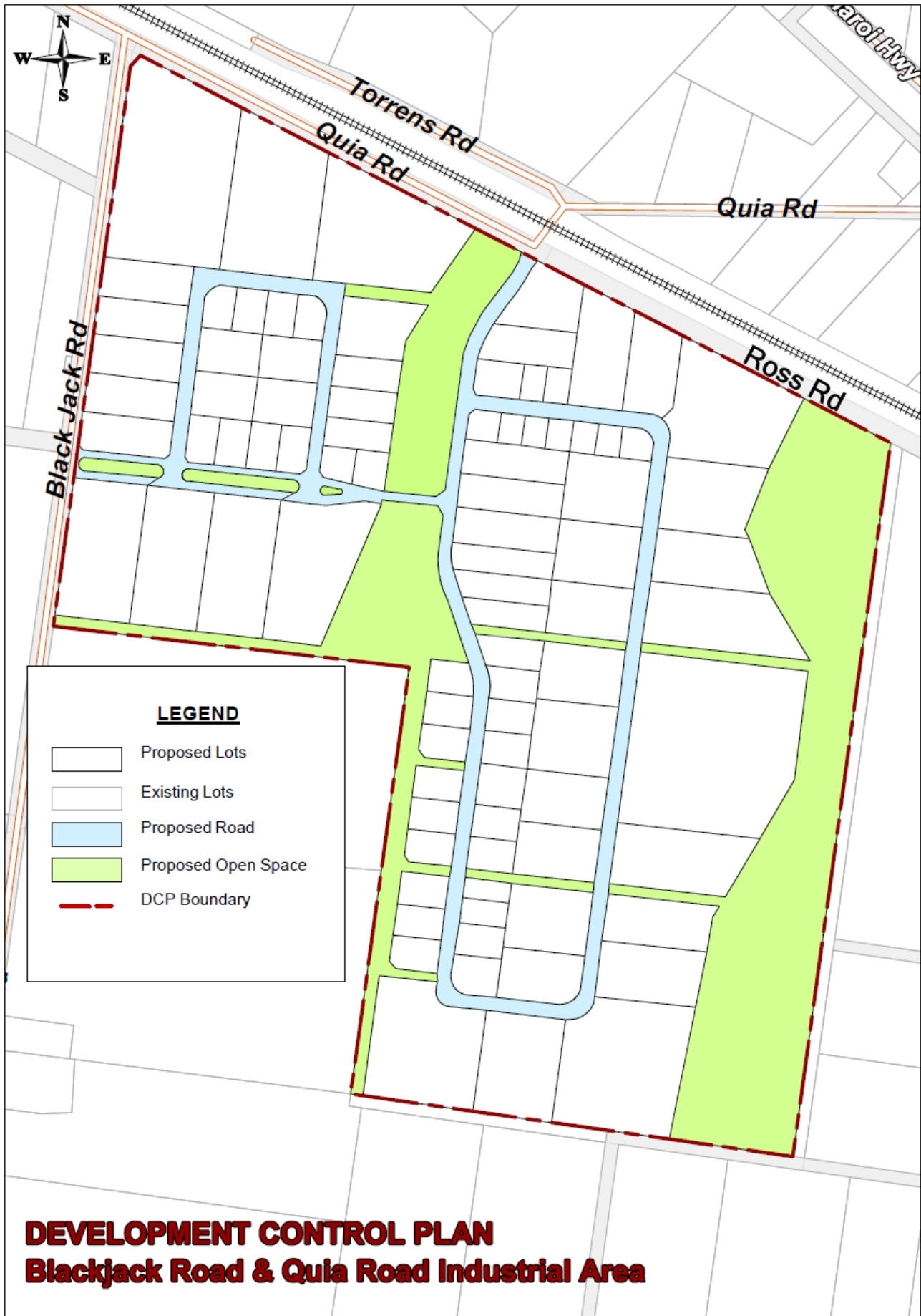
4.12 RESTRICTED PREMISES (BROTHELS)

- A Restricted Premises must be sited so that arrivals/departures of staff and clients late at night will not cause the disruption to the amenity of the neighbourhood.
- Restricted Premises must be located at least 150m from any of the following:
 - Existing dwelling;
 - Residential zone;
 - Place of worship;
 - Any place designated for and utilised by children (eg. child care centre, community facility, educational establishment, entertainment facility, recreation area/facility);
 - Any other sex services premises.
- Any advertising shall be discrete.
- Adequate car parking shall be provided for staff and clients.

Map 1 Master Plan - Warranuna Industrial Area



Map 2 Master Plan – Blackjack Road & Quia Road Industrial Area





Gunnedah Development Control Plan 2012

5. Subdivision

Subdivision

5.1 LOT SIZE

- “Lot Size Map” and Clause 4.1 of Gunnedah Local Environmental Plan 2012 prescribe the minimum lot size for all new allotments.
- Residential lots must be able to accommodate a rectangle suitable for building purposes measuring 10m x 15m behind the street setback (NB – there is no concession to a second street frontage for setbacks).
- Easements should not encumber more than 10% of the total area of the lot where the Lot Size Map specifies a minimum lot size of up to and including 3000m².
- The ratio of depth to frontage is a maximum of five (5) to one (1).

5.2 SERVICE STRATEGY

- All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) to demonstrate that it is feasible for the subdivision to be serviced in accordance with the Council’s requirements.
- The strategy shall include evidence that the developer has consulted with the Council in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land.
- The strategy shall include evidence that the developer has consulted with Council to obtain available information in relation to stormwater catchments, capacities and preferred solutions.
- For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure.

5.3 SEWER

- The servicing strategy shall identify the method of providing sewer to the proposed lots in accordance with Council’s requirements.
- Residential lots are to be serviced by gravity sewer. Detail of any lot filling required to achieve minimum grade shall be provided.
- The area within proposed lots shall be capable of being serviced by gravity sewer (unless located within an estate where an alternative sewer system is established).
- Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 3000m².
- On-site sewerage management systems will be required when development lots where the Lot Size Map specifies a minimum area of 1 hectare or greater.

5.4 WATER

- The servicing strategy shall identify the method of providing water to the proposed lots in accordance with Council’s requirements.
- Reticulated water is to be supplied to subdivision where the Lot Size Map specifies a minimum lot size of up to and including 1.2 hectares.
- On-site water storage requirements will be applied when future development occurs on lots where the Lot Size Map specifies a minimum area of 9.9 hectares or greater.

5.5 STORMWATER DRAINAGE

- The servicing strategy shall include consideration of flows up to the 1 in 100 year ARI for existing natural flow, existing development flow and post developed flow.
- Minor flows are to be designed to a 1 in 5 year ARI in accordance with Australian Rainfall and Runoff.
- The location of major flows is to be defined to a designated overland flow path up to a 1 in 100 year ARI. Where the path traverses private property, it shall be dedicated as a drainage reserve UNLESS a natural drainage line (as indicated by blue line on the topographic map).
- Measures to control stormwater flow and water quality are required.

- Council will only consider alternative forms of drainage, including methods of on-site disposal such as retention and/or detention basins where it can be demonstrated that there is no other practical solution available. In assessing the suitability of such systems, Council will take into account ease of maintenance, public safety risk, proven functionality and cost liability for Council.
- Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefited by the easement.
- Lot layout and easements are to be established so that no future development will rely upon pump-out, infiltration systems or any other method other than connection to the gravity piped system.

5.6 TELECOMMUNICATIONS

- Telecommunications are to be provided underground.

5.7 ELECTRICITY

- The subdivision is to be serviced by underground electricity where the Lot Size Map specifies a minimum lot size of up to and including 9.9 hectares.
- For subdivision of land where the Lot Size Map specifies a minimum lot size of greater than 9.9 hectares and less than 40 hectares, electricity supply is required and may be overhead.
- For subdivision of land where the Lot Size Map specifies a minimum lot size of 40 hectares or greater, no connection to electricity is specified.

5.8 BATTLE-AXE SHAPED LOTS

- Within the R2, R3 and RU5 zones, access handles shall be a minimum width of 5m, of which 3m is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers prior to the issue of the occupation certificate.
- Within the all other zones, the minimum width of a handle is 15m, with a maximum length of 300m.
- The topography of the site may require installation of kerbing to manage overland stormwater.
- No more than two Torrens title lots shall share a battle-axe handle access.

5.8a. Discretionary Development Standard

- i) Within the RU1, RU3, RU4 and RU6 zones only – the length of the access handle may be greater than 300 metres where it can be demonstrated that geographical, geotechnical, topographical or hydrological factors either preclude the physical construction of:
 - a public road or access dedicated as a public road; or
 - an access handle with a maximum length of 300 metres and an alternative access is required.

5.9 INDUSTRIAL LOTS

- 5.10** Industrial lots shall have a minimum street frontage and square width of 24m and an area of 1000m². (NB – this size is specified to facilitate subdivision for lease purposes and does not generally reflect a suitable configuration for industrial lots, which should be sized to accommodate development, storage areas and vehicle delivery and manoeuvring requirements).
- ROAD NETWORK DESIGN**

- An assessment of potential traffic impacts is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network. For development involving more than 20 lots, a detailed Traffic Impact Assessment is to be submitted with the development application.
- The road hierarchy shall be defined.
- Road network design should include consideration of vehicular, pedestrian and cyclist safety. This should include restricted/controlled use of four-way intersections, the standards for staggered-T intersections, the speed environment created by the road network and the risk to safety created by the design.
- Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement.
- The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with Council's guidelines.
- Kerb and gutter is required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 3000m².
- The road pavement requirement will be determined based on vehicle movements (both current and future) and with consideration to the existing development and character of the locality. Generally, sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and included 10 hectares.

- A road within a residential subdivision must include a constructed pedestrian footpath/cycleway (minimum width of 2m) in accordance with Council's Footpath/Cycleway Masterplan.
- Subdivision layouts shall make provision for road connection to adjoining undeveloped land.
- Subdivision design shall ensure that individual allotments are within 400 metres walking distance of a collector road.
- Roads are to be designed having regard to both topography of the site and the requirements of stormwater overland flow paths.

5.11 STAGED SUBDIVISION

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

5.12 CUL-DE-SAC

- Design must accommodate stormwater drainage overland flow paths.
- Alternative cul-de-sac configuration will be assessed on merit, eg "hammer-head" or "Y" shapes.

5.13 LANDSCAPING

- Subdivision involving new road construction shall include street tree planting of suitable species.
- Landscape plans shall be provided for all dual use drainage reserves to enhance recreational opportunities and visual amenity without compromising drainage function.
- Estate entry walls are to be located within the development site and form part of the proposed lot.

5.14 SITE ACCESS

- Public road access is required to all lots.
- No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.

5.15 LOT ORIENTATION

- Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development.
- Orientation shall minimise potential overshadowing impacts of existing and future buildings.

5.16 OPEN SPACE

Where an open space provision within residential subdivision is required in a site specific master plan, subdivision design must provide open space achieving the following criteria:

- Buffered from main roads and identified hazards for improved safety;
- Safely accessible by pedestrian and cycleway links;
- Connectivity maximised between open space;
- Walkable access to highest number of the population;
- High passive surveillance opportunities;
- Minimum slope; and
- Provide complimentary uses of open space (drainage, conservation, cycleways, etc.) that ensures ongoing usability.

5.17 VEGETATION

The subdivision design shall be accommodated the retention of any significant trees and vegetation.

5.18 GARBAGE COLLECTION

- Road design must accommodate the legal movement of garbage collection vehicles.
- Allotments are to allow for placement within the alignment of that lot.
- Temporary turning facilities shall be provided to facilitate garbage collection services.

5.19 COMMUNITY TITLE SUBDIVISION

Community Title Subdivision must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title where the only shared component is a driveway.

5.20 CONTAMINATION

All subdivision development applications are to include consideration of potential land contamination.

5.21 ROAD WIDTHS

Road widths are determined based on the road category, in accordance with the table below

Road Category	Travel lane (m)	Parking lane (m)	Between kerbs (where applicable) (m)	Footpath service (m)	Median strip (m)	Total reserve (m)*
Arterial	3.5	3.0	20	5	5	35
Sub-arterial	3.5	3.0	20	5	0	30
Distributor (bus routes)	3.5	3.0	13	4.5	0	22
Collector	3.5	3.0	13	3.5	0	20
Local						
• servicing less than 16 dwellings	3	2.5	11	4.5	0	20
• cul de sac servicing between 10 & 16 dwellings	3	2.5	9	4.5	0	18
• cul de sac servicing less than 10 dwellings	3	0	6	4.5	0	15
Rural Residential (R5)						
• less than 100 AADT	3	1.5	9	8		25
• 100-500 AADT	3	1.5	9	8		25
• 500-1000 AADT	3.5	-	9	8		25
• 1000-2000 AADT	3.5	1	9	8		25
• > 2000 AADT	3.5	1	9	8		25
Industrial	3.5	4	15	5	0	25

* The reserve widths are dependent upon land formation, with these figures being the minimum requirement.

5.22 ADDITIONAL DEVELOPMENT CONTROLS FOR SPECIFIC SITES

5.22.1 Identified sites

ROAD	LOT	DP
South Gunnedah		
Area bound by Wandobah, Lincoln, Links Road	Lot 303	755503
	Lot 128	755503
	Lot 21	786807
	Lot 599	755503
	Lot 609	755503
	Lot 2	507919
	Lot 53	844718
	Lot 9	829066
	Lot 16 & 34	811334
	Lot 140	816406
	Lot 15	807919
	Lot 126	755503
	Lot 281	755503
East Gunnedah		
Area bound by Pearson, Kamilaroi, Boundary and Stock Road	Lot 1 to 14	826656
	Lot 54	755503
	Lot 1 & 2	881902

Western Lots adjoining Pearson Street	Lot 1 to 6 Lot 13 Lot 11 & 12 Lot 12 Lot 10 & 11 Lot A Lot 1 & 2 Lot 32	247227 879501 713993 879501 878054 308977 609686 580010
Area bound by Pearson, Kamilaroi, Boundary and Stock Road	Lot 2 Lot 1 to 14 Lot 4 to 6 Lot 7 to 10	802414 1077631 1074158 1029325
Area East of Boundary Road	Lot 1 & 2 Lot 1 Lot 1	815374 868105 105228
Area South of Stock Road	Lot 84 Lot 1 & 2 Lot 476	755503 807972 755503
East Lincoln Street		
North of Lincoln Street	Lot 12 Lot 22	1015689 1061306
South of Lincoln Street	Lot 18 Pt Lot 679	1113500 723481
Kamilaroi Road Rural Residential		
Land identified on Map		

5.22.2 South Gunnedah

- **Minor Stormwater System**

The pipe work from the eastern portion of the area is directed to the gully / flow path which runs through the site and discharges into the stormwater detention basin. The remaining or western part of the site will discharge to Wandobah Road and conveyed by a culvert under the road by open channel to Blackjack Creek. The open channel will be formed to a profile with concrete invert similar to that 350 metres north.

5.22.3 East Gunnedah

- **Minor Stormwater System**

Stormwater flows generated by the development of the land located between Pearson Street and Boundary Road will be contained within underground piped system and easements that connect such flows down to Carroll Street and through to Osric Street drainage system.

Stormwater flows generated by the development of the land located west of Pearson Street and south of Stock Road will be directed along Pearson Street to Carroll Street and to the Osric Street drainage system.

Stormwater generated east of Boundary Road will be directed down Boundary Road.

- **Access and Road works**

The extension of Stock Road to Kamilaroi Road is to be constructed as a dual carriageway with a central open space reserve as per the existing Stock Road reserve.

5.22.4 East Lincoln Street

- **Stormwater Detention**

A detention basin (located at the northern boundary of the site, where it meets Lincoln Street) has been designed so that the total peak developed flow from the site is equal or less than the pre developed flows for storm events up to and including 100 year ARI storm events. It will be formed by excavation within the natural flow path with Lincoln Street to act as the high level weir outlet. The basin will discharge into the Council drainage reserve on the northern side of Lincoln Street. Scour protection and energy dissipating devices will be used at the basin outlet to control any impact on the grass channel.

- **Access and Road works**

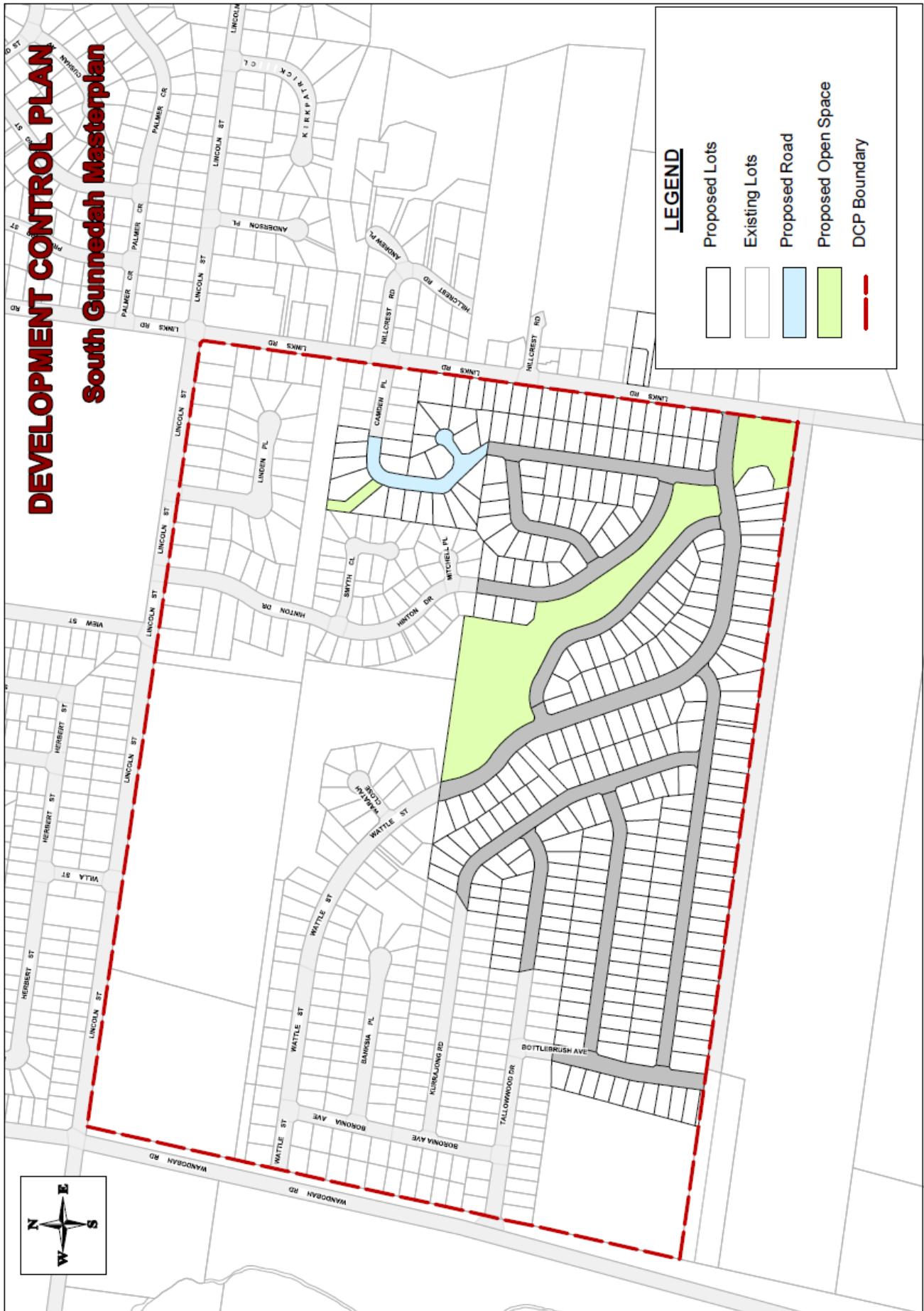
The extension of Sunnyside Farm Road through the site and connecting to the new access road entering from Lincoln Street to the south, will be the designated bus route with a road width of 22 metres. A road linking Lincoln Street and Baxter Street will allow for access to lots with the area to the north.

The master plan for the development of the site provides connectivity to the existing road network to facilitate provision for public transport, service delivery and accommodate pedestrian and cyclist road users.

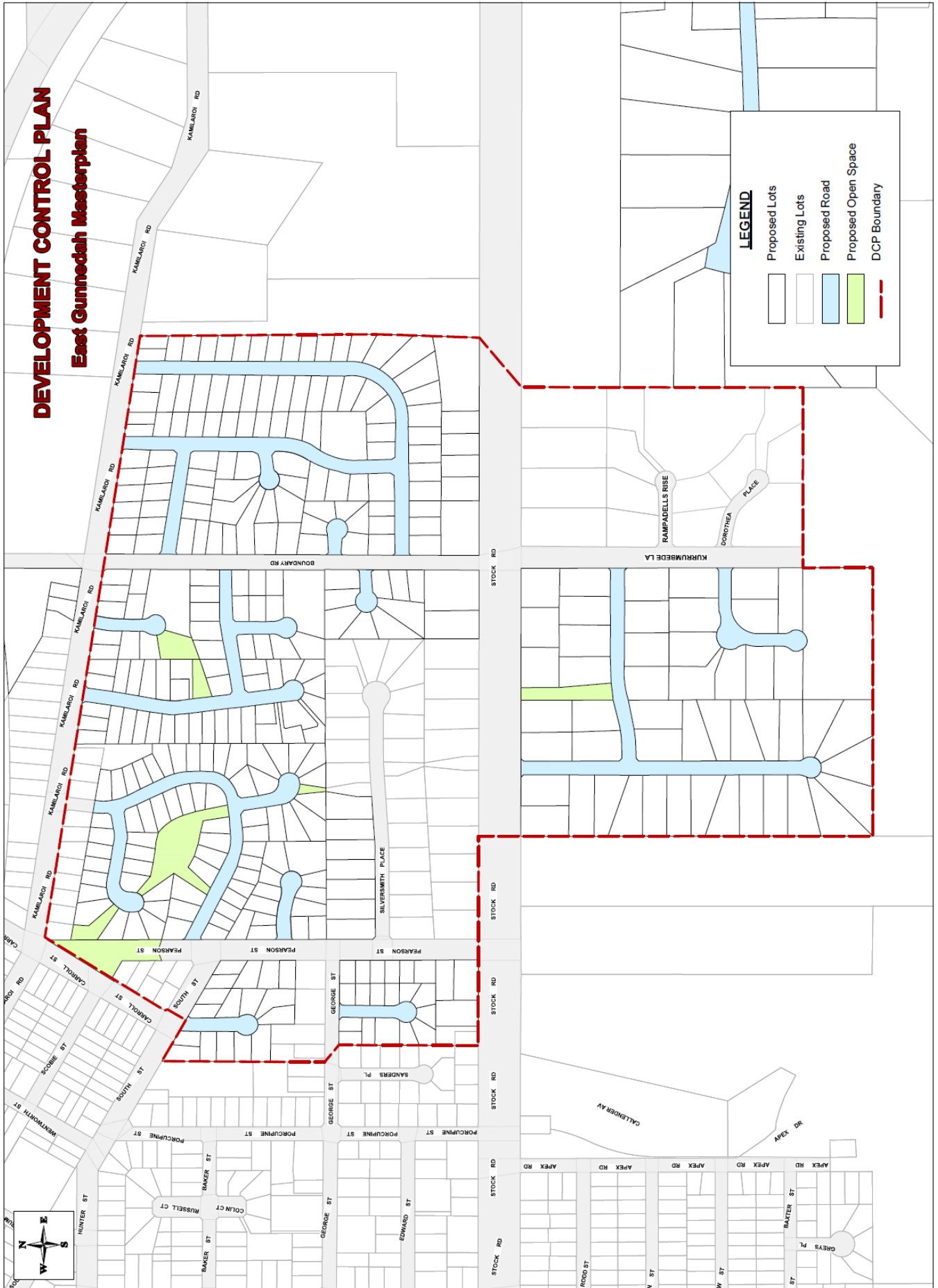
5.22.5 Kamilaroi Road Rural Residential

Map 6 illustrates the Master Plan and subdivision plan for this area.

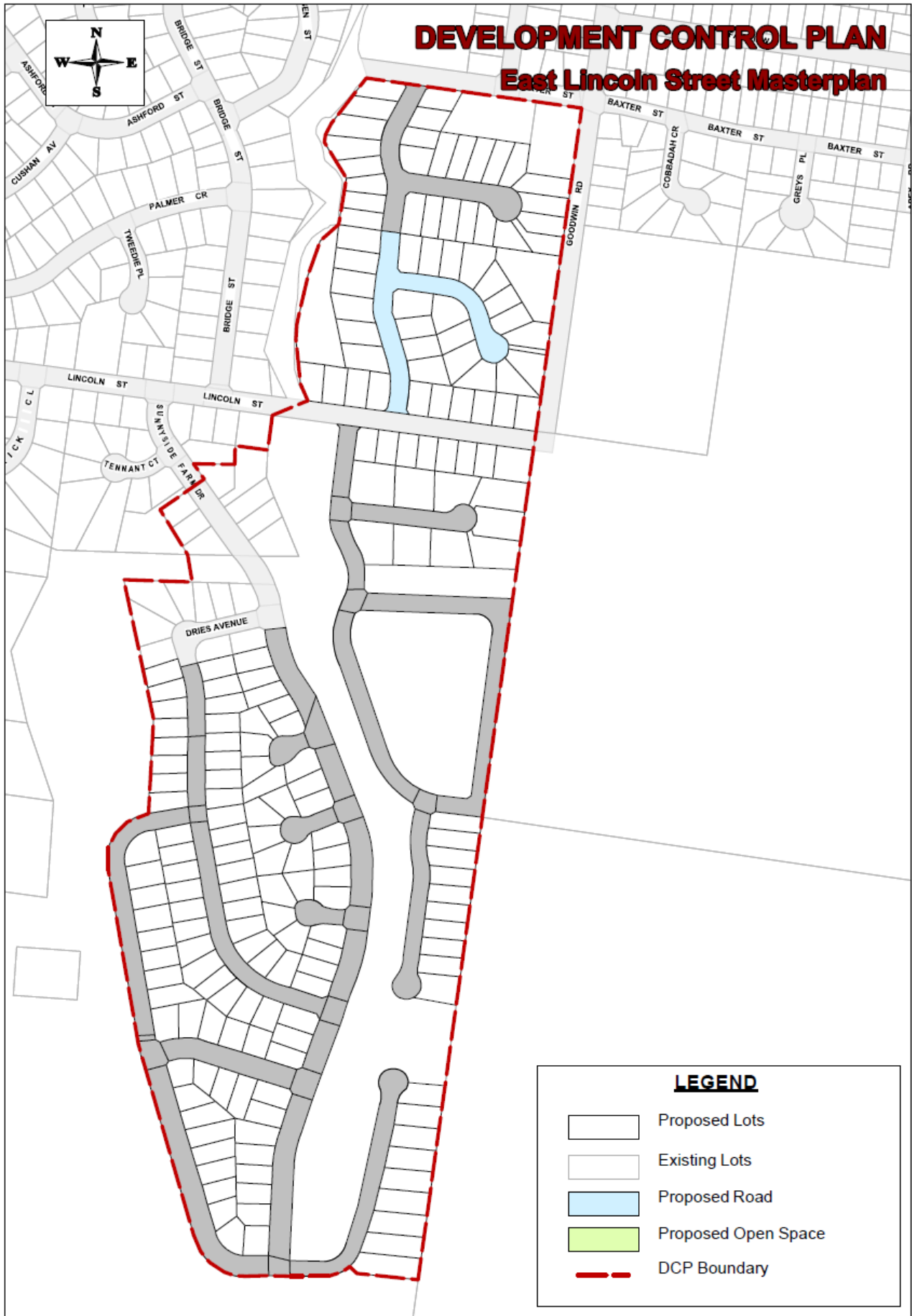
Map 3 DCP Master Plan - South Gunnedah



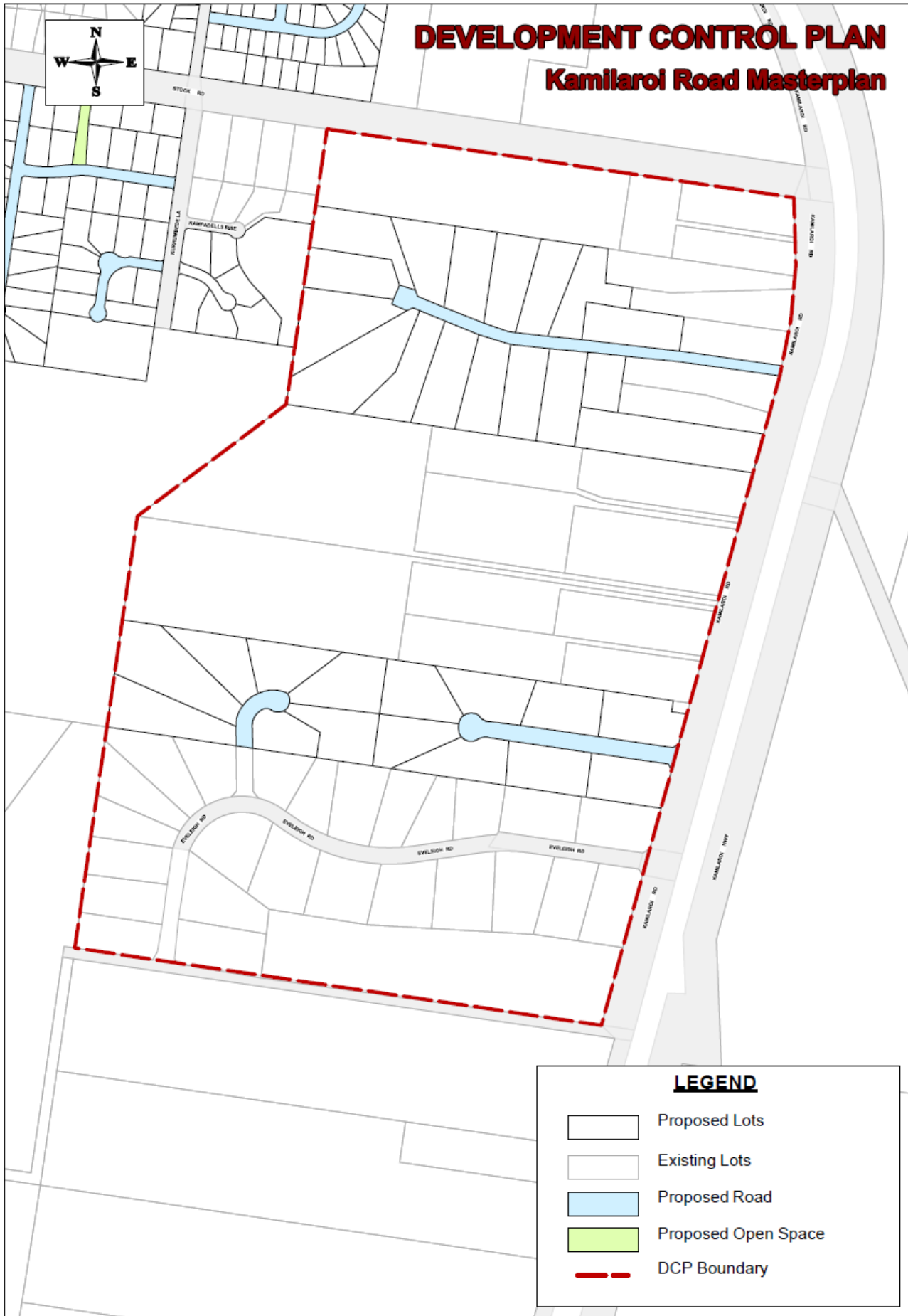
Map 4 DCP Master Plan – East Gunnedah



Map 5 DCP Master Plan – East Lincoln Street



Map 6 DCP Master Plan – Kamlaroi Road Rural Residential





Gunnedah Development Control Plan 2012

6. General Development Specifications

General Development Specifications

6.1 FLOOD MITIGATION

6.1.1 Development on Flood Affected Land

The flood planning level adopted in the Gunnedah Local Environmental Plan 2012 is defined as the level of a 1:100 ARI (average recurrent level) flood event plus 0.5 metres freeboard.

6.1.2 Is land flood affected?

Council has adopted the 1% ARI (plus 0.5m freeboard) as its Flood Planning Level. Land below the Flood Planning Level is referred to as "flood affected land". Flood affected land as shown on the Gunnedah Local Environmental Plan 2012 – Flood Planning Maps, is defined as the most current information available to Council and may be derived and interpreted from a combination of the following:

1. Flood Studies identifying the 1% flood undertaken in accordance with the Floodplain Development Manual, prepared by the NSW Government (as applicable at the time the Study was conducted).
2. Modelling undertaken for specific sites which identifies the 1% flood level.
3. Historic flood inundation records held by Council as the highest known flood.
4. Information contained within an environmental planning instrument or policy.
5. Specific flood mapping for the site.

6.1.3 Development of Floodways

Minor alterations or improvements to existing developments are permissible within the floodway. However, further intensification of land uses are discouraged. The following factors apply to applications for development in the floodway:

- No new buildings shall be permitted;
- Filling is not permitted in a floodway other than in conjunction with riverbank rehabilitation and stabilisation provided that the levels do not protrude above natural surface levels;
- Fences shall not be permitted except where it can be demonstrated to Council that they are essential, in which case they must be of post and rail, strand wire or shear connectors construction; and
- No further intensification of the use of floodways shall be allowed unless it relates to the conversion of floodways to natural waterway corridors.

6.1.4 General Requirements for development of flood fringe

- Development should be consistent with the principles and standards of the *Floodplain Management Manual (FPMM)* and have regard to Council's adopted Flood Studies.
- Development must ensure safety to life and property.
- Development on flood affected land must be structurally capable of withstanding the effects of flowing floodwaters including debris and buoyancy forces.
- Development must not increase the risk or implications of flooding to existing areas.
- Development on flood affected land must incorporate the Flood Proofing Guidelines.

6.1.5 Access to lots within flood fringe

- Flood free vehicle access is required for all lots created by subdivision.

- For development of existing lots, where flood free access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the Flood Planning Manual.

6.1.6 On-site sewage management within flood fringe

- On-site sewage management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation and flushing/leaking into flowing flood waters).
- Tank and trench style of systems are not permitted on land affected by the Flood Planning level. All sewer fixtures must be located above the 1% flood level.

6.1.7 Residential development within flood fringe

- Floor levels of all habitable rooms, or rooms with connection to sewer infrastructure shall not be less than 500mm (freeboard) above the 1% ARI flood level.
- Upon completion and prior to the occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor level conform to approved design levels shall be submitted to Council.
- Additions to existing buildings will only be permitted, with limitations, as follows:
 - Where the floor level of the proposed addition is located below the flood standard, the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or
 - Where the floor level of the proposed addition is located above the flood standards, the maximum increase in habitable floor space shall not exceed 100m².
- Where additions are below the 500mm freeboard, Council must be satisfied that the addition will not increase risk to inhabitant in the event of a flood.
- Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.

6.1.8 Commercial/Retail/Industrial development within flood fringe

- Minimum floor level is at the 1% ARI flood level.
- Variation to the flood planning level may be approved where Council considers strict adherence to the flood planning level is unreasonable and there is a significant impact on the streetscape or accessibility.
- Council may require that all electrical installations and wiring be above the flood standard and that building materials and services are in accordance with the Flood Proofing Guidelines.
- Where floor levels are below the flood planning level, a Site Specific Response Plan must accompany the application to show that areas are available for the temporary storage of hazardous materials and valuable goods above the flood planning level. Where possible, such floor plans must facilitate the flow of water, using flood compatible materials.

6.1.9 Critical Utilities and Public Facilities

Critical utilities and public facilities should have a minimum floor level equal to or greater than the extreme flood event (3 x 1% ARI) or be protected from the extreme flood event by other measures.

6.1.10 Subdivision within flood fringe

Residential subdivision will not be permitted where any lot to be created will be fully inundated by a 1% ARI event and the creation of such lot will create the potential for increased intensity of development on flood liable land.

6.1.11 Land filling within flood fringe

- Land filling proposals are to demonstrate consideration of AS 3798.

- Survey plan prepared by a registered surveyor is required, showing the contour levels of natural surface, any existing fill and the designed contour levels for the finished work.
- A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage.
- Applications shall be accompanied by a construction management plan to show:
 - Source of fill, including contamination assessment
 - An assessment of the impact of haulage vehicles on roads;
 - Precondition report of all haulage routes
 - Details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration.
 - Contingency for containment of fill in the event of a flood during placement.

6.1.12 Non-residential rural buildings within the flood fringe

- Non-residential rural buildings are not permitted within “floodways”.
- Where it is not practical to locate floor levels above the 1% flood level, materials used in construction must be capable of withstanding inundation by flood waters.

6.1.13 Fencing of sites located within flood fringe

- No impediment to the flow of floodwaters.
- Brick or other masonry fences are not permitted.
- Post and rail, strand wire or shear connectors construction or open collapsible hinged fence structure or pool-type fence are preferable.

6.1.14 House raising within flood fringe

- Consideration must be given to:
 - Potential impacts of a higher than the 1% ARI flood event;
 - Isolation if flood waters restrict access to the house;
 - Capacity of the dwelling for self-sufficiency; and
 - Visual impact of house on the streetscape, views, privacy, overshadowing of surrounding dwellings.

6.2 PARKING REQUIREMENTS

- Parking must be provided as per the Schedule in Appendix 1.
- Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number.
- Parking and traffic requirements will be based on consideration of:
 - likely peak usage times;
 - the availability of public transport;
 - likely demand for off street parking generated by the development;
 - existing traffic volumes on the surround street network; and
 - efficiency of existing parking provision in the location.
- Parking is to comply with *AS 2890.1 Parking Facilities*.
- Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:-
 - (a) Determine the parking requirements of the proposed development in accordance with Appendix A;
 - (b) Determine the parking requirement of the proposed development in accordance with Appendix A;
 - (c) Subtract the number of spaces determined in (a) from the number of spaces calculated in (b);
 - (d) The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a cash-in-lieu contribution to Council where applicable.

6.3 LANDSCAPING

- Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
- Landscaping for shading shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Shade structures shall be provided for 30% of parking spaces in outdoor car parking areas where ≥30 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Landscaping shall comprise low maintenance, drought and frost tolerant species.

6.4 OUTDOOR LIGHTING

- All developments shall demonstrate compliance with *AS 4282 Control of Obtrusive Effects of Outdoor Lighting*.
- Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.
- Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier.

6.5 OUTDOOR ADVERTISING/SIGNAGE

- Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night.
- Signage must comply with *SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria*.
- Advertising in rural zones may only:
 - advertise a facility, activity or service located on the land; or
 - direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. It cannot include the names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other.
- External illumination to signs must be top mounted and directed downwards.
- Awning sign must:
 - erected horizontal to the ground and at no point less than 2.6m from the ground;
 - not project beyond the awning;
 - securely fixed by metal supports.
- Fascia sign must not:
 - project above or below the fascia or return end of the awning to which it is attached;
 - not to extend more than 300mm from the fascia or return end of the awning.
- External light source must be at least 2.6m above the ground if the sign projects over a public road.
- Flush wall sign:
 - the area of the sign shall not exceed 20% of the area of the wall on which it is fixed or painted;
 - not project above or beyond the wall to which it is attached;
 - face of the sign must be parallel to the wall on which it is attached.
- Pole or pylon sign must be a minimum of 2.6m above the ground.
- Projecting wall sign must be:
 - minimum height of 2.6m above the ground;
 - erected at right angles to the wall of the building to which it is attached.
- Top hamper sign must not:
 - extend more than 200mm beyond any building alignment;
 - extend below the head of the doorway or window to which it is attached.
- The following types of signs are not acceptable:
 - Electronic trailer mounted road signs used for promotional or advertising purposes;
 - A roof sign or wall sign projecting above the roof or wall to which it is affixed;

- Flashing or intermittently illuminated signs (other than those within a shop window);
- Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising;
- Signs fixed to trees, lights, telephone or power poles;
- Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorised road signs;
- Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place.
- Numerous small signs and advertisements carrying duplicate information; and
- Overhead banners and bunting, except in the form of temporary advertisement.
- Portable signs on public footways and road reserves including A Frame and Sandwich Boards are only permitted where it can be demonstrated that they do not impede the flow of pedestrian traffic and enhance the character of the locality. These signs should be:
 - professionally made and painted;
 - have a design theme compatible with street furniture;
 - be placed so that pedestrian areas are uncluttered and access and egress from shops and cars is unimpeded;
 - be aimed at informing the pedestrian: large signs directed at drivers are inappropriate as their size, and scale of lettering, leads to clutter and ineffective signs;
 - application must be made to Council with copy of public liability Certificate of Currency. \$20,000,000 public Liability is required;
 - the maximum dimensions of such a sign is shall be 1m x 0.7m;
 - only one (1) of these Signs is Permitted per Business; and
 - located so as not to impede the movements of the visionally impaired.

6.6 ENVIRONMENTAL CONTROLS

6.6.1 Environmental Effects

The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:

- Traffic
- Flood liability
- Slope
- Construction impacts
- Solid and Liquid Waste
- Air quality (odour and pollution)
- Noise emissions
- Water quality
- Sustainability

6.6.2 Erosion and Sediment Control

- Runoff shall be managed to prevent any land degradation including offsite sedimentation.
- Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction Volume 1* (available from Landcom), commonly referred to as "The Blue Book".
- Cut and fill will be minimised and the site stabilised during and after construction.
- Arrangements are to be in place to prompt revegetation of earthworks to minimise erosion.

6.6.3 Conflicting Land Uses

Buffers are an important tool to reduce land use conflicts where competing or conflicting uses are proposed. People intending to develop within a rural area or within the rural/residential interface should contact Council to find out about the buffer requirements for their locality, site and the land use proposed.

Buffer zones and management options will vary according to the significance of a site, its locality, the topography of the land and its relationship to a range of other geographic and culturally relevant factors.

6.6.4 Waste Management

General waste storage and collection arrangements shall be specified.

6.6.5 Noise

Where relevant, applications are to contain information about likely noise generation and the method of mitigation.

6.6.6 Geology

The design process must give consideration to the potential impacts of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

APPENDIX 1 – PARKING REQUIREMENTS SCHEDULE

LAND USE	PARKING	COMMENTS
Bed & Breakfast Accommodation	1 space per guest room PLUS 1 space per resident manager	
Bulky Goods Premises Industrial Retail Premises Vehicle sales or hire premises	1 space per 50m ² GFA 0.75 spaces per 100m ² of site area	Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. A comparison survey of similar development should be provided with the development application. Calculations will be refined according to the specific characteristics of the proposed development. Customer parking spaces should be readily accessible and should not be used for the display of vehicles or other merchandise or for loading/unloading trucks. Where vehicle servicing facilities are provided, additional on-site car parking must be provided in accordance with the rate required in this Plan for a "Vehicle Repair Station".
Business Premises	1 space per 40m ² gross floor area	Provision should be made for the movement an on-site loading and unloading of service vehicles as appropriate.
Camp or Caravan Site	1 space per site PLUS 1 space per 10 sites for visitor parking	The visitor parking area should be appropriately located and signposted.
Child Care Centre	1 space for every 5 children based on the maximum number of children at the centre.	This calculation includes staff parking.
Drive In Take Away Food Shop	1 space per 10m ² GFA PLUS 1 space per 5 seats	An exclusive area for queuing of cars for a drive through facility is required (queue length of 5 to 12 cars measured from pick-up point). There should also be a minimum of 4 car spaces for cars queued from ordering point.
Dual Occupancy	1 enclosed space per dwelling for dwellings with 1 or 2 bedrooms and 2 enclosed spaces per dwelling for dwellings having 3 or more bedrooms	For the purpose of this calculation "bedrooms" will include rooms capable of being occupied as a bedroom, study, craft room and the like.
Dwelling House	2 spaces per dwelling	These spaces shall be located behind the building line as set by Council.
Educational Establishment	1 space per 2 staff PLUS 1 space per 30 students over 17 years for high schools and 1 space per 5 students for higher education establishments	Where required by Council, provision shall be made for the access and parking of buses.
Group Homes	1 space per employee	The provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 apply to this type of development.
Health consulting room	3 spaces per practitioner PLUS 1 space per employee	The 3 spaces per practitioner include 2 patient parks. If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street.

LAND USE	PARKING	COMMENTS
Home Activity	1 space in addition to dwelling requirements	This requirement may be either waived or increased by Council depending on the characteristics of the home activity and the number of persons involved.
Hotel	1 space per hotel unit PLUS 1 space per 6.5m ² licensed public floor area WHICHEVER IS GREATER	Proposed hotel development will be compared to similar existing developments noting the existing supply of, and demand for parking in the area and of the peak parking periods of individual facilities within the hotel. If a function room/nightclub is included, parking will be required to meet peak demands.
Hostel for Seniors <i>(a) Self-contained units (subsidised)</i>	1 space per 10 units (residents) PLUS 1 space per 10 units (visitors)	This parking provision is only to be used where it can be clearly demonstrated that low car ownership levels will prevail.
<i>(b) Self-contained units (resident funded developments)</i>	2 spaces per 3 units (residents) PLUS 1 space per 5 units (visitors)	Resident funded developments tend to have a higher per unit cost and attract residents with higher financial resources. More importantly, car ownership levels are likely to be higher than in subsidised developments.
<i>(c) Hostel, Nursing and Convalescent Home</i>	1 space per 10 beds (visitor parking) PLUS 1 space per 2 employees PLUS 1 space per ambulance	
Housing for Aged or Disabled Self Contained Dwellings	1 space per 2 dwellings plus 1 space per 5 units for visitors	
Industry (includes light industry and heavy industry)	1 space per 75m ² GFA OR 1 space per 2 employees WHICHEVER IS GREATER	This requirement may increase when retailing is permitted on - site or the office space component is in excess of 20% of the floor area. On - site truck parking spaces should be provided for each vehicle present at any one time excluding those vehicles in loading docks. Under no circumstances is the parking of trucks on public streets acceptable.
Manufactured Home Estate	1 space per site plus 1 space per 10 sites for visitor parking	The visitor parking area should be appropriately located and signposted
Medical centres	1 space per 25m ² GFA OR 4 spaces per practitioner PLUS 1 space per employee WHICHEVER IS GREATER	The 3 spaces per practitioner include 2 patient parks.
Motel (including serviced apartments) Parking for backpackers' and bed and breakfast accommodation will be assessed according to parking demand and overall availability of existing parking	1 space per accommodation unit PLUS 1 space per 2 employees	If a restaurant and/or function room is to be included, additional parking will be required at the adopted rate for such facilities. Council is willing to review this requirement if it can be demonstrated that the time of peak demand for parking at each facility does not coincide or if the facilities will primarily serve motel customers.

LAND USE	PARKING	COMMENTS
Multi Dwelling Housing	<p>1 enclosed space per 1 bedroom dwelling PLUS 1 visitor space per 5 dwellings (or part)</p> <p>2 spaces (1 enclosed) per 2 bedroom PLUS 1 visitor space per 3 dwellings (or part)</p> <p>2 enclosed spaces per 3 or more bedroom dwelling PLUS 1 visitor space per 2 dwellings (or part)</p>	Turning facilities should be provided on site so that vehicles always leave the site in a forward direction across the footpath. Of the resident parking spaces, one space per unit should be dedicated to specific units. Visitor parking spaces must be clearly designated and readily accessible. Appropriate signposting should be provided at the entrance to the site.
Places of Public Worship	<p>1 space per 10 seats OR 1 space per 15m² of main assembly area WHICHEVER IS GREATER</p>	
Recreational Facility - <i>Squash Courts</i> - <i>Tennis Courts</i> - <i>Bowling Alleys</i> - <i>Bowling Greens</i> - <i>Gymnasium</i> - <i>Golf Course</i>	<p>3 spaces per court</p> <p>3 spaces per court</p> <p>3 spaces per alley</p> <p>30 spaces for first green plus 15 spaces for each additional green</p> <p>1 space per 25m² actual floor space available for gymnastic activities</p> <p>4 spaces per hole</p>	Where various facilities are provided within one development, Council may consider relaxing the parking requirements where peak usage times do not coincide or where dual and complementary usage of the common off street parking area is anticipated.
Registered Clubs	1 space per 4m ² of public or licensed floor area (bar, lounge, dining room, games room, etc.)	Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. Council may consider relaxing this requirement depending on the characteristics of the proposed development. For the purpose, a comparison survey of clubs in similar localities should be provided with the development application.
Restaurants and Function Centres	1 space per 6.5m ² GFA	The parking requirement may be reduced where the development is located in a business zone in close proximity to a public off-street parking area and it can be demonstrated that peak demand for the restaurant will not coincide with peak demand for the public parking area. Consideration will also be given to reducing the rate for certain development (eg. coffee shops, cafes, milk bars, etc.) which primarily operate on during 9.00am to 5.00pm on weekdays and Saturday mornings, where peak demand for the restaurant will be ancillary to the parking demand generated by surrounding business premises or shops. A food outlet which provides no seating will be assessed as a "shop".

LAND USE	PARKING	COMMENTS
Retail Plant Nursery including landscape and garden supplies	1 space per 130m ² gross display area	Adequate on-site loading/unloading facilities for service vehicles must be provided for all retail development. Separate driveways and circulation systems should be provided for service and customer vehicles wherever possible.
Retail premises (not including <i>Industrial Retail Premises</i>) Major Retail Premises, Neighbourhood Shops, Food and Drink Premises (a) shops <1000m ² GFA (b) shops >1000m ² GFA (c) video stores (d) Major Retail Premises	1 space per 25m ² GLFA 1 space per 16m ² GLFA 1 space per 16m ² GLFA Refer to RTA Guidelines	Where it can be demonstrated that the time of peak demand for parking associated with the proposed shopping centre and the existing adjacent land uses do not coincide, or where common usage reduces total demand, a lower level of parking provision might apply. If the proposed development is an extension of an existing retail development, additional parking demand could be less than proportional to the increase in floor area. A lower level of parking provision may apply where it can be demonstrated that the times of peak demand for parking coincide or where common usage reduces total demand. Council may also rely on the RTA's <i>Guide for Traffic Generating Developments</i> for calculation of parking for specifically identified developments, such as drive-in take away "fast food" outlets.
Roadside stall	Minimum of 4 off-street parking spaces	
Service Station	6 spaces per work bay PLUS 1 space per 20m ² GFA of a convenience store PLUS 1 space per 6.5m ² GFA	The additional requirements should be cumulative but may be reduced where it can be demonstrated that the times of peak demand for the various facilities do not coincide. All parking should be clearly designated and located so as not to obstruct the normal sale of petrol and should minimise the potential for vehicular/pedestrian conflict. Consideration should be given to providing adequate manoeuvring space for caravans and B-Doubles.
Transport Depot/ Truck Depot	Space for each vehicle present at the time of peak vehicle accumulation on the site.	Provision should be made for fleet vehicles, visitor and employee vehicles and contract/operator vehicles. Under no circumstances is the parking of trucks on a public street acceptable. Driveways should be designed in accordance with the type of road frontage, the number of parking spaces and service bays served and the type of vehicles that will enter the terminal. Consideration should also be given to providing adequate access, parking and manoeuvring space for B-Doubles.
Vehicle Repair Station	1 space per 40m ² GFA OR 3 spaces per workshop bay WHICHEVER IS GREATER	

LAND USE	PARKING	COMMENTS
Veterinary Hospital	3 spaces per practitioner PLUS 1 space per employee	If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for the owner of patients. Parking areas for the owner of patients are to be located at the front of the development or in a location which will encourage the owner of patients to use the parking area rather than the adjoining street.
Warehouses or Distribution Centre Freight Transport Facility	1 space per 300m ² GFA OR 1 space per employee WHICHEVER IS GREATER	Adequate provision should be made for the manoeuvring, loading and unloading of vehicles on site.

Where there are no specific rates listed above, refer to the RTA Guidelines or demonstrate requirement for parking will be met based on a Traffic Assessment Report, prepared by a suitably qualified consultant.

APPENDIX 2 – FLOOD PROOFING GUIDELINES

FLOOD PROOFING CODE

Adequate flood proofing of buildings in flood liable areas is an effective and equitable means of reducing flood damage to the structure or buildings. It is essential that flood proofing be a condition of both compatible and conditional developments in flood liable areas.

Construction Methods and Materials

Construction methods and materials are graded into four classes according to their resistance to floodwaters.

Suitable – the materials or products which are relatively unaffected by submersion and unmitigated flood exposure and are the best available for the particular application.

Mild effects – where the most suitable materials or products are unavailable or economic consideration prohibit their use, these materials or products are considered the next best choice to minimise the damage caused by flooding.

Marked effects – as for “2nd preference” but considered to be more liable to damage under flood conditions.

Severe effects – the materials or products listed here are seriously affected by floodwaters and in general have to be replaced if submerged.

Electrical and Mechanical Equipment

For dwellings constructed on land to which this Policy applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Main power supply - Subject to the approval of the relevant power authority, incoming electricity mains, service equipment and meters shall be located 1m above the flood planning level. Means shall be available to easily disconnect the building from the main power supply.

Wiring - All wiring, power outlets, switches, etc, should, to the maximum extent possible, be located 1m above the flood planning level. All electrical wiring installed below the flood planning level should be suitable for continuous submergence in water and should contain no fibrous components. Only submersible-type splices should be used below the flood planning level. All conduits located below the relevant flood level should be so installed that they will be self-draining if subjected to flooding.

Equipment - All equipment installed below or partially below the flood planning level should be capable of disconnection by a single plug and socket assembly.

Reconnection - Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

Heating and Air Conditioning Systems

Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces above the flood planning level. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.

Fuel - Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

Installation - The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the flood planning level.

Ducting - All ductwork located below the flood planning level should be provided with openings for drainage and cleaning. Self-draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a watertight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above the flood planning level.

Services - All sewer connections to buildings on flood prone land are to be fitted with reflux valves to prevent backflow of sewage in a flood event.

Flood Proofing Code

component	order of preference			severe effects
	suitable	mild effects	marked effects	
flooring and sub-floor structure	<ul style="list-style-type: none"> concrete slab-on ground monolith construction note: clay filling is not permitted beneath slab-on-ground construction, which could be inundated suspension reinforced concrete slab 	<ul style="list-style-type: none"> timber floor (t&g boarding, marine plywood) full epoxy sealed joints 	<ul style="list-style-type: none"> timber floor (t&g boarding, marine plywood) with ends only epoxy sealed on joints and provision of side clearance for board swelling 	<ul style="list-style-type: none"> timber close to ground surrounding base timber flooring with ceilings or soffit linings timber flooring with seal on top only
	floor covering	<ul style="list-style-type: none"> clay tiles concrete, precast or in situ concrete tiles epoxy, formed-in-place maastic flooring, formed-in-place rubber sheets or tiles with chemical-set adhesives silicone floors formed-in-place vinyl sheets or tiles with chemical-set adhesives ceramic tiles, fixed with mortar or chemical set adhesive asphalt tiles, fixed with water 	<ul style="list-style-type: none"> cement/bituminous formed in-place cement/latex formed-in-place rubber tiles, with chemical-set adhesive terrazzo vinyl tile with chemical-set adhesive vinyl-asbestos tiles asphaltic adhesives loose rugs ceramic tiles with acid and alkali-resistant grout 	<ul style="list-style-type: none"> asphalt tiles with asphaltic adhesives loose fit nylon or acrylic carpet with closed cell rubber underlay
wall structure (up to the DFL)	<ul style="list-style-type: none"> solid brickwork, blockwork, reinforced, concrete or mass concrete 	<ul style="list-style-type: none"> two skins of brickwork or blockwork with inspection openings 	<ul style="list-style-type: none"> brick or blockwork veneer construction with inspection openings 	<ul style="list-style-type: none"> inaccessible cavities large window openings
roofing structure (for situations where DFL is about the ceiling)	<ul style="list-style-type: none"> reinforced concrete construction galvanised metal construction 	<ul style="list-style-type: none"> timber trusses with galvanised fittings 	<ul style="list-style-type: none"> traditional timber roof construction 	<ul style="list-style-type: none"> inaccessible flat roof construction ungalvanised steelwork lintels, arch bars, tie rods, beams, etc. unsecured roof tiles

Flood Proofing Code

component	order of preference			severe effects
	suitable	mild effects	marked effects	
doors	<ul style="list-style-type: none"> • solid panel with water proof adhesives • flush door with marine ply filled with closed cell foam • painted metal construction • aluminium or galvanised steel frame 	<ul style="list-style-type: none"> • flush panel or single panel with marine plywood and water proof adhesive • t&g lines door, framed ledged and braced • painted steel • timber frame fully epoxy sealed before assembly 	<ul style="list-style-type: none"> • fly-wire doors • standard timber frame 	<ul style="list-style-type: none"> • hollow core ply with pva adhesives and honeycomb paper core
wall and ceiling linings	<ul style="list-style-type: none"> • asbestos-cement board • brick, face or glazed • clay tile glazed in waterproof mortar • concrete • concrete block • steel and waterproof applications • stone, natural solid or veneer, waterproof ground • glass blocks • plastic sheeting or wall with waterproof adhesive 	<ul style="list-style-type: none"> • brick, common • plastic wall tiles • metals, non ferrous • rubber mouldings and trim • wood, solid or exterior grade plywood fully sealed 	<ul style="list-style-type: none"> • chipboard exterior grade • hardboard exterior grade • wood, solid (boards or timber) with allowance for swelling • wood, plywood exterior grade • fibrous plaster board 	<ul style="list-style-type: none"> • chipboard • fibreboard panels • mineral fibreboard • paperboard • plaster-board, gypsum plaster • wall coverings (paper, burlap cloth types) • wood, standard plywood strawboard
insulation		<ul style="list-style-type: none"> • reflective insulation 	<ul style="list-style-type: none"> • bat or blanket types 	<ul style="list-style-type: none"> • open cell fibre types
windows	<ul style="list-style-type: none"> • aluminium frame with stainless steel or brass rollers 	<ul style="list-style-type: none"> • epoxy sealed timber waterproof glues with stainless steel or brass fittings • galvanised or painted steel 		<ul style="list-style-type: none"> • timber with pva glues mild steel fittings
nails, bolts, hinges and fittings	<ul style="list-style-type: none"> • brass, nylon or stainless steel • removable pin hinges 	<ul style="list-style-type: none"> • galvanised steel • aluminium 		<ul style="list-style-type: none"> • mild steel

FLOOD COMPATIBLE MATERIALS

Building Component	Flood Compatible Material
Flooring And Sub Floor Structure	pier and beam construction, or suspended reinforced concrete slab
Floor Covering	clay tiles concrete, precast or in situ concrete tiles epoxy, formed-in-place mastic flooring, formed-in-place rubber sheets or tiles with chemical set adhesives silicone floors formed-in-place vinyl sheets or tiles with chemical-set adhesive ceramic tiles, fixed with mortar or chemical set adhesive asphalt tiles, fixed with water resistant adhesive removable rubber-backed carpet
Wall Structure	solid brickwork, blockwork, reinforced, concrete
Doors	solid panel with water proof adhesives flush door with marine ply filled with closed cell foam painted material construction aluminium or galvanised steel frame
Wall And Ceiling Linings	brick, face or glazed clay tile glazed in waterproof mortar concrete concrete block steel with waterproof applications stone, natural solid or veneer, waterproof grout glass blocks glass plastic sheeting or wall with waterproof adhesive or mass concrete
Insulation	foam or closed cell types
Windows	aluminium frame
Nails, Bolts, Hinges And Fittings	galvanised with stainless steel removable pin or brass rollers hinges

APPENDIX 3 – BUILDING LINE MAP

