



WEDDIN SHIRE COUNCIL DEVELOPMENT CONTROL PLAN 2014





FORWARD

Weddin Shire Council has reviewed its current controls that guide development in the Shire.

It understands that the public need to be aware of what development can occur in the Shire and standards it needs to be development to.

The overall guiding mantra are the objectives of each chapter that give to outcome of an appropriate, contemporary and sustainable development.

These objectives have been developed as performance based so as to allow the proponent to utilize the development standards set out in the plan or place before Council a proposal that may differ from the development standard while still satisfying the adopted objectives.

This allows innovation both in design and development without loss of overall Council adopted direction.



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CHAPTER 1 – ADMINISTRATION

1.1 Name of Plan

This plan is cited as Weddin Development Control Plan 2014, as provided under Section 72 of the Environmental Planning and Assessment Act, 1979 (as amended) and Clauses 20 – 24 of the Environmental Planning and Assessment Regulation, 2000.

Objectives of this Plan

1.2 Adoption

This plan was adopted by Weddin Shire Council and came into force on 26 November 2014 in accordance with Clauses 21(4) of the Environmental Planning and Assessment Regulation, 2000.

1.3 Land to which this Plan Applies

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

1.4 Relationship with other Plans

This plan supplements Weddin Local Environmental Plan 2011 and provides more detailed provisions to specific

developments where appropriate. It supersedes all other existing Development Control Plans, namely Weddin Rural Residential Control Plan 2004 and Development Control plan; Grenfell and Environs.

1.5 How to use this Plan

This plan is a matter to be taken into consideration by applicants when proposing development of the land and by Council in assessing development applications under Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended). In assessing development applications Council shall have regard to the Weddin Local Environmental Plan 2011, this Development Control Plan and those matters detailed in Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended) and any other relevant legislation that may be applicable.

Council's requirements are identified as "**Objectives**" which have been underpinned with appropriate "**Development Standards**" which seek to guide and control the residential development.

The **Objectives** state what Council is endeavoring to achieve in its control of the development. Each Objective is supported by **Development Standards**, which outline the preferred method of achieving the objective/s.



Council may vary the development standards where it can be demonstrated that the resultant development is consistent with the objective/s of that development standard and is likely to provide a better design and planning solution.

1.6 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended

to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

1.7 Definitions

The "Dictionary" attached to Weddin Local Environmental Plan 2011 defines the words and expressions used in this Plan.

1.8 Structure of DCP

This Development Control Plan comprises the following Chapters.

Chapter 1 – Administration

Chapter 2 – Guide to Development Application

Chapter 3 – Subdivision

Chapter 4 – Flooding and Flood Affected Land

Chapter 5 – Urban Residential Development

Chapter 6 – Multi Dwelling Housing, Second Dwellings
and Dual Occupancy Development

Chapter 7 – Large Lot Residential Development & Primary
Production

Chapter 8 – Village Development

Chapter 9 – Rural Development

Chapter 10 – Commercial Development

Chapter 11 – Industrial Development

Chapter 12 – Demolition

Chapter 13 – Heritage

Chapter 14 – Salinity

Chapter 15 – Public Notification and Exhibition

Appendix 1 – Integrated Development

Appendix 2 – Species Listing Recommended for the Weddin Shire (Native & Introduced Species)

Only those Chapters relevant to a particular development need to be taken into consideration in its design and application to the proposed development.



CHAPTER 2 – GUIDE TO DEVELOPMENT APPLICATIONS

2.1 Introduction

This chapter explains how to prepare and lodge a development application. It provides a simple, step-by-step guide to all the things you need to do before submitting a development application to Council for consideration.

You can use this Development Application Guide as a checklist for completing your plans and other supporting documentation. If your application includes all the required details, Weddin Shire Council can deal with it much more effectively and efficiently.

2.2 What's a 'DA'?

A Development Application (or DA) is a formal request for permission to carry out a proposed development. The carrying out of development without approval (or development consent) of Council is illegal and carries severe penalties.

Development is legally defined under the Environmental Planning and Assessment Act, 1979 (as amended) as being:

- the erection, including alteration in whole or part, of a building;
- work in, on, over or under land;
- the use of land or of a building;
- the subdivision of land;

2.3 Do I need to make a 'DA'?

You need to make a development application if you propose to do any of the following works:

- erect a new building or structure, including outbuildings, swimming pools, retaining walls, etc
- add to, or alter, an existing building
- demolish a building
- change the use of an existing building or premises to another use
- subdivide land
- display or erect an advertising sign
- carry out earthworks, excavation or filling

Minor developments may be identified under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Weddin Local Environmental Plan 2011 as being development which does not require a Development Application (DA). This may be either as:

- Exempt Development or
- Complying Development.

Exempt Development:

Development that does not need the development consent of Council where it complies with the established criteria for the type of development proposed.

Complying Development:

Development for which appropriate “Complying Development Certificates” may be submitted to Council certifying the appropriate works have been undertaken in lieu of the development application process.

Note: Sometimes it is not clear whether something requires a Development Application. Please check with Council if you are unsure before proceeding

2.3 Pre-Lodgement Meeting

Council offers a pre-lodgement service, whereby you can bring in draft plans and discuss your development proposal in detail with Council’s Development and Engineering Staff.

While pre-lodgement meetings are not mandatory they have proven to be beneficial in ensuring awareness of State and Local Planning Controls, development application requirements and procedures, timelines and likely controls to be imposed upon the perspective development. Pre- lodgement meetings have proven to provide a better understanding of development application for both the applicant and Council and assist the preparation of all relevant information to greatly reduce the time taken to consider the application.

2.4 How to Lodge A Development Application

To make a development application, follow the five steps:

1. Investigate Planning Controls (SEPP’s, LEP, DCP) - The rules, which apply.
2. Prepare plans; drawings; specifications and complete your BASIX Certificate (as required).
3. Prepare a Statement of Environmental Effects – The detail required is relative to the complexity of the proposed development.
4. Complete the Development Application Form.
5. Complete Lodgement Checklist and submit your application and pay the fees.

Step 1 Applicable Development Controls

The first step in preparing a development application is to find out about our policies and the rules, which apply to your development. Before you start designing/preparing your proposal, you need to know about:

- Approval requirements under the Environmental Planning legislation;
- State Environmental Planning Policies
- Weddin Local Environmental Plan 2011
- Weddin Development Control Plan 2014; and
- relevant Council Policies.

Most initial enquiries can be answered over the phone but it is better to call in personally to the Council.

For large or complex proposals it is always advisable to have a pre-lodgement meeting. You are likely to save time and money if you sort out any problems before you submit your application.

Need approval from other agencies? – Integrated Development – Refer to Appendix 1

Your proposal may require approval from other government agencies. Where possible, we can help you identify relevant agencies. Circumstances requiring Integrated Development Approvals are outlined in Appendix 1. However, it is your responsibility to ascertain which approvals are required. Agencies from which you may need an approval include:

- NSW Office of Water
- Office of Environment and Heritage
- NSW Department of Primary Industries
- NSW Fisheries
- Roads and Maritime Service

We strongly recommend that you consult with the relevant agencies as early as possible.

Any Questions?

If you need more information or advice, phone us on 63431212 or come in and speak to our Customer Service staff.

Step 2 Prepare plans and drawing

The following is a general guide to types of plans you will need to prepare.

A. Site plan

This plan illustrates and analyses existing conditions at the site in relation to surrounding land and buildings. Draw the plan at a standard scale such as 1:100 or 1:200 and include the following details, which are relevant to your proposal:

Orientation

- north point
- scale (show ratio and bar scale)

Property details

- property boundaries
- easements, rights of way, sewer mains

Landform and vegetation

- contours or spot levels

Access

- public roads, laneways, pathways
- driveways, parking areas, loading bays

Existing development

- show existing buildings on the site proposed buildings (show outline only)
- fences, walls and swimming pools

B. Scaled Plans and elevations

These drawings will clearly show the proposed building/s and works. Draw plans, elevations and sections at standard scales such as 1:100 or 1:200, and include the following details:

Plans

- north point (true north)
- scale (show ratio and bar scale)
- location of proposed new buildings, alterations or works (show setback distances from boundaries and adjoining buildings)
- existing buildings (show outline only)
- room layout, partitioning, location of windows and doors
- room dimensions, areas and proposed uses
- vehicle entrance and exit driveways
- car parking and loading areas (show dimensions)

C. Subdivision plan

This plan will clearly show the proposed subdivision layout. Draw the plan to a standard scale such as 1:100 or 1:200, and show the following details:

- north point (true north)
- scale (show ratio and bar scale)
- existing and proposed boundaries
- lot and deposited plan numbers
- relationship to adjoining roads and subdivision boundaries (show width of roads)
- proposed boundary dimensions (metres)
- proposed lot areas (square metres)
- proposed roads, pathways (indicate width)
- proposed easements and rights of way
- proposed public reserves, drainage reserves
- existing and finished levels (contours or spot heights with Australian Height Datum values)
- long sections and cross sections of proposed roads
- any environmental constraints

D. BASIX Certificate

'BASIX Certificate' The Building Sustainability Index (BASIX) is a web-based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indices, www.basix.nsw.gov.au.

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall ceiling insulation.

The applicant is required to submit the BASIX Certificate with the Development Application or Complying Development Certificate application. The plans and specifications must also identify the BASIX commitments which will be checked by a professional building Certifier during construction. Where submitted plans or specifications are inconsistent with the relevant BASIX Certificate, Council should require applicants to submit consistent applications before progressing the assessment process, either by amending plans/specifications or by submitting a new BASIX Certificate with commitments that match the rest of the application.



Note: Applicants can generate the BASIX Certificate only on the NSW Department of Planning and Infrastructure's BASIX website: www.basix.nsw.gov.au. For more information, phone DoPI's BASIX Help Line on 1300 650 908.

Step 3 Prepare the Statement of Environmental Effects

What is a Statement of Environmental Effects (SEE)?

A Statement of Environmental Effects (SEE) is a short report, which explains the likely impacts of the proposal and how you will minimise these impacts. The matters required to be addressed and level of detail will depend upon the nature and scale of the proposed development. Some of the more standard matters covered in a standard SEE include:

- Site suitability
- Present and previous uses
- Compliance with development standards
- DCP and/or other design guidelines
- Operation and Management
- Access and Traffic
- General pedestrian or other accessibility
- Privacy, views and overshadowing
- Air and noise
- Drainage
- Erosion and sediment control
- Heritage
- Waste
- Site Management

All development applications require a Statement of Environmental Effects.

Step 4 Complete the Application Form

The following questions on the Application Form require particular attention:

Owner's consent/signature

You must obtain the consent of the landowner. If there is more than one landowner, every owner must sign. If the owner is a company or owners' association (body corporate), the application must be signed by an authorised person under common seal. If the application form is not signed by the landowner/s and by you as the applicant Council cannot determine the application.

Estimated cost

We will check the estimated cost of work stated in your application by using an appropriate building cost guide. The cost should be an accurate estimate of the actual costs of the development.

Proposed development

You must describe the proposed development in detail. Tell us exactly what you propose to do. If you can't fully describe your proposal in the space provided on the application form you will need to include a full description in your Statement of Environmental Effects.

Other agency approvals

Under the planning laws you must indicate on the application form whether you need an approval from another Government agency in addition to development consent. If your proposal does require another approval, we will deal with it as 'integrated development'.

Our application form contains a list of other approvals that may be required which include the following:

Approval Body: Law Requiring Approval

DPI	Fisheries Management Act 1994, s 144, 201, 205, 219
OE&H	Heritage Act 1977, s 58
DPI	Mine Subsidence Compensation Act 1961, s 15
DPI	Mining Act 1992, ss 63, 64
OE&H	National Parks and Wildlife Act 1974, s 90
OE&H	Petroleum (Onshore) Act 1991, s 9
OE&H	Protection of the Environment Operations Act 1997, ss 43 (a), 47 and 55, ss 43 (b), 48 and 55
RMS	Roads Act 1993, s 138
RFS	Rural Fires Act 1997, s 100B
OE&H	Water Management Act 2000, ss 89, 90, 91

If you are unsure whether another approval is required, please consult the relevant agency. Similarly, if your proposal involves any of the above matters, we strongly recommend that you consult with the agency concerned before you lodge your application

Applications for 'integrated development' will be referred to the relevant agency to obtain their 'general terms of approval'. These requirements will then be incorporated in the conditions of any development consent issued by Council. Should the relevant approval body not be prepared to issue their general terms, Council cannot approve the application.



Applications for 'integrated development' attract an extra fee (\$320.00) and an extra set of plans per approval body. The additional fee is payable to the approval body therefore the fee must be submitted separately by cheque to Council so we can forward it to the Approval Body with your application

Local Government Act Approvals

If your proposal also requires a Council approval under the Local Government Act you should include this in your development application. By doing this you will avoid the need to make a separate application later. An additional fee may also apply. Please check with our Environmental Services Division for further information on these approvals.

Step 5 How to lodge your application

We prefer that you lodge your application personally at our Customer Service Section. This is because we can check

to see that you have completed the form and have all the necessary information.

Please check that your Development Application includes

- Application Form - signed by all landowners and applicant.
- Lodgement checklist.
- Application fees.
- One copy of Statement of Environmental Effects.
- Three copies of plans. They should fold to A4 size sheets.
- Two copies of any relevant specifications.
- BASIX Certificate (where required).

Fees

Fees are calculated on a scale based on the estimated cost of development (or the number of lots in the case of subdivision)

Plan first

A separate fee is payable to the State Government under the planfirst initiative, calculated by Council on a scale based on the estimated cost of development (or the number of lots in the case of subdivision) over \$50,000

Long Service Levy

If your proposal involves building work with a value of \$25,000 or more you need to pay the Building Industry Long Service Levy. You must pay this with your development application. Under the new planning laws, we cannot grant development consent until the levy is paid in full (or the first instalment is paid, in the case of instalment payers)

Payment options

Cheque: Make your cheque payable to 'Weddin Shire Council'

Cash: Only for applications lodged at our Customer Service Section. You can pay cash between 8.30am and 4.00pm Monday to Friday

Cards: Bankcard, Mastercard, Visa and EFTPOS



NOTE: This checklist must be completed by the applicant prior to the lodgement of any Development Application

LODGEMENT CHECKLIST : ALL DEVELOPMENT APPLICATIONS

DA Number Address:

		Applicants use		Office use	
		YES	NO	YES	NO
1.	Has this proposal been the subject of a prelodgement meeting?				
2.	Has the application been prepared in accordance with the DA Guide?				
3.	Does the property have Heritage Significance?				
4.	If yes, has a Heritage Impact Assessment been provided?				
5.	Has consent of all owners been provided (and company seal if applicable)				
6.	Has the application form been completed (eg. Correct description)				
7.	Has one copy of the Statement of Environmental Effects been provided?				
8.	Have 3 sets of plans and 2 copies of specifications been provided (including 3 shaded copies for alterations or additions to existing building.)?				
9.	Are the plans drawn to a scale of 1:50, 1:100 or 1:200? Do the floor plans clearly illustrate:				
	the layout of the proposed development (site plan)?				
	internal walls/partitions and room names or uses?				
	figured dimensions of existing and proposed work?				
	setbacks from boundaries				
10.	Has the applicant included the BASIX CERTIFICATE?				
11.	Have 3 copies of a survey plan been provided showing: (Note: required for new buildings and ground and 1st floor additions to existing buildings)				
	contours/spot levels (drawn to AHD for Foreshore Areas or to a benchmark on the road in all other case) and location of existing buildings and trees				
	position of floor, eaves and ridge height levels for buildings on adjoining sites, and spot levels on adjoining sites adjacent to boundaries?				
12.	Have all elevations and sections been provided showing: (See page 5 of DA Guide for details)				
	ground level				
	finished ground level				
	height of the proposed development from natural ground level?				
	external finishes?				



		Applicants use		Office use	
		YES	NO	YES	NO
13.	Have parking and/or garaging details been provided including access and exit points, dimensions and ramp gradients?				
14.	(a) Is the proposal within Flood liable land?				
	(b) If yes, has a flood height survey been provided?				

CHECKLIST FOR DUAL OCCUPANCY AND TOWN HOUSES/MULTI UNIT HOUSING					
1.	Does the proposal involve 3 or more storeys and 4 or more dwelling?				
	If yes, see separate checklist below for submission requirements under SEPP 65.				
2.	Are proposed garbage, clothes drying areas and letterboxes shown?				
3.	Have landscaping details been provided, including:				
	location of any trees to be removed?				
	location of planting and turf areas?				
	driveway and path details?				
4.	Have detailed calculations been provided, including				
	calculation of required minimum site area (for town houses and multi-unit housing) and boundary setbacks?				
	number and allocation of parking spaces dimensions, aisle widths and ramp grades required?				
	gross floor area of the building?				

CHECKLIST FOR BUSINESS AND INDUSTRIAL DEVELOPMENT					
1.	Have the hours of operation been stated?				
2.	Have details of any plant or machinery to be installed been provided?				
3.	Have full details of the type, size and quantity of goods to be manufactured, stored or transported been provided?				
4.	Have details of the number of offices/units and floor space been provided?				
5.	Has landscaping information been provided (same requirements as for dual occupancy & townhouses/residential flat building)?				
6.	Have details on disabled access and facilities been provided?				
7.	Have details on waste management (including type and quantity of waste generated and size or location of waste storage areas been provided)?				
8.	Have details on any proposed advertising been provided?				
9.	Have details on waste management (including type and quantity of waste generated and size or location of waste storage areas been provided)?				
10.	Have details on any proposed advertising been provided?				



CHECKLIST FOR SUBDIVISIONS

1.	See Special conditions in Councils Subdivision Development Guide				
	<p>Phone: (02) 6343 1212 Fax: (02) 6343 1203</p> <p>Post: Cnr Camp & Weddin Streets GRENFELL NSW 2810</p> <p>Post Box: PO BOX 125 GRENFELL 2810</p> <p>E-mail mail@weddin.nsw.gov.au</p> <p>Hours 8.30.am to 4.00pm Mon – Fri</p>				



CHAPTER 3 – SUBDIVISION

3.1 Preamble

This Chapter of the Weddin DCP is prepared for the guidance of subdividers. It supplements the requirements of the Local Government Act, the Environmental Planning and Assessment Act 1979 and associated Regulations and the Weddin Local Environmental Plan 2011. Generally the minimum allotment sizes are stipulated by the Weddin Local Environmental Plan 2011 according to the prevailing zoning of the land and can be found on the “Lot Size Map”. This chapter contains further details to be considered for development involving subdivision of the land.

3.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers.

Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

3.3 Land to which this Plan Applies

This plan applies to all proposed subdivisions of the land including urban and rural subdivisions of all forms including subdivision under the Strata Titles Act and Community Land Development Act.

3.4 Objectives

The Objectives of this Development Control Plan are to:

- (a) Ensure a high quality of subdivision and delineation of allotment boundaries throughout the Weddin Shire;
- (b) Encourage site responsive development which reflects the opportunities and constraints of individual sites and preserves or enhances its special qualities.
- (c) Ensure development is consistent and compatible with the established streetscape and character and enhances the amenity of residential areas; and
- (d) Assist developers and applicants in the preparation and submission of applications in order to expedite the assessment process.

3.1 Submission

- (a) All plans are to be drawn to scale;
- (b) Subdivision plans shall be prepared by a registered surveyor to ensure the accuracy of existing and proposed allotment boundaries.
- (c) All plans shall contain a proper description of the land by Lot and Deposited Plan;
- (d) Any easement, right-of-way or restriction shall be created pursuant to Section 88B of the Conveyancing Act, 1919.

3.2 Consideration of Physical Constraints

Prior to the preparation of a proposed plan of subdivision it will be necessary to identify the physical constraints to the site/land which are likely to have an influence upon perspective allotment boundaries. This consideration should be in the form of a Site Analysis Plan which includes identification of the following elements:

- Orientation - North
- Existing structures/improvements on the land
- Improvements upon immediately adjoining land
- Slope
- Natural & existing drainage
- Existing hazards such as bushfire or flooding
- Any easements encumbrances
- Existing/proposed accesses
- Existing/Proposed Service arrangements

3.3 Size of Allotments

3.7.1 Residential

- (a) Residential lot size is to be not less than 900 m².
As far as possible new lots should have at least a frontage of 20 m and a depth of 45 m. Irregular lots such as truncated or wedge shaped lots at the end of cul-de-sacs must have a mean width of at least 18 m and a width of 16 m at a distance of 6 m from the street alignment. Exceptional circumstances will be dealt with on their merits.
- (b) Corner lots are to be provided with 4 m cut off for splay purposes. When the corner angle is less than a right angle a deeper cut off may be required by the Council.
- (c) Council does not consider the creation of battle-axe allotments from undeveloped land as an acceptable form of subdivision. A battle-axe subdivision will only be considered in isolation and will be determined on its merits having regard for the size,

shape, location and amenity of the surrounding area. A battle-axe allotment shall have an access way of not less than 6 m in width and shall have a minimum area exclusive of the access way of 900 m².

3.7.2 Large Lot Residential

- (a) Large Lot Residential blocks are basically used for residential purposes and not created to sustain a rural income.
- (b) Minimum allotment sizes are typically characteristic of service availability and identified in Councils LEP Minimum Lot Size Maps
- (c) Allotments W - 4000m²
- (d) Allotments AA – 5 ha
- (e) Allotments AB - 10 ha
- (f) Large Lot Residential allotments while they may have cut off corners and some irregular shaped boundaries must have a reasonable overall shape with a maximum ratio of depth to width of 4:1. The creation of battle-axe blocks is not an acceptable form of subdivision.

3.7.3 Primary Production

- (a) The minimum lot size for rural land is as set out in the Weddin Local Environmental Plan 2011 being 400 hectares for land within the RU1 – Primary Production Zone.

3.7.4 Commercial

In established and proposed shopping areas, the minimum frontage of any shop is to be 6m, unless such shop forms part of a block of shops built on land, under the one title and this land has a minimum frontage of 6m. Where the proposal is in an established shopping area, the existing setback should be maintained.

3.7.5 Industrial

Where land for industrial or similar uses is proposed, the size and dimensions of lots abutting or across streets from residential lots should be appropriate and available for development that provides an effective high amenity transition.

3.7.6 Strata & Community Title Subdivision

The minimum allotment size for a strata or community title allotment within a subdivision shall be 250m².

The minimum allotment upon which a strata or community titled subdivision shall be 740m².

3.4 Roads

The road network within the Weddin Shire is comprised of six (6) distinct classes of roads as follows (from lowest to highest)

(a) Provision of Utility Services Within the Subdivision

(b) R1 - Residential

The following facilities/services shall be provided at no cost to the Weddin Shire Council:-

- Sealed Road
- Kerb & Gutter
- Footpath
- Electricity
- Telephones
- Water & Sewerage
- Gas
- Street Lights
- New Street Identification Signs

(c) R5 - Large Lot Residential

The following services shall be provided at no cost to the Weddin Shire Council:-

- Sealed Road
- Electricity
- Telephone
- Water
- Street Lights
- New Street Identification Signs

(d) RU1 – Primary Production

In a rural subdivision each new block must be supplied with utility services at no cost to Council, and to a similar degree to those already connected to the area being subdivided.

Council will not approve the plan of subdivision until utility arrangements satisfactory to Council have been made for the supply of such services.

(e) Community and Strata Title Land

Services located on land that forms part of a strata or community title subdivision shall be the responsibility of the strata or community body. Council will not be responsible for the maintenance or repair of any water or sewerage lines located within land that forms part of community or strata title development.

The provision of documentary evidence that arrangements are satisfactory for the provision of all essential services to fully serve the sub-division have been made, must be received before the sub-division will be approved.

Preliminary advice from relevant service Authorities shall be provided with the subdivision application indicating that the proposed allotments can be adequately serviced.

Traffic Volume (AADT)	Servicing No. of Lots	Hierarchy	Road Reserve Widths (min)	Vehicle Pavement Width (m)	Footpath Width (m)	Design Speed (Km/hr)
0-80	0-8	Minor Cul-de-sac	17	8.0	4.5	40
80-300	8-30	Cul-de-sac	18	9.0	4.5	60
300-800	30-80	Local Road	18	9.0	4.5	60
800-1500	80-150	Minor collector	20	11.0	4.5	60
1500-5000	>150	Major Collector	22	13.0	4.5	70
5000+	>5,000	Distributor	22	13.0	4.5	70

New development shall be consistent with the prevailing road hierarchy constructed to the appropriate standard as detailed above.

3.9 Storm Water Drainage

A. Surface Drainage

Subdividers are required to show the means by which both natural and increased run-off shall be disposed of and the location of any necessary easements.

B. Internal Stormwater Drainage

This work shall be paid for by the subdivider as part of the road works and drainage requirements. Where several adjacent subdividers wish to proceed at the same time and use the same system of internal pipelines arrangements should be made to share the cost on an area drained basis.

C. External Stormwater Drainage

External Storm water drainage facilities must be adequate before Council will approve the subdivision.

3.10 Trees

Existing trees both street trees and within the site are to be preserved as far as practicable. Trees proposed to be removed are to be identified and submitted for Council's consideration.

Where a prevailing street tree pattern (in terms of species and location) exist the theme shall be maintained within all new development.

3.11 Land for Public Recreation

In the case of subdivision of land for new urban residential development, Council may require the subdivider to provide land to cater for the public recreation needs of future residents or alternatively, to make an equivalent financial contribution for the provision of such services elsewhere.



CHAPTER 4 – FLOODING AND FLOOD AFFECTED LAND

4.1 Introduction

This *Flood Policy* was prepared to provide specific controls to guide development of land in flood prone areas bordering the Emu Creek system at Grenfell.

The *Flood Policy* incorporates the findings of the *Emu Creek Floodplain Risk Management Study and Plan, 2012* and the procedures set out in the *NSW Floodplain Development Manual, 2005*.

The *Flood Policy* also takes into account the “*Guideline on Development Controls on Low Flood Risk Areas*” and associated Ministerial Direction No 15 issued by the Department of Planning in January 2007. As a consequence, residential areas above the **Flood Planning Level** (100 year ARI flood level plus a 500 mm allowance for freeboard) are not subject to flood related development controls. Within the extent of the **Flood Planning Area** (land inundated at the **Flood Planning Level**), controls over residential development reflect the nature of the flood risk.

The *Policy* recognises the need for controls over commercial and industrial development to balance the flood risk against the requirement for continuing the long term viability of this sector of Grenfell.

The *Policy* also recognises that the safety of people and associated emergency response management

need to be considered and imposes restrictions on vulnerable development (for example aged care facilities) and critical emergency response and recovery facilities and infrastructure (evacuation centres, hospitals and utilities).

4.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers.

Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence

that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

4.3 What does this policy do?

The *Policy* provides information and guidelines to assist people who want to develop or use land affected by potential flooding in Grenfell. Development may include, among other things:

- dwelling construction, including additions to existing dwellings;
- filling land to provide building platforms above flood level;
- commercial and industrial development;
- sub-dividing land.

4.4 What are the Objectives of the Plan?

The objectives of this policy are:-

- (a) To provide detailed flood related development controls for the assessment of applications on land affected by floods in accordance with the provisions of *Weddin LEP 2011* (and as amended in future editions) and the findings of the *Emu Creek Floodplain Risk Management Study and Plan, 2012*.
- (b) To alert the community to the hazard and extent of land affected by floods.
- (c) To inform the community of Council's policy in relation to the use and development of land affected by the potential floods in Grenfell.
- (d) To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by floods.
- (e) To ensure new development is consistent with the flood response strategy set out in the *Weddin Shire Local Flood Plan, 2009* published by the State Emergency Service (SES) and does not impose additional burdens on, or risk to, SES personnel during flood emergencies.

Definitions of flood related terms used herein are provided in the **Glossary** in **Section 3** of this document

4.5 Will the Policy affect my Property?

The *Policy* applies to all development permissible with the consent of Council on land that:

- i) is zoned *R1, RU1, R5, B2, IN1, RE1, RE2, SP2 & E3* under *Weddin LEP 2011* and as subsequently amended; and
- ii) lies within the extent of the **Flood Planning Area (FPA)**, as shown in **Figure A1.1**.

4.6 How to use this Policy?

The *Policy* provides criteria which Council will use for the determination of development applications in areas within the extent of the **FPA** in Grenfell.

The criteria recognise that different controls apply to different land uses and levels of potential flood inundation or hazard.

The procedure Council will apply for determining the specific controls applying to proposed development within the **FPA** is set out below. Upon enquiry by a prospective applicant, Council will make an initial assessment of the flood affectation and flood levels at the site using the following procedure:

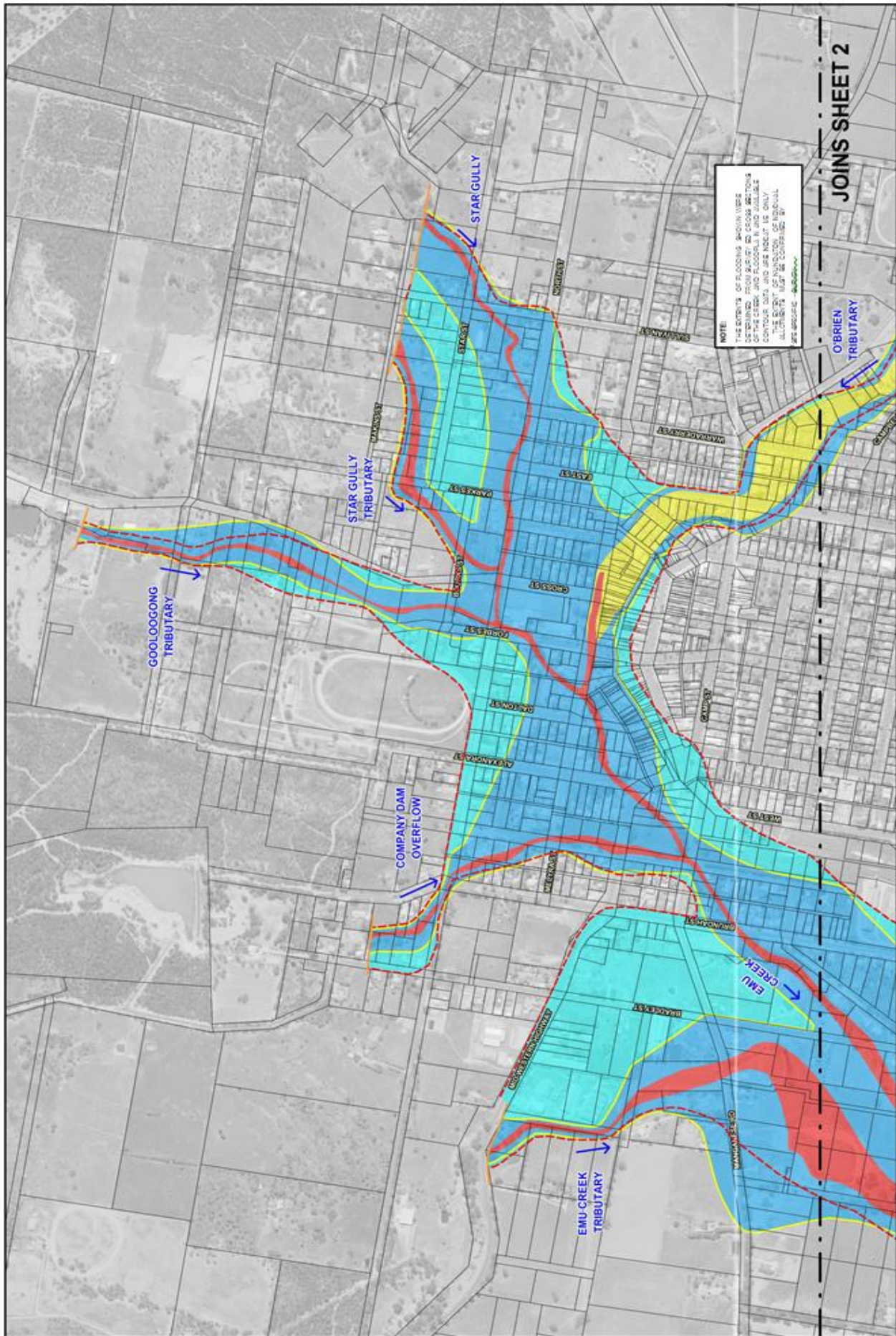
- i) Determine which part of the floodplain the development is located in from **Figure A1.1**.
- ii) Identify the category of the development from **Annexure 1: Land Use Category**.
- iii) Determine the appropriate **Flood Planning Level** and flood related development controls for the category of development from **Figure A1.1** and **Annexure 2: Development Controls Matrix**.
- iv) Determine the flood level at the site using flood contour data shown on **Figure A1.1** and information contained in the *Emu Creek Floodplain Risk Management Study and Plan, 2012* and confirm that the development conforms with the controls set out in **Annexure 2**.

With the benefit of this initial information from Council, the Applicant will prepare the Documentation to support the development application according to **Annexures 2 and 4**.

A survey plan showing natural surface levels over the site will be required as part of the Development.

4.7 Other Documents Which May Need to be read in Conjunction with this Plan

- *Weddin Local Environmental Plan 2011*, and as subsequently amended;
- *Emu Creek Floodplain Risk Management Study and Plan, 2012*;
- *Emu Creek Flood Study, 2007*;
- NSW Government *Floodplain Development Manual, 2005*; associated *Guideline on Development Controls on Low Flood Risk Areas*; and *Ministerial Direction No. 15, January 2007*.
- Relevant Council policies, development control plans and specifications;



**EMU CREEK
FLOODPLAIN RISK MANAGEMENT STUDY**
Figure A.1.1
FLOODWAY - FLOOD PLANNING AREA
SHEET 1 OF 2

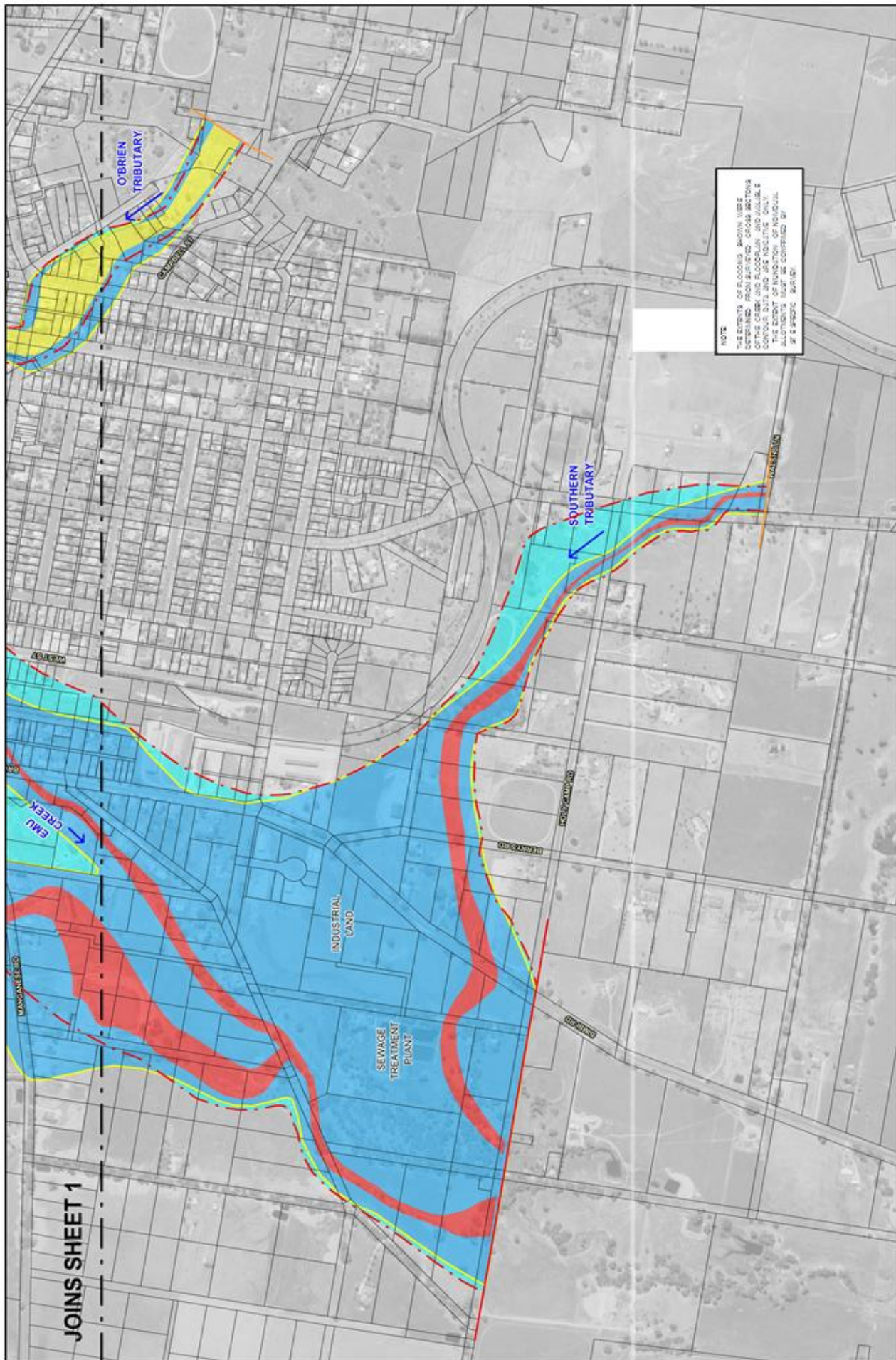
NOTE:
THE EXTENTS OF FLOODING SHOWN HERE
DETERMINED FROM SURVEY AND CROSS SECTIONS
OF THE CREEK AND FLOODWAYS AND AVAILABLE
CONTOUR DATA AND USE HEREIN IS ONLY
VALID FOR THE 100 YEAR ARI + 500MM
PMF EVENT. ALL FLOODING OF INDIVIDUAL
AREAS SHOULD BE VERIFIED BY
AN APPROPRIATE SURVEY.

LEGEND

	High Hazard Floodway
	Low Hazard Floodway
	Intermediate Floodplain
	Outer Floodplain
	Upstream Extent of Hydraulic Modelling
	Flood Planning Area (100 Year ARI + 500mm)
	PMF Extent











A.



NOTE
 THE BOUNDS OF FLOODING SHOWN WERE DETERMINED FROM SURVEYED CROSS SECTIONS OF THE CREEK CHANNEL AND ADJACENT CHANNELS. THIS STUDY DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF INDIVIDUAL ALLOTMENTS THAT BE COVERED BY A FLOODING AREA.

LEGEND

 High Hazard Floodway	 Upstream Extent of Hydraulic Modelling
 Low Hazard Floodway	 Downstream Extent of Hydraulic Modelling
 Intermediate Floodplain	 Flood Planning Area (100 Year ARI + 500mm)
 Outer Floodplain	 PMF Extent



4.7 What are the Criteria for Determining Applications?

4.7.1 General

Development controls on flood prone land are set out in **Annexure 2** of this *Flood Policy*. The controls recognise that different controls are applicable to different land uses, the location within the floodplain and levels of potential flood inundation and flood hazard.

The controls applicable to proposed development depend upon:

- The type of development.
- The **Flood Hazard** zone where the development is located.
- Peak Flood Levels at the site of the development.

4.7.2 Land and Use Categories and Flood Planning Levels

Eight land use categories have been adopted. The specific land uses, in each category are listed in **Annexure 1**.

The **Flood Planning Level (FPL)** is the minimum floor level for the land uses:

- For new residential development in Grenfell, the **FPL** is the peak 100 year ARI flood level at the particular development site, plus an allowance of 500 mm for freeboard.
- For commercial and industrial development the **FPL** is the peak 100 year ARI flood level plus an allowance of 500 mm for freeboard. Council may at its discretion allow an amendment to this **FPL**, subject to local conditions (refer **Section 2.4**).
- Essential Community Facilities and Critical Utilities require a higher level of flood protection. The **FPL** is the 100 year ARI flood plus 500 mm freeboard. In addition, these uses are to be designed to be able to continue to function and suffer minimal damage to structure and valuable contents in the event of a PMF (refer **Section 2.5**).

For Flood Vulnerable Residential Development (nursing homes, aged care facilities and the like) the **FPL** is the peak 100 year ARI flood level plus an allowance of 500 mm for freeboard. Council will require an area at a higher level (to be nominated by Council) for the temporary storage of valuable equipment and will also require the applicant to demonstrate that there is safe access to the site in the event of a flood emergency (refer **Section 2.6**).

4.7.3 Division of the Floodplain into Flood Hazard Zones

The types of controls set out in **Annexure 2** have been graded relative to the severity and frequency of potential floods, having regard to the following Flood Hazard Zones within the floodplain:

- **“High Hazard Floodway”** this is the most flood affected land and the area where the highest flow velocities would be expected at the 100 year ARI flood. This zone should be kept clear of future development, although **minor additions** to existing residences and small outbuildings may be permitted by Council, subject to conformance with the controls specified in **Annexure 2** and the provision of a satisfactory Flood Risk Report demonstrating that the development is capable of withstanding hydraulic forces and is sited to minimise adverse re-directions of flow to adjacent properties. Site filling in this zone is to be avoided (ref. **Section 2.11**).
- **“Low Hazard Floodway”** this area is located on the O’Brien Tributary, specifically in the developed area between the Oliver Court residential units, through Camp, Short and Nash Streets and extending as far as Melyra Street. Along this reach overland flows through residential and commercial allotments may occur when the piped drainage system surcharges, but low hazard conditions will occur due to the shallow depth and low velocities. All land uses would be permitted in this zone, but the development would need to be capable of withstanding hydraulic forces and sited within the allotment to minimise adverse

re-directions of flow towards adjacent properties. Council may require a Flood Risk Report for commercial and industrial development proposals in this zone (typically for larger scale developments) if it considers that the proposal has the potential to significantly re-direct flows towards adjacent properties. There are restrictions on site filling in this zone (ref. **Section 2.11**).

- **“Intermediate Floodplain”** is the remaining land lying outside the extent of the floodway zones, but within the **Flood Planning Area** (land inundated by the 100 year ARI flood levels plus 500 mm). Within this area, there would only be the requirement for minimum residential floor levels to be set at 100 year ARI flood levels plus 500 mm. All land uses would be permitted in this zone. However, as noted in **Section 2.2** above, Essential Community Facilities, Critical Utilities and Flood Vulnerable development such as housing for aged and disabled persons would be subject to additional controls, which are identified in subsequent sections and in **Annexure 2**.
- **“Outer Floodplain”** is the remainder of the floodplain between the **Flood Planning Area** and the extent of the PMF (that is, the extent of the floodplain). In this area, no controls would apply for residential development. However, the flood hazard zones have been mapped using available survey information on natural surface levels and their extents are therefore indicative. Council would check proposed floor levels of developments to ensure that they are no lower than the **FPL**.

4.7.4 Assessing Commercial and Industrial Development Proposals

The *Flood Policy* nominates the same **FPL** as for residential development. However, where it is not practicable to achieve this level, Council may approve a lesser level commensurate with the local streetscape. In this eventuality, the applicant is to provide an area within the development for the temporary storage of goods at a minimum level equal to the **FPL**. This area should be at least 20% of the gross floor area, or as nominated by Council.

4.7.5 Critical Utilities and Essential Services

Whilst the *Flood Policy* nominates the same **FPL** for these categories of development as for residential development, critical utilities and essential services necessary for emergency management need to be designed to be capable of operating during extreme flood events and constructed of flood resistant materials so as to suffer minimal damages at a higher level of flooding than the **FPL**. Development proposals are to ensure that valuable equipment necessary for the operation of the facility is located at or above the PMF, either permanently or via relocation to a temporary storage area suitable for this purpose, or otherwise protected from extreme flooding. Council will also require development proposals to provide safe and reliable access to facilities during major flooding.

4.7.6 Vulnerable Residential Development

The *Flood Policy* nominates the residential **FPL** for Flood Vulnerable Residential Development (which includes nursing homes, aged care facilities and the like). However, the applicant is to ensure that valuable equipment necessary for the operation of the facility is located at or above the **FPL**, either permanently or via relocation to a temporary storage area suitable for this purpose. Council will also require development proposals to provide safe and reliable access to developments to the **FPL** during major flooding.

4.7.7 Minor Additions (Residential)

Council has nominated the floor levels of minor additions to residences to be no lower than the **FPL**. However, where it can be demonstrated by the applicant that this is not practicable, Council at its discretion may allow a reduction in minimum floor levels, provided that the level is at least 500 mm above natural surface level, or as otherwise nominated by Council so as to be above the level of frequent flooding and max 15% addition of habitable floor space.

4.7.8 Checking of Completed Finished Floor

Height

After the building has been built to the relevant **FPL**, Council officers will check compliance with this requirement at the relevant inspection stage. The applicant is to provide a benchmark on the site, levelled to Australian Height Datum (AHD).

4.7.9 Fencing

Any proposed fencing is to be shown on the plans accompanying a development application to allow Council to assess the likely effect of such fencing on flood behaviour.

In the **Floodway** zones, where flow velocities may be significant, fences which minimise obstructions to flow are to be adopted. Where impermeable fences such as Colorbond, galvanised metal, timber or brush are proposed, fencing panels should be either:

- a) Removal so that panels can be laid flat; or
- b) horizontally hinged where a portion of at least 1 m high is capable of swinging open to allow floodwater to pass. Trees/landscaping and other structures are not to impede the ability of a hinged fence to open.

4.7.10 Other Uses and Works

All other development, building or other works within any of the categories that require Council's consent will be considered on their merits. In consideration of such applications, Council must determine that the proposed development is in compliance with the objectives of this Policy.

4.7.11 Land Filling and Obstructions to Flow

No filling or alteration of the land surface is permissible in the **High Hazard Floodway** due to the potential for filling or obstructions to flow to adversely re-direct flows. Any minor extensions or repairs permitted by Council should be located on piers to minimise obstructions to the passage of flow, with the underside of any structure supporting the buildings to be above the 100 year ARI flood level.

Building pads up to 1 m high may be permitted

for residential blocks in the **Low Hazard Floodway**. However, the fill and other obstructions are not to extend across more than 50% of the width of the allotment at right angles to the direction of flow.

In order not to significantly obstruct flows, Council may require at least part of the development to be located on piers to minimise obstructions to the passage of flow, with the underside of any structure supporting the buildings to be above the 100 year ARI flood level. Sub-surface drainage of building pads is required.

4.7.12 Flood Related Information to be Submitted to Council

4.7.12.1 Survey Details – Existing Site and Proposed Development

A Survey Plan prepared by a Registered Surveyor is required to be lodged with the Development Application for properties located on flood affected land as shown on **Figure A1.1**. The Survey Plan will enable Council to assess extents and depths of inundation over the site (at existing natural surface levels) and must indicate the following:

- The location of existing building or structures;
- The floor levels and ceiling heights of all existing buildings or structures to be retained;
- Existing and/or proposed drainage easements and watercourses or other means of conveying flood flows that are relevant to the flood characteristics of the site;
- 100 year ARI **Flood Level(s)** over the site (to be provided by Council); and flood extents;
- 0.2 metre natural surface contour intervals across the entire property (existing and proposed).

Note: All levels must be relative to Australian Height Datum (AHD)

Annexure 4 outlines requirements for survey data required by Council for the proposed development.



4.7.12.2 Evaluation of Development Proposals

The Applicant will need to demonstrate, using Council supplied flood information, that:

1. The development conforms with the requirements of this Policy for the particular Flood Hazard Zone in which it is located.
2. Depending on the nature and extent of the development and its location within the floodplain, Council may request the Applicant to prepare a Flood Risk Report to demonstrate that its construction does not increase the flood hazard to existing and future occupiers of the floodplain (see Section 2.12.3).

Council will make its evaluation and confirm requirements regarding the proposed site development, based on the Existing Site Survey Plan and accompanying survey data on the proposed development (see Annexure 4) and provision of information set out in the Development Controls Matrix – Annexure 2 and Chapter 2.

4.7.12.3 Flood Risk Report – High and Low Hazard Floodways

A. Scope of Work – General

Council will require a **Flood Risk Report** for any (minor) residential development located in the **High Hazard Floodway**. Depending on its nature and scale, Council may also require a **Flood Risk Report** for a development situated in the **Low Hazard Floodway**, where lesser but still significant flow velocities may be expected. Typically such a report may be required for a large commercial or industrial development which Council considers has the potential to adversely re-direct flows. This report is to be prepared by a suitably qualified Consulting Engineer and must address the following:

- a) Confirm the **Flood Planning Level** for the particular category of development through enquiries of Council.
- b) Specify proposed floor levels (and existing floor levels where they are to be retained) of habitable and non-habitable structures.
- c) Include a site-specific flood assessment that may require flood modelling to demonstrate that there will be no adverse impact on surrounding properties as a result of the development, up to the 100 year ARI flood.
- d) Propose measures to minimise risk to personal safety of occupants and the risk of property damage, addressing the flood impacts on the site of the 100 year ARI flood. These measures shall include but are not limited to the following:
 - Types of materials to be used, up to the **Flood Planning Level** to ensure the structural integrity for immersion and impact of velocity and debris.
 - Waterproofing methods including, but not limited to electrical equipment, wiring, fuel lines or any other service pipes and connections.

- e) Confirm the structural adequacy of the development, taking into account the following:
- all piers and all other parts of the structure which are subject to the force of flowing waters or debris have been designed to resist the stresses thereby induced.
 - all forces transmitted by supports to the ground can be adequately withstood by the foundations and ground conditions existing on the site.
 - the structure will be able to withstand stream flow pressure, force exerted by debris, and buoyancy and sliding forces caused by the full range of flooding up to the 100 year ARI.
- f) all electrical connections to be located above the 100 year ARI flood level plus 500 mm.
- Council will also require all electrical circuit connections to be automatically isolated in the event of flood waters having the potential to gain access to exposed electrical circuits, either internal or external of the building (see also **Annexure 3A**).
- g) all materials used in the construction to be flood compatible to a minimum level equivalent to a 100 year ARI flood level plus 500 mm (**Annexure 3B**).

B. Additional Items (Commercial and Industrial Development)

- h) For commercial and industrial developments (in the **Low Hazard Floodway**), include flood warning signs/depth indicators for areas that may be inundated, such as open car parking areas.

4.8 DESCRIPTION OF TERMS

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

Annual Exceedance Probability (AEP) – The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 m³/s has an AEP of 5%, it means that there is a 5% change (that is one-in-20 chance) of a peak flood discharge of 500 m³/s or larger occurring in any one year (see average recurrence interval).

Average Recurrence Interval (ARI) – The average return period between the occurrence of a particular flood event. For example, a 100 year ARI flood has an average recurrence interval of 100 years.

Australian Height Datum (AHD) - A common national surface level datum corresponding approximately to mean sea level.

Flood Affected Properties – Properties that are either encompassed or intersected by the **Flood Planning Level (FPL)**.

Floodplain – Area of land which is subject to inundation by floods up to and including the Probable Maximum Flood event, that is, flood prone land.

Flood Planning Level (FPL) (General Definition) – The combination of flood levels and freeboards selected for planning purposes, as determined in floodplain risk management studies and incorporated in floodplain risk management plans.

Flood Planning Level (for Emu Creek) – Flood levels selected for planning purposes, as determined in the *Emu Creek Floodplain Risk Management Study and Plan, 2012*. For residential development in the floodplain, it is the 100 year ARI flood level at the particular site, plus the addition of a Freeboard of 500mm. For commercial and industrial development it is the 100 year ARI flood level plus 500mm Freeboard, unless otherwise allowed by Council and with the requirement for a temporary storage area at the **FPL**.

For the essential community facilities, essential services and vulnerable residential development it is the 100 year ARI flood level plus 500 mm Freeboard with additional requirements for storage and safe access/evacuation as nominated in the Policy.

Flood Prone/Flood Liable Land – Land susceptible to flooding by the PMF. Flood Prone land is synonymous with Flood Liable land.

Floodway – Those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels.

Floodways are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels.

Freeboard – A factor of safety typically used in relation to the setting of floor levels, levee crest levels, etc. It is usually expressed as the difference in height between the adopted **FPL** and the flood used to determine the **FPL**. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as “greenhouse” and climate change. Freeboard is included in the **FPL**.

Habitable Room - In a residential situation: a living or working area, such as a lounge room, dining room, kitchen, bedroom or workroom.

In an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

Intermediate Floodplain - This is defined as the strip of land on each side of the **Floodway**. It encompasses the zone between the **Floodway** and the line defining the indicative extent of flooding resulting from the occurrence of the 100 year ARI flood plus 500 mm. In this zone there would still be a significant risk of flood damages, but these damages may be minimised by the application of appropriate development controls.

Outer Floodplain - This is defined as the strip of land between the residential **FPL** and the extent of the PMF. In this zone there would be no flood related development controls over residential development.

Probable Maximum Flood (PMF) - The largest flood that could conceivably occur at a particular location. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land, that is, the floodplain.

ANNEXURE 1

LAND USE CATEGORIES

Essential Community Facilities	Building that may provide an important contribution to the notification and evacuation of the community during flood events; Hospitals; Institutions; Educational establishments.
Critical Utilities and Uses	Telecommunication facilities; Public Utility Installation that may cause pollution of waterways during flooding, or if affected during flood events would significantly affect the ability of the community to return to normal activities after the flood events. Hazardous industry; Hazardous storage establishments.
Flood Vulnerable Residential	Group home; Housing for aged or disabled persons; and Units for aged persons.
Residential	Dwelling; Residential flat building; Home industry; Boarding house; Professional consulting rooms; Public utility undertakings (other than critical utilities); Utility installation (other than critical utilities); Child care centre; Caravan Park.
Business & Commercial or Industrial	Bulk Store; Bus depot; Bus station; Car repair stations; Club; Commercial premises (other than where referred to elsewhere); General store; Health care professional; Hotel; Intensive livestock keeping; Junkyard; Liquid fuel depot; Motel; Motor showroom; Place of Assembly (other than essential community facilities); Place of public worship; Public building (other than essential community facilities); Recreation facility; Refreshment room; Road transport terminal; Rural industry; Service station; Shop; Tourist facilities; Warehouse
Non-Urban and Outbuildings	Retail nursery; Recreation area; Roadside stall; Outbuildings (Sheds, Garages) up to 40 m ² area.
Subdivision and Filling	Subdivision of land involving the creation of new allotments for residential purposes; Earthworks or filling operations covering 100 m ² or more than 0.3 m deep.
Minor Additions (Residential)	An addition to an existing dwelling of not more than 30 m ² (habitable floor area) or 15% whichever the less.

ANNEXURE 2

DEVELOPMENT CONTROLS MATRIX

Not Relevant

Unsuitable Land Use

See Notes over page

Planning Consideration	OUTER FLOODPLAIN								Planning Consideration	INTERMEDIATE FLOODPLAIN							
	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)		Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)
Floor Level	1	1	1	1	1		1		Floor Level	1	1	1	1	1		1	1
Building Components	2	2							Building Components	2	2	1	1	1		1	1
Structural Soundness	2	2							Structural Soundness	2	2	1	1	1		1	1
Flood Affection Evacuation									Flood Affection								
Evacuation/ Access	1	1	1						Evacuation/ Access	1	1	1					
Management & Design	2,3	2,3	5						Management & Design	2,3	2,3	5		4			6

Planning Consideration	LOW HAZARD FLOODWAY								Planning Consideration	HIGH HAZARD FLOODWAY							
	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)		Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)
Floor Level	1	1	1	1	1		1	1	Floor Level								1
Building Components	2	2	1	1	1		1	1	Building Components								1
Structural Soundness	2	2	1	1	1		1	1	Structural Soundness								1
Flood Affection Evacuation	1	1	1	1	1		1	1	Flood Affection						1		1
Evacuation/ Access	1	1	1						Evacuation/ Access								
Management & Design	2,3,7	2,3,7	5,7	6	4,7		1,7	6	Management & Design						3,8		6,8

Note: These notes are to be read in conjunction with remainder of the Flood Policy, in particular Chapter 2.

Schedule 3 and 4 - Prescriptive controls

Floor Level

1. Floor levels to be equal to or greater than the **FPL** (100 year ARI flood level plus 500 mm freeboard).

Building Components & Method

1. All structures to have flood compatible building components below 100 year ARI flood level plus 500 mm freeboard.
2. All structures to have flood compatible building components below PMF flood level (where PMF level is higher than FPL).

Structural Soundness

1. Structure to be designed to withstand the forces of floodwater, debris and buoyancy up to 100 year ARI flood plus 500 mm freeboard.
2. Structure to be designed to withstand forces of floodwater, debris and buoyancy up to PMF flood (where PMF level is higher than FPL).

Flood Affection

1. Residential development will be “deemed to comply” provided it conforms with the requirements of Section 2.11. A Flood Risk Report may be required for other categories of development in Floodway zones to demonstrate that the development will not increase flood hazard (see Item 8 Management and Design below)

Note: When assessing Flood Affection the following must be considered:

- i. Loss of conveyance capacity in the floodway or areas where there is significant flow velocity.
- ii. Changes in flood levels and flow velocities caused by the alteration of conveyance of floodwaters.

Evacuation/Access

1. Reliable access for pedestrians or vehicles required in the event of 100 year ARI flood.

Management and Design

1. Applicant to demonstrate that potential developments as a consequence of a subdivision proposal can be undertaken in accordance with this Policy and the Plan.
2. Applicant to demonstrate that facility is able to continue to function in event of PMF.
3. No external storage of materials which may cause pollution or be potentially hazardous during PMF.
4. Where it is not practicable to provide floor levels to 100 year ARI plus 500 mm freeboard, applicant is to provide an area to store goods at that level.
5. Applicant is to provide an area to store valuable equipment above 100 year ARI plus 500 mm freeboard – see **Section 2.6**.
6. Where it is not practicable to provide floor levels to 100 year ARI plus 500 mm freeboard, Council may allow a reduction for minor additions to habitable areas – see **Section 2.7**.
7. Flood Risk Report may be required prior to development of this nature in this area – see **Sections 2.12.2 and 2.12.3**.
8. Flood Risk Report will be required prior to development in **High Hazard Floodway** – see **Sections 2.12.2 and 2.12.3**.

ANNEXURE 3A

GENERAL BUILDING MATTERS

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 authority the incoming main commercial power service equipment, including all metering equipment, shall be located above the FPL. Means shall be available to easily isolate the dwelling from the main power supply.

Wiring

All wiring, power outlets, switches, etc, should be, to the maximum extent possible, located above the FPL. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers (core balance relays) must be installed. Only submersible type splices should be used below the FPL. All conduits located below the relevant designated 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 FPL 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

Where viable, heating and air conditioning systems should be installed in areas and spaces of the house above the FPL. When this is not feasible, every precaution should be taken to minimise the damage caused by submersion according to the following guidelines:

i) 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.

ii) 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 the FPL.

iii) Ducting

All ductwork located below the FPL 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, a closure assembly operated from above the FPL should protect the ductwork.

Sewer

All sewer connections to properties in flood prone areas are to be fitted with reflux valves

ANNEXURE 3B

FLOOD COMPATIBLE MATERIALS

BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL
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. Pier and beam construction or Suspended reinforced concrete slab
Floor Covering	<ul style="list-style-type: none"> 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 adhesive 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	<ul style="list-style-type: none"> Solid brickwork, blockwork, reinforced, concrete or mass concrete
Windows	<ul style="list-style-type: none"> Aluminium frame with stainless steel or brass rollers
Doors	<ul style="list-style-type: none"> Solid panel with waterproof adhesives Flush door with marine ply filled with closed cell foam Painted material construction Aluminium or galvanised steel frame
Wall and Ceiling Linings	<ul style="list-style-type: none"> 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
Insulation Windows	<ul style="list-style-type: none"> Foam or closed cell types
Nails, Bolts, Hinges and Fittings	<ul style="list-style-type: none"> Galvanised Removable pin hinges

ANNEXURE 4

DEVELOPMENT APPLICATION REQUIREMENTS FOR FLOOD AFFECTED LOTS

Planning & Development Controls

Step 1

Check with Council staff to see whether or not the proposal:

- Is located on Flood Prone Land
- Is permissible in the Flood Risk zone and determined the FPL for the particular category of land use
- Note: an existing site survey (see **Section 2.12.1** of the Policy) is to accompany development proposals to confirm the flood affectation of the allotment and its location within the flood risk zoning system.

Step 2

Plans – A Development Application should include the following plans showing the nature of the proposed development and its extent within the allotment:

- A locality plan identifying the location of the property.
- Plan of the existing site layout including the site dimensions (in metric), site area, contours (0.20 m intervals), existing trees, other natural features, existing structures, north point, location of building on adjoining properties (if development involves a building), floor plans located on a site plan, roof plan, elevations and sections of the proposed building, finished levels of floors, paving and landscaped areas, vehicular access and parking.
- Plans should indicate:
 - a) The existing ground levels to Australian Height Datum around the perimeter of the proposed building; and
 - b) The existing or proposed floor levels to Australian Height Datum.
- Minor additions to an existing dwelling must be accompanied by documentation from a registered surveyor confirming existing floor levels.
- In the case of subdivision, four (4) copies of the proposed site layout showing the number of lots to be created (numbered as proposed lot 1, 2, 3 etc), the proposed areas of each lot in square metres, a north point, nearest roads and the like.

Council require plans presented on A3 sheets as a minimum A scale of 1:200 is recommended for site plans

Extent of Cut and Fill – All areas subject to cut and fill require the depths of both to be shown as well as the measures proposed to retain both. Applications shall be accompanied by a survey plan (with existing and finished contours at 0.20 m intervals) showing relative levels to Australian height datum.

Vegetation Clearing – Landscaping details including a description of trees to be removed existing and proposed planting, retaining walls, detention basins, fences and paving.

Stormwater Drainage – Any existing and all proposed stormwater drainage to be indicated on the site plan.



CHAPTER 5 – URBAN RESIDENTIAL DEVELOPMENT

5.1 Preamble

The Weddin Shire prides its self in providing a high quality residential living environment for its resident population located in its rural setting. The protection of quality residential areas is vital to maintaining Weddin’s image as an attractive place to live.

This Chapter of the Weddin Development Control Plan has been prepared by Weddin Shire Council to advise owners and builders of Council’s objectives to ensure high quality residential development throughout the Weddin Shire. It provides basic minimum standards to assist developers in achieving these objectives and provides an outline Council’s of requirements for the submission of relevant information to accompany development applications for all forms of residential development, including single dwellings.

The implementation of basic minimum standards for residential development will protect the existing streetscape quality and ensure new development complements residential character and amenity throughout Weddin.

Development principles in the form of Objectives supported by underlying Development Standards will provide a flexible approach to control and enable developments to address their individual location, contribute to the streetscape whilst also providing for the individual design treatments and desires of the land owner.

Accordingly it is considered appropriate to prepare this

Development Control Plan to clearly establish Council’s requirements.

5.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

5.3 Land to which this Plan Applies

This chapter applies to all single dwelling residential development throughout the urban areas of Weddin being zones R1 – Residential and R5 - Village being the erection of single detached dwellings upon all land.

5.4 Objectives

The Objectives of Chapter 5 of this Development Control Plan are to:

- Ensure a high quality of residential development throughout the Weddin Shire;
- Encourage site responsive development which reflects the opportunities and constraints of individual sites and preserves or enhances its special qualities.
- Ensure development is consistent and compatible with the established streetscape and character and enhances the amenity of residential areas; and
- Assist developers and applicants in the preparation and submission of applications in order to expedite the assessment process.

DEVELOPMENT STANDARDS URBAN RESIDENTIAL DEVELOPMENT

5.5 Lot Size and Dimensions

Objectives

- To reflect the statutory requirements of Weddin Local Environmental Plan 2011.
- To ensure the creation of suitably sized allotments which reflect the prevailing residential character throughout the Weddin Shire.
- To ensure sufficient area is provided to accommodate the proposed dwelling and associated facilities without compromising residential amenity.

Standards

- The minimum allotment size for the erection of a dwelling-house upon regular shaped allotment shall be 900m², having a minimum frontage at the street alignment of 20m.
- In the case of a battle-axe shaped allotment, the minimum allotment size for the erection of a dwelling- house shall be 900m², excluding the area of the access corridor.
- R5 – Village has no specified lot size and is considered on a merit based assessment.

5.6 Height

Objectives

- To ensure buildings are consistent with the predominant neighbourhood and street character.
- To ensure a consistency in bulk and scale of residential development.

Standards

- The maximum height of buildings shall be 2 storeys and 8.5 metres.
- Height in metres is the distance measured vertically from the top most point of the building (not being a vent or chimney or the like) to natural ground level below.
- A storey is the space between two floors or the space between any floor and its ceiling or roof above.

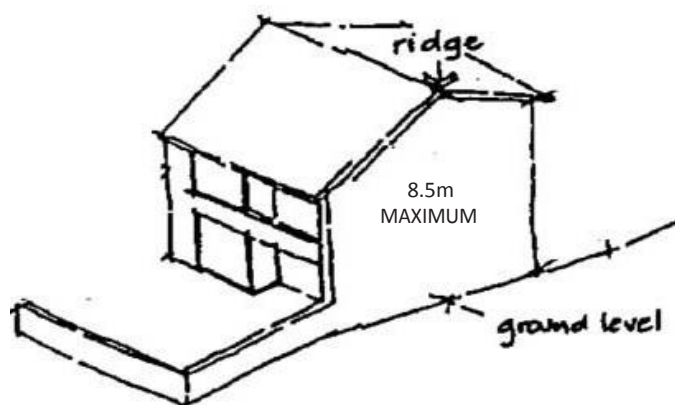


Illustration No.1 – Representation of Height

Source: AMCORD 1995

5.7 Setback to the Street

Objectives

- To ensure the established character and streetscape is retained.
- To ensure continuity within the existing streetscape.
- To integrate new development within the existing setbacks form the street.
- To provide sufficient space for landscaping at the front of dwellings to achieve integration with adjoining dwellings.

Standards

- The minimum building line shall be 6 metres.
- On a corner allotment, one of the setbacks to the street may be reduced as a secondary setback to a minimum of 3 metres.
A reduction in the minimum building line will only be considered where there is sufficient reasons and justification for the proposed reduction having regard to the existing adjoining development.
- Encroachments to the minimum building line are not permitted for garages to maintain stacked parking options.

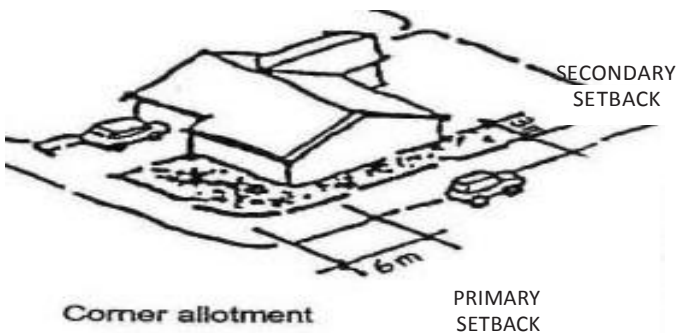


Illustration 2 – Demonstration of Setback Requirements

Source: AMCORD 1995

5.8 Side Setback

Objectives

- To minimise potential impacts upon adjoining development.
- To minimise opportunities for overshadowing and overlooking between adjoining developments and maintain privacy between adjoining dwellings.
- To satisfy separation requirements for the spread of fire.

Standards

1. A single storey building should be a minimum of 900mm from the side or rear boundary.
2. The setback of the second storey to any building should be setback a minimum 1500mm from the side or rear boundary.
3. The minimum distance of eaves and gutter of a single storey building shall be 450mm. This distance shall be increased to 1125mm for the second storey of a two storey building.
4. Structures having a class 10 classification under the Building Code of Australia (BCA)(i.e. carport, garage skillion roof) can be build a minimum of 500mm from the side or rear boundary.
5. A pool, including fencing shall be a minimum of 1 metre from the side and rear boundary.

5.9 Energy Conservation Objectives

- To encourage the consideration of climatic conditions in the design and siting of all residential development.
- To minimize the need for artificial heating and cooling and thus energy demands.
- To promote environmentally sustainable development.

Standards

1. A BASIX certificate is required to accompany all applications for residential development available via an online service at www.basix.nsw.gov.au or 1300 650 908.

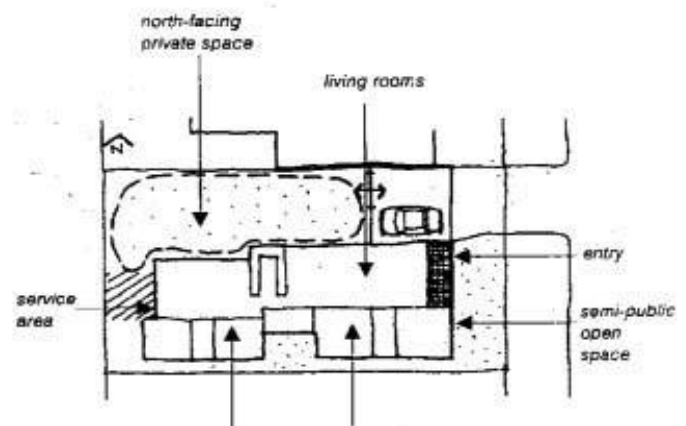


Illustration 3 – Site Planning for a Single Dwelling Sited E -W

Source: AMCORD 1995

5.10 Heritage

Objectives

- To retain the historic character of identified heritage items.
- To ensure that new development does not adversely affect identified heritage items.

Standards

1. Development applications within the vicinity of heritage items will be referred to Council's heritage advisor for consideration and comment.
2. Refer to specific considerations contained in Chapter 12 – "Heritage" of this Development Control Plan.

5.11 Fencing

Objectives

- To ensure fencing is consistent with the existing streetscape character in the neighbourhood.
- To reduce the potential impact of fencing upon streetscape character.
- To encourage new development to consider its relationship with adjoining development to address the street.

Standards

1. Front fencing shall be a maximum of 1200mm in height when measured from natural ground level.
2. Front fencing shall be of low, open style construction compatible with the adjoining residential development.
3. Side fencing forward of the building line shall generally be a maximum of 1200mm in height however may graduate from 1200mm to 1800mm for compatibility with the adjoining fence height.
4. Fencing should maintain consistency with that of adjoining allotments.
5. Side and rear fencing shall be a maximum height of 1800mm.

5.12 Rainwater Tanks

Objectives

- To ensure that the installation of rainwater tanks does not dominate the appearance from the street.

Standards

- Rainwater tanks shall not be sited forward of the building line (i.e. between the street and front of the dwelling).
- Rainwater tanks shall be screened by landscaping, fencing or decorative panels to obscure the view of the rainwater tanks from the street.

5.13 Swimming Pools

Objectives

- To encourage the installation of swimming pools in a safe and convenient manner which does not affect adjoining properties.

1. A minimum 1 metre setback from the waters edge to all property boundaries shall be provided.
2. An approved safety fence shall be installed around all pools.
3. The pumping and filtering system shall be sited and housed appropriately to minimise potential noise impacts to surrounding residences.
4. Resuscitation signs shall be displayed on or as close as possible to the entrance to the pool.
5. All pools having capacity over 40,000 litres shall be provided with a Basix Certificate.
6. An approved back wash system shall be installed to the satisfaction of Council.
7. Pool blankets and back wash storage tanks are recommended to be installed as water saving devices.

5.14 Signs in Residential Areas

Objectives

- To minimise the visual impact of advertising within the residential areas of Weddin.
- To ensure the residential character is maintained.

Standards

1. General advertising is prohibited in the residential area. An approved lawful home business may display a business identification sign which relates to a lawful or approved use of the land upon which it is to be erected.
2. A maximum advertising area of 1m².
3. Maximum height 1.5 metres above ground level or located on the building below the eaves.
4. Must not be illuminated.
5. Temporary Real Estate Signs shall be limited to one sign per agent, contained wholly on the site, constructed so as not pose a risk to public safety.

5.15 New Transportable Homes

Objectives

- To permit the placement of new transportable homes with appropriate approvals.

1. A development application is required for the residential use of the land.
2. A Section 68 Approval is required for the placement of the transportable dwelling including details of appropriate construction techniques.

3. A BASIX Certificate is not required for transportable homes.
4. The front of the transportable dwelling shall be orientated toward the primary street frontage.
5. A subfloor curtain shall be provided to obscure the footing from public view.
6. Certification that the transportable house has been constructed in accordance with the BCA is to be provided prior to the transportation of the dwelling.

5.16 Relocation of Existing Dwellings Relocated Homes

Objectives

- To permit the relocation of existing dwellings within the residential area within keeping of existing residential development.

Standards

1. A photographic profile shall be provided with the DA including floor plans and elevations.
2. Structural certification of the building and cut lines shall be provided prior to the issue of the Construction Certificate.
3. Certification from a qualified Hygienist that the relocated dwelling is free from asbestos shall be provided prior to the issue of the Construction Certificate.
4. A BASIX Certificate is not required for relocated homes.
5. The front of the dwelling shall be orientated toward the primary street frontage.
6. A subfloor curtain shall be provided to obscure the footing from public view.
7. Final inspection and Occupation Certificate shall be completed within 12 months including all external finishes.
8. A bond (as detailed in Council's Management Plan) will be held by Council to ensure completion of satisfactory works. This bond may be waived upon preparation of an approved Management Plan for the proposed works.

5.17 Lawson Estate

Objectives

- To control the construction of dwellings within Council's Lawson Estate subdivision.
- To enhance the visual appearance and presentation of new development within this new residential estate.

Standards

1. Restrictions have been imposed upon the Lawson Estate subdivision identified below.
2. The following restrictions have been imposed upon the title of affected lots:

Lots Burdened	Restriction Imposed
112-131 inclusive	Easement for drain sewage 3 wide, variable width
101-111 inclusive	Easement for drain sewer 3m wide, variable width, 3.5m wide, and 4.5m wide
113, 114 and 131	Easement to drain water 1.5m wide and variable width.
113	Easement for drain sewage 3 wide, variable width
123-131	Easement for drain sewage 3 wide, variable width
101-131	Restriction as to user
113 & 123-131 inclusive	Restriction as to user
Terms of restriction as to user fifthly referred to in the plan:	<ol style="list-style-type: none"> 1. No fence shall be erected on the Lot Burdened or on its boundaries without the prior written consent of Midgi Developments Pty Ltd, but such consent shall be deemed to have been given if: <ol style="list-style-type: none"> (a) The fence is constructed at no cost to Midgi Developments Pty Limited; (b) The fence is no higher than 1.8 metres and is constructed of colour bond or brushwood or such other materials as may be approved in writing by Midgi Developments Pty Limited; (c) No fence is erected forward of any designated building alignment and in the case of those lots having two street frontages only one fence is to be erected on one such frontage; and (d) The fencing otherwise meets the requirements of Weddin Shire Council.



Lots Burdened	Restriction Imposed
	<p>2. No dwelling shall be constructed on any Lot Burdened, or shall be permitted to remain erected on the Lot unless:</p> <p>(a) It has a minimum floor area (excluding garages, verandas, patios and the like) of 160m².</p> <p>(b) The external walls are predominately of brick, or brick with a rendered finish, or such other materials may be approved in writing by Midgi Developments Pty Limited.</p> <p>(c) The roofing material is tile, slate or colour bond.</p> <p>(d) As part of the construction of the main dwelling a driveway of either plain, stamped or stenciled concrete, or alternatively of pavers is constructed.</p> <p>3. No commercial vehicle shall be parked on or operated from the Lot Burdened. In this respected a commercial vehicle is any vehicle with a net weight in excess of four tonnes and in particular includes any lorry, prime mover or truck.</p> <p>4. The following additional restriction as to user applies to lots 101-130 inclusive;</p> <p>(a) No dwellings of the type known as duplexes shall be built on the Lot Burdened.</p>
<p>Terms of restriction as to user sixthly referred to in the plan:</p>	<p>1. The Owner of the Lot Burdened will not require Weddin Shire Council to maintain the interallotment storm water drainage infrastructure on the Lot, and acknowledges the maintenance is the responsibility of the Owner.</p>
<p>The person or authority empowered to release, vary or modify the fifthly referred to Restriction As To User in the plan is Midgi Developments Pty Limited or if such company is no longer in existence then by Weddin Shire Council and the person or authority empowered to release, vary or modify the costs of such release, variation or modification being met by the person seeking the same.</p>	



CHAPTER 6 – MULTI DWELLING HOUSING, SECOND DWELLINGS AND DUAL OCCUPANCY DEVELOPMENT

6.1 Preamble

The Weddin Shire prides its self in providing a high quality residential living environment for its resident population located in its rural setting. The protection of quality residential areas is vital to maintaining Weddin’s image as an attractive place to live.

The implementation of basic minimum standards for multi dwelling residential development, Second Dwellings and Dual Occupancies seek to protect the existing residential amenity and streetscape quality and ensure new development complements the Weddin residential character.

6.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a

performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request

the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

6.3 Land to which this Plan Applies

This plan applies to all forms of multi dwelling residential development throughout the Weddin Shire including Second Dwellings and Dual Occupancies. Separate provisions are provided for second dwelling and dual-occupancy development. Rural workers dwellings are addressed separately in Chapter 9 of this Development Control Plan.

6.4 Objectives

The Objectives of this Development Control Plan are to:

- (a) Ensure a high quality of residential development throughout the Weddin Shire;
- (b) Encourage site responsive development which reflects the opportunities and constraints of individual sites and preserves or enhances its special qualities;
- (c) Ensure development is consistent and compatible with the established streetscape and character and enhances the amenity of residential areas; and
- (d) Assist developers and applicants in the preparation and submission of applications in order to expedite the assessment process.

DEVELOPMENT STANDARDS

6.5 Lot Size and Dimensions

Objectives

- To reflect the statutory requirements of Weddin Local Environmental Plan 2011.
- To ensure that allotments are capable of accommodating more than one dwelling and the associated site facilities.
- To preserve existing residential streetscape character and amenity.

Standards

1. The minimum allotment size for the erection of multi-unit housing development (more than two dwellings on a single allotment) shall be 740m², having a minimum frontage at the street alignment of not less than 20m.
2. The above minimum standards are Statutory controls reflected in Weddin Local Environmental Plan 2011 and cannot be varied without preparation of an Objection prepared in accordance with Clause 4.6 – Exceptions to Development Standards of Weddin LEP2012.

6.6 Density

Objectives

- To restrict overdevelopment of individual allotments.
- To ensure that allotments are capable of accommodating the number of dwelling proposed upon an individual site.
- To ensure sufficient area is available to accommodate the dwelling unit, private open space, parking and necessary site facilities.
- To preserve existing residential and streetscape character and amenity.

Standards

1. A maximum of one (1) dwelling per 250m² of site area shall be permitted.

6.7 Floor Space Ratio

Objectives

- To control the bulk and scale of development and restrict over development of individual allotments.
- To ensure sufficient area is available to accommodate the dwelling unit, private open space, parking and necessary site facilities.
- To preserve existing residential streetscape character and amenity.

Standards

1. The maximum floor space ratio for single storey development is 0.4:1.
2. The maximum floor space ration for two (2) storey developments is 0.8:1.
3. Floor Space Ratio means the ratio of the site area to the gross floor area of all units including all habitable and non-habitable rooms and garages or car parking necessary to meet any requirements of Council.

6.8 Height

Objectives

- To ensure buildings are consistent with the predominant neighbourhood and street character
- To ensure a consistency in bulk and scale of residential development

Standards

1. The maximum height of buildings shall be 2 storeys and 8.5 metres.
2. Height in metres is the distance measured vertically from the top most point of the building (not being a vent or chimney or the like) to natural ground level below.
3. A storey is the space between two floors or the space between any floor and its ceiling or roof above.

6.9 Setback to the Street

Objectives

- To ensure the established character and streetscape is retained.
- To ensure continuity within the existing streetscape.
- To integrate new development within the existing setbacks from the street.

- To provide sufficient space for landscaping at the front of dwellings to achieve integration with adjoining dwellings.
- To ensure sufficient separation from secondary frontages to ensure adequate vision for traffic and pedestrian safety.
- To maintain privacy to the secondary frontage from road users.

Standards

1. The minimum building line shall 6 metres.
2. On a corner allotment, one of the setbacks to the street may be reduced to a minimum of 3 metres.
3. A reduction in the minimum building line will only be considered where immediately adjoining dwellings, not being a secondary setback on a corner allotment, encroach on the minimum building line.
4. Encroachments to the minimum 6m building line are not permitted for garages to maintain stacked parking options.

6.10 Side Setback

Objectives

- To minimise potential impacts upon adjoining development.
- To minimise opportunities for overshadowing and overlooking between adjoining developments and maintain privacy between adjoining dwellings.
- To satisfy separation requirements for the spread of fire.

Standards

1. A single storey building should be a minimum of 900mm from the side or rear boundary.
2. The setback of the second storey to any building should be setback a minimum 1500mm from the side or rear boundary.
3. The minimum distance of eaves and gutter of a single storey building shall be 450mm. This distance shall be increased to 1125mm for the second storey of a two storey building.
4. Structures having a class 10 classification under the Building Code of Australia (BCA)(i.e. carport, garage skillion roof) can be build a minimum of 500mm from the side or rear boundary.
5. A pool, including fencing shall be a minimum of 1 metre from the side and rear boundary.

6.11 Minimum Floor Area

Objectives

- To ensure the construction of suitably sized or undersized dwelling units.

- To restrict over development of individual allotments.
- To prevent opportunities for the creation of excessive “granny flat” units within the rear garden of existing dwellings.

Standards

1. The minimum floor area for an individual unit is 60m² and includes habitable and non-habitable rooms and garages or car parking necessary to meet any requirements of Council.

6.12 Landscaped Open Space

Objectives

- To ensure the landscape character of residential areas is maintained.
- To provide separation and enhance privacy between dwellings, surrounding development and the street.
- To encourage developers to consider the appearance of their development at the early stage in the development process.

Standards

1. All development applications for new multi-unit development are to be accompanied by a Landscape Plan.
2. The Landscape Plan is to be prepared to a suitable scale identifying the following:
 - Opportunities and constraints for landscaping;
 - Vegetation species to be planted;
 - Areas to be planted - including dimensions;
 - Details of all “hard” elements such as paving, fencing, retaining walls, ornamental elements etc.;
 - Mature height of species to be planted;
 Existing street trees shall be maintained and replicated where possible. The spacing of such trees shall be a minimum of 1.5 times the mature canopy of the proposed tree and a maximum 2 times the mature tree canopy.

6.13 Private Open Space

Objectives

- To accommodate the private out-door recreation needs of future residents.
- To ensure private open space is provided for all housing, clearly defined for private use and is usable and accessible from internal living areas.
- To ensure private open space is appropriately located to best utilize site constraints, has adequate access to sunlight as well as minimise the impact on adjoining buildings.
- To provide space for service functions including clothes drying.

Standards

1. A minimum of 50m² of private open space should be provided for each dwelling.
2. All private open space areas shall have an area having minimum dimensions 5 x 5 metres to provide a usable area for outdoor recreation.
3. Private open space areas should be capable of receiving not less than 2 hours of sunlight between 9am and 3pm on June 21 over at least 50% of the private open space.
4. Private open space should not be located in the street setback areas.

6.14 Orientation & Building Energy Conservation

Objectives

- To encourage the consideration of climatic conditions in the design and siting of all residential development.
- To minimise the need for artificial heating and cooling and thus energy demands.
- To promote environmentally sustainable development.

Standards

1. A BASIX certificate is required for all units within the proposed residential development available via an online service at www.basix.nsw.gov.au or 1300 650 908.

6.15 Fencing

Objectives

- To ensure fencing is consistent with the existing streetscape character in the neighbourhood.
- To reduce the potential impact of fencing upon streetscape character.
- To encourage new development consider its relationship with adjoining development to address the street.

Standards

1. Front fencing shall be a maximum of 1200mm in height when measured from natural ground level.
2. Front fencing shall be of low, open style construction compatible with the adjoining residential development.
3. Side fencing forward of the building line shall generally be a maximum of 1200mm in height however may graduate from 1200mm to 1800mm for compatibility with the adjoining fence height.
4. Fencing should maintain consistency with that of adjoining allotments.
5. Side and rear fencing shall be a maximum height of 1800mm.

6.16 Car Parking & Access

Objectives

- To ensure adequate car parking is provided on site behind the building line.
- To provide convenient and safe car parking and access.
- To ensure that access and car parking does not dominate or detract from the appearance of developments and the local streetscape.

Standards

1. A minimum of one (1) car parking space is to be provided for each dwelling, behind the building line.
2. Visitor car parking is to be provided for developments of more than two (2) dwelling units, at a rate of 1 space per 4 dwellings or any part thereof.
3. For units facing the street and complying with the minimum 6 metre setback, visitor car parking may be permitted in tandem fashion in the driveway, where pedestrian safety is not compromised, (see following figure).
4. The driveway is to be setback a minimum of 1 metre from the side boundary and the setback area landscaped.
5. Car Parking dimensions are to meet the following minimum requirements and be free from encroachments:

Type of Car Space	Width & Length
Single Open	2.7m x 5.4m
Double Open	5.4m x 5.4m
Single Enclosed	3.0 m x 6.0m
Double Enclosed	6.0m x 6.0m

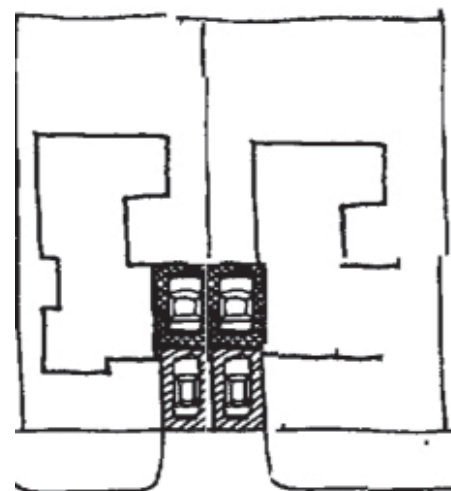


Illustration 6 – Stacked Parking

6.17 Site Facilities

Objectives

- To ensure adequate provision is made for the necessary supporting site facilities such as garbage storage areas, clothes drying areas, mail boxes, water tanks etc.
- To ensure that site facilities are accessible and appropriately located.
- To ensure that the installation of rainwater tanks do not dominate the appearance from the street.

Standards

1. A separate garbage area is to be provided in a location screened from the street and constructed of materials compatible with the development.
2. An additional storage area a minimum of 3m² per unit is to be provided preferably within the garage.
3. A separate open air clothes drying facility is to be provided for individual units. Such facilities are not to be located within the front setback.
4. A mail box facility is to be provided in an accessible location.
5. Rainwater tanks shall be screened by landscaping, fencing or decorative panels to obscure the view of the rainwater tanks from the street.

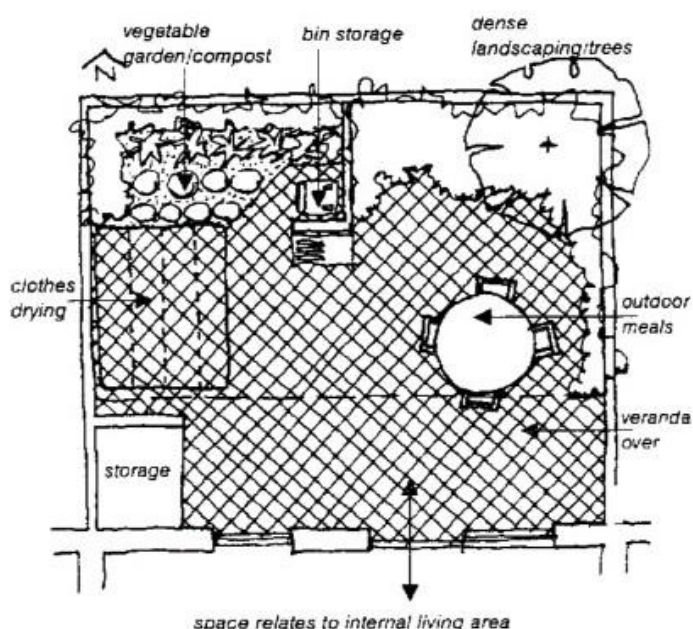


Illustration 7 – A Usable Private Open Space Area is necessary to fulfill a number of functions

Source: AMCORD 1995

6.18 Heritage

Objectives

- To retain the historic character of identified heritage items.
- To ensure that new development does not adversely affect identified heritage items.

Standards

1. Development applications within the vicinity of heritage items will be referred to Council's heritage advisor for consideration.
2. Refer to specific considerations contained in Chapter 12 – Heritage of this Development Control Plan.

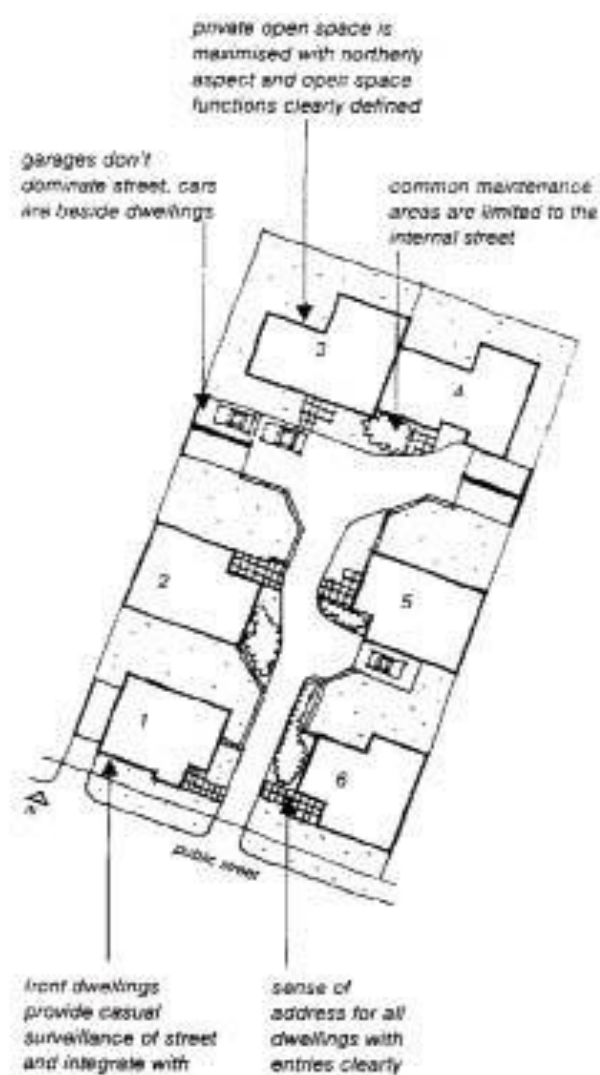


Illustration 8 – Consider Image of Development and Amenity in the Design Process

Source: AMCORD 1995

6.19 Services

Objectives

- To ensure the location of public utilities in an efficient and cost effective manner.
- To maximise opportunities for common trenching of underground utility services where appropriate.

Standards

1. Each dwelling unit must be capable of being connected to all necessary services. Preliminary advice from the relevant service provider shall be provided with all development applications.
2. Separate meters shall be provided to individual units. Access to meters shall be provided in accordance with Council's meter policy available from the Engineering Department.
3. All developments must be capable of being connected to a reticulated sewerage system.

2. The second dwelling shall be sited to minimise potential impacts upon surrounding properties. Measures to minimise potential impacts shall be demonstrated in the Development Application.

6.20 Storm water

Objectives

- To control storm water quantity and quality.
- To minimise the impact upon existing constructed drainage systems, ground water levels, natural drainage patterns, water courses and adjoining properties.
- To ensure the cost effective provision and maintenance of storm drainage works.

Standards

1. Pre development storm water flows are to be maintained post development.
2. A satisfactory on-site detention system may be required to be designed by a suitably qualified engineer with details to be submitted with the development application.

6.21 Second Dwellings and Dual Occupancy

Objectives

- To encourage alternative forms of low cost accommodation where appropriate.
- To minimise the impact of this form on development upon the streetscape and surrounding properties.

Standards

1. Where possible design shall reflect that of a single dwelling.



CHAPTER 7 – LARGE LOT RESIDENTIAL DEVELOPMENT

7.1 Preamble

Under the Standard Instrument (LEP's) traditional rural residential development is prescribed Large Lot Residential Development.

The predominant use of the land use for "Large Lot Residential" development is for residential purposes with the main feature being the residential dwelling.

Typically these allotments form transitional lands between urban and rural land.

The Weddin Shire prides its self in providing a diverse range of rural residential living opportunities for its resident population located in its rural setting. The protection of quality fringe living opportunities is vital to maintaining Weddin's image as an attractive place to live.

This Development Control Plan has been prepared by Weddin Shire Council to advise of Council's objectives to ensure high quality development throughout the Weddin Shire. It provides basic minimum standards to assist developers in achieving these objectives and provides an outline of Council's requirements for the submission of relevant information to accompany development applications for all forms of rural residential development.

7.2 Land to which this plan applies

This plan applies to all forms of "Large Lot Residential"

throughout the Weddin Shire.

7.3 Objectives

The Objectives of this Development Control Plan are to:

- (a) Ensure a high quality of rural residential development throughout the Weddin Shire;
- (b) Encourage site responsive development which reflects the opportunities and constraints of individual sites and preserves or enhances its special qualities.
- (c) Ensure development is consistent and compatible with the established streetscape and character and enhances the amenity of residential areas; and
- (d) Assist developers and applicants in the preparation and submission of applications in order to expedite the assessment process.

7.4 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

7.5 Minimum Allotment Sizes

Objectives

- To protect the valuable agricultural land resource within Weddin.
- To implement minimum allotment sizes which reflect site hazards in particular flooding and the land needed to accommodate necessary services.

Standards

1. The minimum allotment size for Large Lot Residential Development ranges from 4000 square metres to 10 ha dependant upon locality and minimum lot size mapping.
2. Large Lot Residential Development not serviced with reticulated effluent disposal ranges from 4000 square metres (1 hectare) to 100,000m² (10Ha).
3. As onsite effluent disposal is proposed upon all Large Lot Residential lots a geotechnical report may be required to identify satisfactory area for effluent disposal in the given location. Preference will be given to aerated onsite effluent disposal systems.

7.6 Location within Agriculturally Productive Area

Objectives

- To recognise and protect the valuable agriculturally productive land of the Weddin Shire.
- To increase awareness of the realities of developing and living in the country.

Standards

1. Applicants need to recognise they are proposing to develop within an agriculturally productive area and consider the impacts of agriculture upon the proposed development and the impact of the proposed development upon agriculture.
2. Council may impose conditions or requirements upon development consents or land covenants in order to address any potential impacts upon agriculture.

7.7 Servicing

Objectives

- To ensure that an adequate level of services is provided to all allotments.
- To ensure that block sizes in unsewered areas are of sufficient shape and size to accommodate on-site effluent disposal.
- To ensure development does not place an unreasonable demand upon service authorities, Council and the community.

Standards

1. Large Lot Residential Development shall be serviced by an approved on-site effluent disposal system and shall be installed in accordance with the requirements of "Environment and Health Protection Guidelines Onsite Sewage Management for Single Households 1998.
2. All septic tanks shall be provided with an overflow relief drain located between the dwelling and tank to protect the dwelling from septic surges and overflows.
3. Electrical Services are to be provided in accordance with the requirements of Essential Energy. Service availability is to be confirmed prior to approval of the associated development application. Telephone lines shall be installed in accordance with the requirements of Telstra. Service availability is to be confirmed prior to approval of the associated development application.
4. Where reticulated water is not available roof water collection tanks shall be installed capable of storing a minimum of 90,000 litres. A reduction in water storage capacity will only be permitted where approval of a stock and domestic bore can be provided and a dual (potable and non-potable) water reticulation system has been installed. All secondary roof structures in excess of 15 square metres shall be connected to the primary water reticulation system.
5. An additional 22,000 litres of water storage shall be provided for bush fire fighting purposes.
6. All necessary easements shall be created in favour of the relevant service authority at the cost to the developer.
7. Boundary fencing is to be of a rural nature. No colourbond fencing or similar solid infill fencing is permitted.

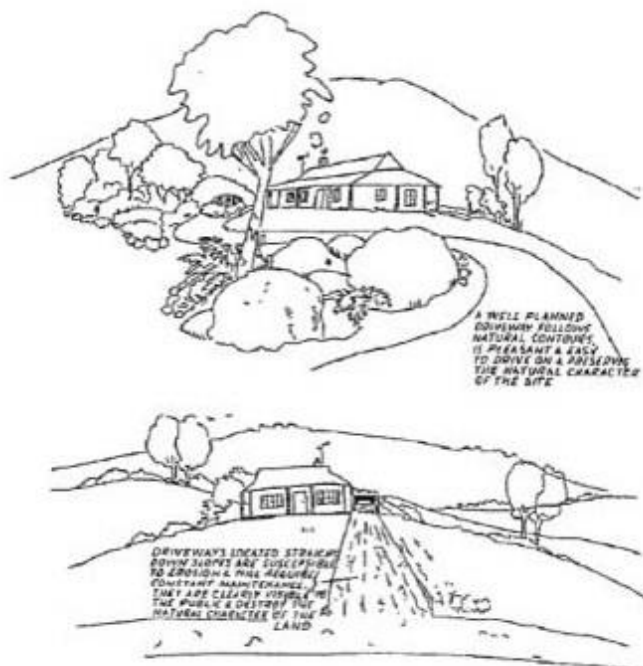
7.8 Access

Objectives

- Ensure satisfactory arrangements are made for access to new developments.
- Encourage the orderly and economic provision of roads.
- To minimise the potential impact upon the environment and rural aesthetic quality.

Standards

1. Direct legal access to a public road is required to all new allotments and dwellings.
2. The minimum rural road reservation shall be 20 metres.
3. New roads and access arrangements should be located to take account of the natural features of the site as well as existing vegetation.
4. Driveways should be designed to follow the contours of the land to minimise the visual impact of the development.
5. Roads that run with the contour of the land can be significantly cheaper and easier to construct and maintain.
6. Where development involves the increase in frequency or intensity of use on an existing road, upgrading of the road to Council standards may be required.



7.9 Signs in Large Lot Residential Areas

Objectives

- To ensure signage/advertising is lawful and approved in accordance with the Environmental Planning and Assessment Act, 1979.
- To enhance the visual landscape of the Shire of Weddin.
- To establish general guidelines to be followed in the design and siting of outdoor advertising.
- To minimise the visual impact of advertising within the residential areas of Weddin.
- To ensure the rural residential character is maintained.

Standards

1. A development application is required to be lodged and approval obtained prior to the erection or alteration of advertising structures or signage throughout the Shire.
2. A property name may be displayed within the property to which it relates without the need to obtain development approval.
3. General advertising is prohibited in the residential area. An approved lawful home business may display a business identification sign which relates to a lawful or approved use of the land upon which it is to be erected.
4. A maximum advertising area of 1m².
5. Maximum height 1.5 metres above ground level or located on the building below the eaves.
6. Must not be illuminated.
7. Temporary Real Estate Signs shall be limited to one sign per agent, contained wholly on the site, constructed so as not pose a risk to public safety.

7.10 New Transportable Homes

Objectives

- To permit the placement of new transportable homes with appropriate approvals.

Standards

1. A development application is required for the residential use of the land.
2. A Section 68 Approval is required for the placement of the transportable dwelling including details of appropriate construction techniques
3. A BASIX Certificate is not required for transportable/relocatable homes.
4. The front of the transportable dwelling shall be orientated toward the primary street frontage.
5. A subfloor curtain shall be provided to obscure the footing from public view.

7.11 Relocation of Existing Dwellings Relocated Homes

Objectives

- To permit the relocation of existing dwellings within the residential area within keeping of existing residential development.

Standards

1. A development application is required for the residential use of the land.
2. A Section 68 Approval is required for the placement of the transportable dwelling including details of appropriate construction techniques.
3. A photographic profile shall be provided with the DA including floor plans and elevations.
4. Structural certification of the footings and cut lines shall be provided prior to the issue of the Occupation Certificate.
5. Certification from a qualified Hygienist that the relocated dwelling is free from asbestos shall be provided prior to the issue of the Occupation Certificate.
6. A BASIX Certificate is not required for relocated homes.
7. The front of the dwelling shall be orientated toward the primary street frontage.
8. A subfloor curtain shall be provided to obscure the footing from public view.
9. Final inspection and Occupation Certificate shall be completed within 12 months including all external finishes.
10. A bond as listed in the fees and charges section of Council's Management Plan will be held by Council to ensure completion of satisfactory works.

7.12 Replacement of an Existing Dwelling

Objectives

- To increase potential for rural living opportunities without fragmenting the existing land resource.

Standards

1. Where an existing dwelling is being replaced with a new dwelling however the existing dwelling is to remain the existing dwelling shall be altered so it is not capable of being inhabited as a separate domicile.
2. Generally a dwelling shall be rendered uninhabitable where the kitchen has been removed.

7.13 Keeping of Animals

Objectives

- To Permit personal desires regarding pets and animals within or surrounding the urban area.
- To mitigate any potential adverse impacts upon surrounding residents and the environment.
- To enforce relevant requirements of the Local Government Act in regard to keeping of Animals.

Standards

1. Generally Council will not regulate the keeping of animals within the urban area. Where complaints arise however, the requirements of the Local Government Act will be enforced.
2. Animals shall be kept in accordance with the requirements of the Companion Animals Act 1998.
3. Suitable facilities shall be provided as deemed appropriate, to accommodate the desired animal husbandry within the Weddin urban area. Where conflicts arise Council will consult with the Department of Primary Industries.

7.14 Swimming Pools

Objectives

- To encourage the installation of swimming pools in a safe and convenient manner which does not affect adjoining properties.

Standards

1. A minimum 1 metre setback from the water's edge to all property boundaries shall be provided.
2. An approved safety fence shall be installed around all pools.
3. The pumping and filtering system shall be sited and housed appropriately to minimize potential noise impacts to surrounding residents.
4. Resuscitation signs shall be displayed on or as close as possible to the entrance to the pool.
5. All pools having capacity over 40,000 litres shall be provided with a BASIX Certificate.
6. An approved back wash system shall be installed to the satisfaction of Council.



CHAPTER 8 – VILLAGE DEVELOPMENT

8.1 Preamble

Under the Standard Instrument (LEP's) traditional rural village development is prescribed RU5 Village.

The use of the land use for village development is for multi-use including community, commercial, industrial and residential purposes with the main feature being the residential dwellings.

The Weddin Shire prides its self in providing a diverse range of opportunities for its resident population located in its village setting. The protection of quality village living opportunities is vital to maintaining Weddin's image as an attractive place to live.

This Development Control Plan has been prepared by Weddin Shire Council to advise of Council's objectives to ensure high quality development throughout the Weddin Shire. It provides basic minimum standards to assist developers in achieving these objectives and provides an outline of Council's requirements for the submission of relevant information to accompany development applications for all forms of Village development.

8.2 Land to which this plan applies

This plan applies to all forms of "Village" throughout the Weddin Shire.

8.3 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

8.4 Objectives

The Objectives of this Development Control Plan are to:

- (a) Ensure a high quality of village development throughout the Weddin Shire;
- (b) Encourage site responsive development which reflects the opportunities and constraints of individual sites and preserves or enhances its special qualities.
- (c) Ensure development is consistent and compatible with the established streetscape and character and enhances the amenity of Village areas; and
- (d) Assist developers and applicants in the preparation and submission of applications in order to expedite the assessment process.

8.5 Minimum Allotment Sizes

Objectives

- To protect the valuable agricultural land resource within Weddin.
- To implement minimum allotment sizes which reflect site constraints in particular the land needed to accommodate necessary services.

Standards

1. As onsite effluent disposal is proposed upon a Village a geotechnical report shall be provided to identify satisfactory area for effluent disposal in the given location. Preference will be given to aerated onsite effluent disposal systems.

8.6 Location within Agriculturally Productive Area

Objectives

- To recognise and protect the valuable agriculturally productive land of the Weddin Shire.
- To increase awareness of the realities of developing and living in the country.

Standards

1. Applicants need to recognise they are proposing to develop within an agriculturally productive area and consider the impacts of agriculture upon the proposed development and the impact of the proposed development upon agriculture.
2. Council may impose conditions or requirements upon development consents or land covenants in order to address any potential impacts upon agriculture.

8.7 Servicing

Objectives

- To ensure that an adequate level of services is provided to all allotments.
- To ensure that block sizes in unsewered areas are of sufficient shape and size to accommodate on-site effluent disposal.
- To ensure development does not place an unreasonable demand upon service authorities, Council and the community.

Standards

1. Village Development shall be serviced by an approved on-site effluent disposal system and shall be installed in accordance with the requirements of "Environment and Health Protection Guidelines Onsite Sewage Management for Single Households 1998.
2. All septic tanks shall be provided with an overflow relief drain located between the dwelling and tank to protect the dwelling from septic surges and overflows.
3. Electrical Services are to be provided in accordance with the requirements of Essential Energy. Service availability is to be confirmed prior to approval of the associated development application.
4. Telephone lines shall be installed in accordance with the requirements of Telstra. Service availability is to be confirmed prior to approval of the associated development application.
5. Where reticulated water is not available roof water collection tanks shall be installed capable of storing a minimum of 22,000 litres.

8.8 Access

Objectives

- Ensure satisfactory arrangements are made for access to new developments.
- Encourage the orderly and economic provision of roads.
- To minimise the potential impact upon the environment and rural aesthetic quality.

Standards

1. Direct legal access to a public road is required to all allotments and dwellings.
2. New roads and access arrangements should be located to take account of the natural features of the site as well as existing vegetation.
3. Driveways should be designed to follow the contours of the land to minimise the visual impact of the development.
4. Where development involves the increase in frequency or intensity of use on an existing road, upgrading of the road to Council standards may be required.

8.9 Signs in Village Areas

Objectives

- To ensure signage/advertising is lawful and approved in accordance with the Environmental Planning and Assessment Act, 1979.
- To enhance the visual landscape of the Shire of Weddin.
- To establish general guidelines to be followed in the design and siting of outdoor advertising.
- To minimise the visual impact of advertising within the residential areas of Weddin.
- To ensure the village character is maintained.

Standards

1. A development application is required to be lodged and approval obtained prior to the erection or alteration of advertising structures or signage throughout the Shire.
2. A property name may be displayed within the property to which it relates without the need to obtain development approval.
3. General advertising is prohibited in the residential area. An approved lawful home business may display a business identification sign which relates to a lawful or approved use of the land upon which it is to be erected.
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Objectives

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Standards

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Objectives

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9. Final inspection and Occupation Certificate shall be completed within 12 months including all external finishes.
10. A bond as listed in the fees and charges section of Council's Management Plan will be held by Council to ensure completion of satisfactory works.



8.12 Replacement of an Existing Dwelling

Objectives

- To increase potential for rural living opportunities without fragmenting the existing land resource.

Standards

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4. Resuscitation signs shall be displayed on or as close as possible to the entrance to the pool.
5. All pools having capacity over 40,000 litres shall be provided with a BASIX Certificate.
6. An approved back wash system shall be installed to the satisfaction of Council.

8.13 Keeping of Animals

Objectives

- To Permit personal desires regarding pets and animals within or surrounding the urban area.
- To mitigate any potential adverse impacts upon surrounding residents and the environment.
- To enforce relevant requirements of the Local Government Act in regard to keeping of Animals.

Standards

1. Animals shall be kept in accordance with the requirements of the Companion Animals Act 1998.
2. Suitable facilities shall be provided as deemed appropriate, to accommodate the desired animal husbandry within the Weddin urban area. Where conflicts arise Council will consult with the Department of Primary Industries.

8.14 Swimming Pools

Objectives

- To encourage the installation of swimming pools in a safe and convenient manner which does not affect adjoining properties.

Standards

1. A minimum 1 metre setback from the water's edge to all property boundaries shall be provided.
2. An approved safety fence shall be installed around all pools.
3. The pumping and filtering system shall be sited and housed appropriately to minimize potential noise impacts to surrounding residents.



CHAPTER 9 – RURAL DEVELOPMENT

9.1 Preamble

Agriculture is important to the Weddin Shire, in fact, Weddin developed to service the needs of the surrounding rural community. Agriculture in Weddin contributes directly to the local economy, employs directly and in directly one quarter of the work force provides significant flow on effects to the local social and economic base of the Shire.

In order to recognise this significant contribution our agricultural area makes to the community Weddin Shire Council have developed guidelines to guide development in the rural area to minimise potential external impacts and advise owners of Council's objectives and local controls to ensure high quality rural development throughout the Weddin Shire. It provides basic minimum standards to assist developers in achieving these objectives and provides an outline of Council's requirements for the submission of relevant information to accompany development applications for all forms of development.

The implementation of basic minimum standards for rural development seek to protect our valuable agricultural area and the scenic landscape it affords. Accordingly it is considered appropriate to prepare the following is Development Control Plan to clearly establish Council's requirements.

9.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

9.3 Land to which this plan applies

This plan applies to all forms of rural development throughout the Weddin Shire, including agricultural development, subdivision, rural dwellings, outbuildings and associated agricultural uses.

9.4 Objectives

The Objectives of this section of the Weddin Development Control Plan are to:

- (a) To protect the agriculturally productive capacity of our rural land;
- (b) Ensure that rural living developments are integrated with the landscape;
- (c) Ensure subdivision potential is compatible with the capability of the land;
- (d) To minimise rural land use conflict; and
- (e) Maintain existing stands of vegetation.

9.5 Minimum Allotment Size

Objectives

- To protect the valuable agricultural land resource within Weddin.
- To implement minimum allotment sizes which reflect the amount of land needed to accommodate sustainable agriculture.

Standards

1. There is no minimum allotment size for land proposed for the purposes of agriculture. Minimum allotments sizes are attributed to dwelling house entitlements.
 - i) The minimum allotment size for an allotment seeking a dwelling entitlement is 400 hectares.

9.6 Location within Agriculturally Productive Area

Objectives

- To recognise and protect the valuable agriculturally productive land of the Weddin Shire.
- To increase awareness of the realities of developing and living in the country.

Standards

1. Applicants need to recognise they are proposing to develop within an agriculturally productive area.
2. Council may impose conditions or requirements upon development consents or land covenants acknowledging the diversity of agriculture and potential external impacts.

9.7 Rural Land Use Conflict

Objectives

- To acknowledge rural land use conflict as a major threat

to the sustainability of agriculture within the Weddin Shire.

- To minimise the opportunities for rural land use conflicts.
- To maintain the rural visual character of agriculture within the Weddin Shire.
- To provide separation between residential uses and noise generating sources.

Standards

1. A minimum separation distance of 150 metres as well as landscape screening shall be provided in new developments which adjoin incompatible land uses to accommodate noise, odours and chemical spray.
2. A minimum set back of 30 metres is required for all rural dwellings to all existing public roads.

9.8 Identification of Building Envelope

Objectives

- To plan for and consider the location of future buildings prior to establishing new allotment boundaries.

Standards

1. All applications for subdivision shall identify future building envelopes prior to subdivision approval. Council may impose a restriction upon the title of any new allotments restricting buildings to within identified locations.
2. Building envelopes should be of sufficient size to accommodate a dwelling and associated outbuildings including adequate effluent disposal requirements taking into consideration the topography and soil conditions.
3. Building envelopes should be on land which is predominantly flat and clear to minimize surface runoff, cut, fill and stability issues.
4. Building envelopes should where possible avoid high quality agricultural land.

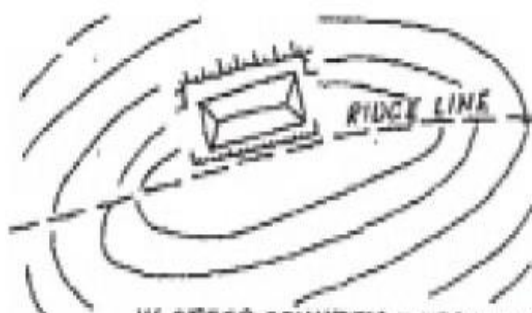
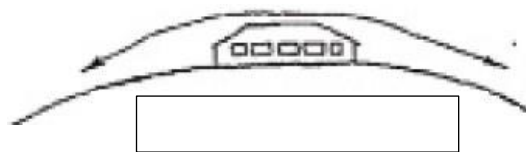
9.9 Building Siting and Design

Objectives

- To minimise the impact of development upon the rural landscape
- To encourage applicants to consider the overall layout of their development in conjunction with the site upon which it is proposed.

Standards

1. The location of buildings should minimize the removal of existing vegetation.
2. Buildings should complement the characteristics of the landform as depicted below.



IN STEEP COUNTRY WHERE THERE ARE NO BENCH SLOPES, A HOUSE SHOULD BE ALIGNED ALONG THE RIDGE ON THE LEE SIDE



OUTBUILDINGS



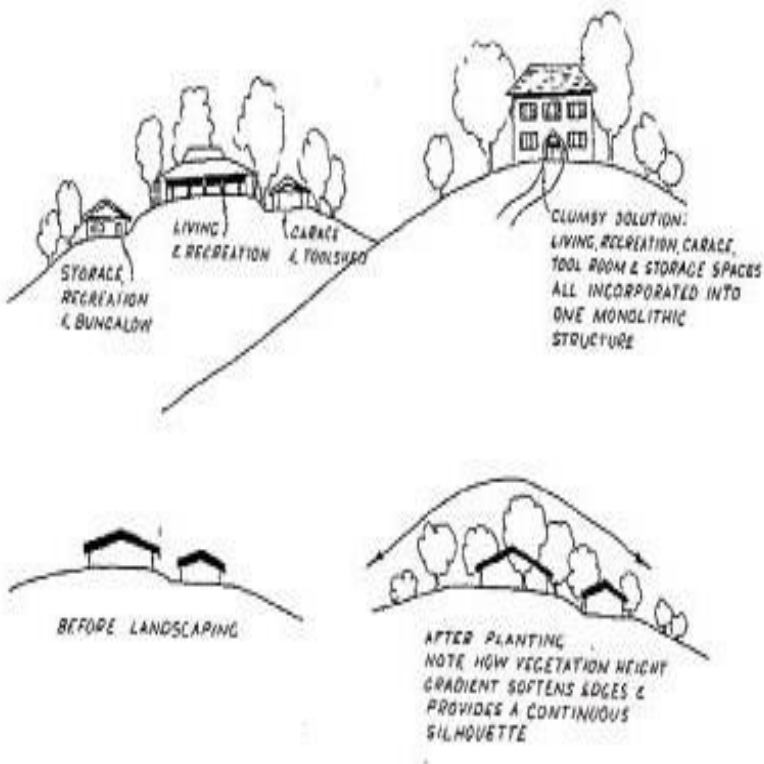
9.10 Scenic and Landscape Quality

Objectives

- To minimise the impact of development upon the rural landscape
- Retain existing stands of native vegetation.

Standards

1. The scale, form, materials and colours of the development shall be appropriate to the character of the area and location of development site. Highly contrasting coloured bricks/finishes should be restricted to use on building elements such as sills, window heads, stringcourses etc. The body of external walls shall be consistent in colour.
2. All existing native vegetation shall be maintained where possible.



9.11 Servicing

Objectives

- To ensure that an adequate level of services is provided to all allotments.
- To ensure that block sizes in unsewered areas are of sufficient shape and size to accommodate on-site effluent disposal.
- To ensure development does not place an unreasonable demand upon service authorities, Council and the community.

Standards

1. An approved on-site effluent disposal system shall be installed in accordance with the requirements of "Environment and Health Protection Guidelines Onsite Sewage Management for Single Households 1998.
2. All septic tanks shall be provided with an overflow relief drain located between the dwelling and tank to protect the dwelling from septic surges and overflows.
3. Electrical Services are to be provided in accordance with the requirements of Essential Energy. Service availability is to be confirmed prior to approval of the associated development application. Telephone lines shall be installed in accordance with the requirements of Telstra. Service availability is to be confirmed prior to approval of the associated development application.
4. Where reticulated water is not available roof water collection tanks shall be installed capable of storing a minimum of 90,000 litres. A reduction in water storage capacity will only be permitted where approval of a stock and domestic bore can be provided and a dual (potable and non-potable) water reticulation system has been installed. All secondary roof structures in excess of 15 square metres shall be connected to the primary water reticulation system.
5. A secondary water source for collection of surface water in accordance with the Department of Natural Resources – Farm Dams Policy shall be provided on allotments greater than 2 hectares for stock water purposes.
6. An additional 22,000 litres of water storage shall be provided for bush fire fighting purposes.

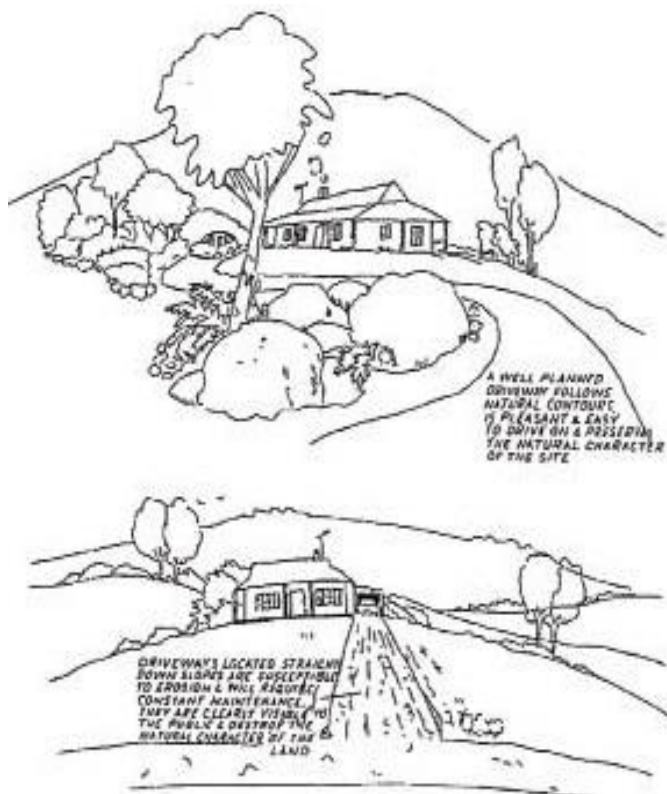
9.12 Access

Objectives

- Ensure satisfactory arrangements are made for access to new developments
- Encourage the orderly and economic provision of roads
- To minimise the potential impact upon the environment and rural aesthetic quality.

Standards

1. Direct legal access to a public road is required to all new allotments and dwellings.
2. The minimum rural road reservation shall be 20 metres.
3. New roads and access arrangements should be located to take account of the natural features of the site as well as existing vegetation.
4. Driveways should be designed to follow the contours of the land to minimize the visual impact of the development.
5. Roads that run with the contour of the land can be significantly cheaper and easier to construct and maintain.
6. Where development involves the increase in frequency or intensity of use on an existing road, upgrading of the road to Council standards may be required.



9.13 Separation

Objectives

- To minimise the impact of new development upon existing rural dwellings.

Standards

1. A proposal for a dwelling house will have to demonstrate sufficient separation from existing rural dwellings and agricultural uses located upon adjoining properties. Each proposal will be assessed on its merits having regard to the varying considerations such as natural topography, prevailing winds, land uses and buffer treatments.
2. New development shall consider any potential impacts upon the visual and acoustic privacy of existing rural dwellings.

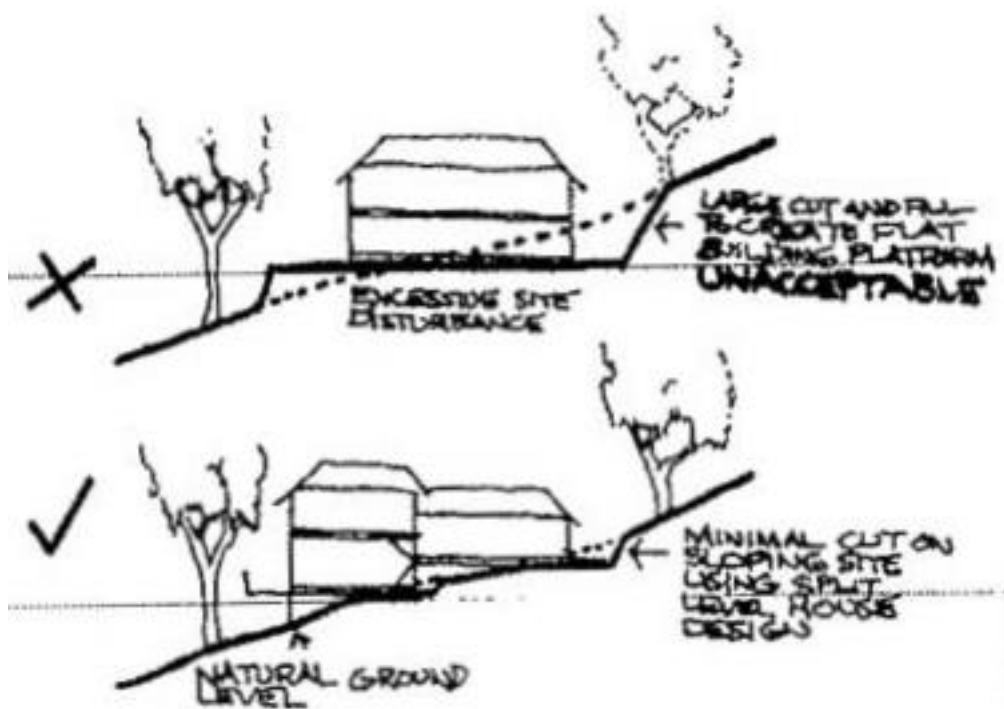
9.14 Rural Development Generally

Objectives

- To minimise the impact of development upon the environment, prevent land degradation and protect natural water flows, streams and waterways.

Standards

1. Development should not disturb existing natural watercourses
2. Development should not disturb or remove existing stands of native vegetation.
 - (a) A maximum of 1 metre cut and 1 metre fill is allowed on sloping lands to avoid land degradation and stability issues.
 - (b) The developer may be required to establish grassed waterways, diversion banks and sediment traps to reduce soil erosion and land degradation.
 - (c) On undulating land, split level homes are generally more suited as they bind the building to the ground, minimise excavation and allow for a smaller staggered roofline



MINIMISING SITE DISTURBANCE

9.15 Landform and Stability

Objectives

- To minimise the potential impacts of soil movement.

Standards

1. Slopes in excess of 20% are considered unsuitable for development.
2. For developments upon slopes in excess of 15% a structural engineers certification shall be provided for all new structures.
3. Development should be designed having regard to existing drainage patterns of the area.
4. An erosion and sediment control plan shall be provided for all developments requiring excavation and/or fill.

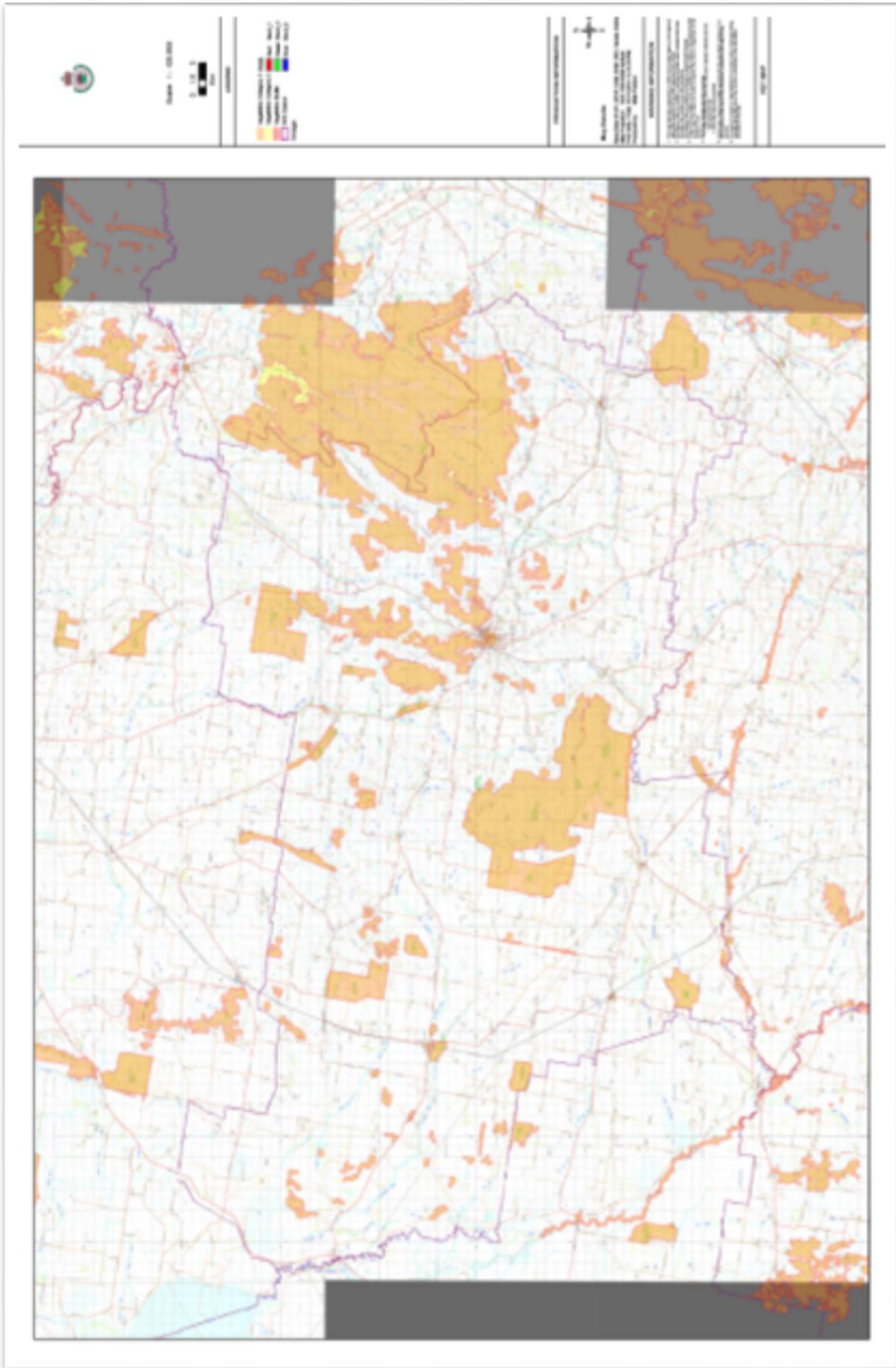
9.16 Bushfire

Objectives

- To minimise the threat of bushfire to life and property.

Standards

1. A Bushfire Hazard Assessment shall be provided for land identified by the NSW Rural Fire Service as being bush fire prone as identified in the map below:
2. The Bush Fire Hazard Assessment shall be prepared in accordance with the "Planning for Bushfire Protection" prepared by the NSW Rural Fire Service and Department of Planning.



9.17 Outdoor Advertising/Signage

Objectives

- To ensure outdoor advertising is lawful and approved in accordance with the Environmental Planning and Assessment Act, 1979.
- To enhance the visual landscape of the Shire of Weddin.
- To establish general guidelines to be followed in the design and siting of outdoor advertising.
- To avoid the proliferation of signage along the Shires Roads

Standards

1. A development application is required to be lodged and approval obtained prior to the erection or alteration of business identification signage and advertising signage throughout the Shire.
2. A property name may be displayed within the property to which it related without the need to obtain development approval.
3. The sign must relate to a lawful or approved use of the land and located upon the land where the activity is carried out.
4. A maximum of one (1) sign per site is permitted.
5. The advertising sign must be located upon private land and not within the road reserve or upon public land.
6. A maximum advertising panel of 2.5m² is permitted.
7. The maximum height of the entire advertising structure is 2 metres.
8. The sign must be made of non-reflective material.
9. The sign must be setback 3 metres from a corner or intersection of the road.
10. The advertising sign must be free standing.
11. Illumination is not permitted.
12. No advertising structures are permitted on rural land.

9.18 New Transportable Homes

Objectives

- To permit the placement of new transportable homes with appropriate approvals.

Standards

1. A development application is required for the residential use of the land.
2. A Section 68 Approval is required for the placement of the transportable dwelling including details of appropriate construction techniques

3. A BASIX Certificate is not required for transportable/relocatable homes.
4. The front of the transportable dwelling shall be orientated toward the primary street frontage where it can be easily seen from the street.
5. A subfloor curtain shall be provided to obscure the footing from public view.

9.19 Relocation of Existing Dwellings – Relocated Homes

Objectives

To permit the relocation of existing dwellings within the residential area within keeping of existing residential development.

Standards

1. A development application is required for the residential use of the land.
2. A Section 68 Approval is required for the placement of the transportable dwelling including details of appropriate construction techniques.
3. A photographic profile shall be provided with the DA including floor plans and elevations.
4. Structural certification of the footings and cut lines shall be provided prior to the issue of the Occupation Certificate.
5. Certification from a qualified Hygienist that the relocated dwelling is free from asbestos shall be provided prior to the issue of the Occupation Certificate.
6. A BASIX Certificate is not required for relocated homes.
7. The front of the dwelling shall be orientated toward the primary street frontage.
8. A subfloor curtain shall be provided to obscure the footing from public view.
9. Final inspection and Occupation Certificate shall be completed within 12 months including all external finishes.
10. A bond as indicated in the fees and charges section of Council's management plan will be held by Council to ensure completion of satisfactory works. This bond may be withheld in lieu of an approved Management Plan for the proposed works.

9.20 Intensive Agriculture

Objectives

- To promote intensive agricultural development in appropriate locations.
- To minimise potential impacts upon surrounding properties and the environment.

Standards

1. Separation of intensive agricultural developments from existing dwellings shall be based upon potential land use conflict investigations including, noise, odour, spray drift etc.
2. Relevant industry guidelines should be followed in the design of intensive agricultural developments and will form an important part of Council's assessment of proposed developments.
3. Applications for development likely to generate noise, odour or other environmental nuisance shall be accompanied by an assessment report prepared by a suitably qualified practitioner considering the environmental standards of the Department of Environment and Conservation. Consideration should be given to amelioration techniques and the location of existing surrounding rural dwellings in regard to prevailing winds.

9.21 Non-Agricultural Development

Objectives

- To permit non-agricultural development within the rural area where it will not adversely impact agricultural production nor impact upon adjoining properties.

Standards

1. Developments which have the potential to generate traffic should consider the likely traffic generation and the condition and capacity of the road system.
2. Any necessary road upgrades to cater for the proposed development will be the responsibility of the applicant.
3. Applications for development likely to generate noise, odour or other environmental nuisance shall be accompanied by an assessment report prepared by a suitably qualified practitioner considering the environmental standards of the Department of Environment and Conservation. Consideration should be given to amelioration techniques and the location of existing surrounding rural dwellings in regard to prevailing winds.
4. Low scale rural tourist facilities are encouraged in the form of farm stay and bed and breakfast facilities. Larger proposals will be considered on their merits.



CHAPTER 10 – COMMERCIAL DEVELOPMENT

10.1 Preamble

The Weddin Central Business District prides its self on retention of its historical origins. The historic buildings combined with the character of a traditional main street shopping centre is unique to Weddin. This historic character and the unique shopping experience it affords is increasingly being used as a marketing tool to give Weddin the edge over other centres. It is considered important that the maintenance of this heritage character remain as a focus of the whole town. Protection of the shopping experience and the historic and main street character are considered essential for the Weddin CBD to out compete other centres into the future. Accordingly it is considered appropriate to prepare the following Development Control Plan to identify to potential developers the goal for the Weddin CBD.

10.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted. Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet

the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

10.3 Land to which this Plan Applies

This plan applies to all development within the Weddin Shire.

10.4 Objectives

The Objectives of this Development Control Plan are to:

- (a) To maintain the Weddin CBD as the primary focus of retail and commercial development throughout the Shire.
- (b) Ensure that new development contributes to and enhances the character of the Weddin Shire;
- (c) Ensure the compatibility of new development with the traditional shopping streets of Main & Burrangong Streets.

10.5 Change of Occupancy/Tenancy

Objectives

- To permit minor and incidental change of occupancies to occur without the need to lodge a development application.

Standards

1. The change of use of retail and office and industrial premises is controlled by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. All other changes in the use of premises requires lodgement of a Development Application.
2. Any necessary internal alterations to accommodate the new use shall require separate construction certificate detailing compliance with the BCA.
3. Any changes to external advertising/signage will require separate development approval
4. Disabled access will be required to be incorporated in any remodelling of shopfronts or access reconfigurations.

10.6 Building Line/Street Frontage

Objectives

- To promote consistency in the streetscape and commercial amenity of the commercial street.
- To promote new developments to consider their visual appearance and contribution to the streetscape.

Standards

1. There is no formal building line setback, however the siting of buildings is to be harmonious with immediately adjoining buildings and the existing streetscape within the vicinity of the proposed development.
2. All commercial developments are to be harmonious in terms of their size, scale and bulk with surrounding properties and the general area in which they are located.
3. Proposed car parking within the front setback area is to be incorporated in the design and landscape solution for this area of the development.

10.7 Side and Secondary Setbacks

Objectives

- To provide adequate areas for site landscaping.
- To ensure internal separation to minimise potential impacts between adjoining developments.

Standards

1. Side and secondary setbacks are to be considered on

merit in regard to consistency within the streetscape and impacts upon adjoining properties.

2. Consideration shall be given to screening of storage/loading areas etc from public view.
3. Landscaped areas shall consider potential impacts between developments and opportunities to reduce conflict.

10.8 Building Height

Objectives

- To maintain a consistency in the urban streetscape.
- To minimise impacts upon adjoining properties.

Standards

1. The maximum height of buildings shall be 2 storeys and 17 metres.
2. Consideration shall be given to the height of a development in regard to its consistency with the urban streetscape and minimise impacts upon adjoining properties.

10.9 Materials

Objectives

- To maintain a consistency in the streetscape.
- To protect the heritage qualities of the building and/or immediate area

Standards

1. New development shall be compatible with the character of an existing building and that of immediately surrounding properties.
2. Where there is no prevailing character, new development shall respect the qualities of surrounding properties in integrating new development within the commercial core.

10.10 Advertising

Objectives

- To ensure outdoor advertising is considered and assessed in accordance with the Environmental Planning and Assessment Act, 1979.
- To enhance the visual landscape of the Shire of Weddin.
- To ensure the traditional historical character of the Weddin commercial centre is maintained.
- To prevent the over proliferation of advertising associated with any single property.
- To reduce the visual complexity of the streetscape by providing fewer, more effective advertising.

Standards

- The alteration of existing signage (including colours), erection of additional signs or changes to the outside of buildings are not permitted without separate development consent.
- Where signage is to be attached to an Item of Environmental Heritage, to a building within the Weddin Conservation Area refer to the specific requirements contained within Chapter 12 – “Heritage” of this Development Control Plan
- Permanent signs on shop front windows should not cover more than 25% of the window area.
- The following signs are prohibited:
 - Advertising affixed to trees, light poles or other structure not for the purposes of advertising structure;
 - Signs mounted above the awning or verandah of a building;
 - Bunting;
 - Painted buildings to reflect corporate colours; and
 - Flashing or externally illuminated signs

Land & Building Use	Rate of Car Parking
Motels	1 space per unit
Offices, Including Banks, Professional Offices and other similar uses	1 space per 65m ² gross floor area
Cafes, Restaurants and Refreshment Rooms	1 space per 6.5m ² of Customer Service Area
Shops Including Supermarkets and Department Stores	1 space per 35m ² of Customer Service Area
Tennis Courts, Bowling Alleys etc	3 spaces per court or alley
Theatres, Cinemas, Concerns Halls and Similar uses	1 space per 10 seats
Places of Worship, Churches and Similar Uses	1 space per 10 seats or 1 space per 10m ² gross floor area

- The design and layout of car parking areas shall be in accordance with the Roads and Traffic Authority’s – Guide to Traffic Generating Development, 2002 design standards set out in the following diagrams.
- Access into and egress from the site shall be provided in a forward direction.
- Traffic surfaces are to be paved with concrete, bitumen, paving stones or other material approved by Council on a solid foundation.
- Drainage of paved surfaces is to be provided to the satisfaction of Council.
- Parking areas are to be segregated from non-traffic areas by kerbs, logs, bollards or barriers. Parking spaces are to be defined by painted lines or other similar approved means.
- In cases of developments where, in the opinion of the Council, the provision of off-street car parking is not physically possible, Council will give consideration to the on street parking.
- A separate loading/unloading bay shall be provided in a location separate from the car parking area, in an accessible location having regard to the likely delivery needs of the development.
- The loading bay shall be designed to accommodate all necessary vehicle movements within the development site for the size vehicles necessary to service the proposed development.

10.11 Car Parking

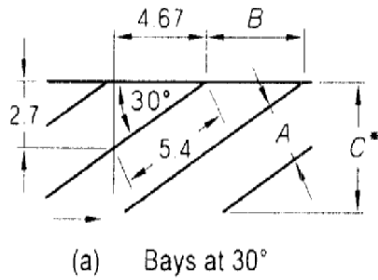
Objectives

- To ensure adequate car parking is provided to satisfy the needs of development.
- To ensure developments are provided with sufficient area for the loading and unloading of goods without impacting upon the road network.

Standards

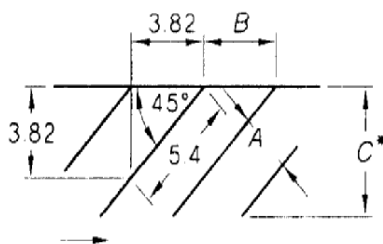
- Council will require developers to provide on-site car parking at the rate set out in the following table. For any particular type or category of development not covered, the rate applied shall be based upon a merit in accordance with the requirements of the Roads and Traffic Authority’s – Guide to Traffic Generating Development, 2002.

Land & Building Use	Rate of Car Parking
Bowling Clubs	30 spaces per green
Catering and Reception Premises	1 space per 3 guests
Drive-In Take-Away Food Premises	Minimum 15 spaces
Educational Establishments	1 space per 2 staff plus 1 space per 10 senior students
Hospitals and Similar Institutions	1 space per 3 beds
Licensed Hotels & Clubs	1 space per 5m ² bar area plus 1 space per 2 bedrooms



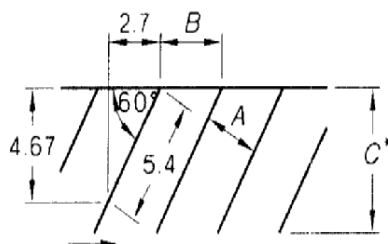
(a) Bays at 30°

User class (Note 1)	A (Notes 2 & 3)	B	C ₁	C ₂	C ₃	Aisle width
1,1A	2.1	4.2	4.4	4.1	4.5	3.1
2	2.3	4.6	4.4	4.1	4.7	3.0
3	2.5	5.0	4.4	4.1	4.9	2.9
3A	2.5	5.0	4.4	4.1	4.9	3.45



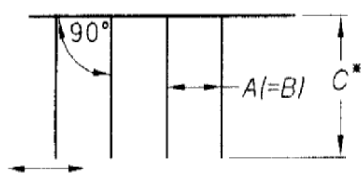
(b) Bays at 45°

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width
1,1A	2.4	3.4	5.2	4.8	5.5	3.9
2	2.5	3.5	5.2	4.8	5.6	3.7
3	2.6	3.7	5.2	4.8	5.7	3.5
3A	2.6	3.7	5.2	4.8	5.7	4.2
4	(See Note 5)					



(c) Bays at 60°

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width
1,1A	2.4	2.75	5.7	5.1	5.9	4.9
2	2.5	2.90	5.7	5.1	6.0	4.6
3	2.6	3.00	5.7	5.1	6.0	4.3
3A	2.6	3.00	5.7	5.1	6.0	5.1
4	(See Note 5)					



(d) Bays at 90°

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width (Note 4)
1	2.4	2.4	5.4	4.8	5.4	6.2
1A	2.4	2.4	5.4	4.8	5.4	5.8
2	2.5	2.5	5.4	4.8	5.4	5.8
3	2.6	2.6	5.4	4.8	5.4	5.8
3A	2.6	2.6	5.4	4.8	5.4	6.6
3A	2.7	2.7	5.4	4.8	5.4	6.2
4	(See Note 5)					

*Dimension C is selected as follows (see Note 6):

C₁—where parking is to a wall or high kerb not allowing any overhang.

C₂—where parking is to a low kerb which allows 600 mm overhang in accordance with Clause 2.4.1(a)(i).

C₃—where parking is controlled by wheelstops installed at right angles to the direction of parking, or where the ends of parking spaces form a sawtooth pattern, e.g. as shown in the upper half of Figure 2.4(b).

For Notes—see over.

DIMENSIONS IN METRES

10.12 Landscaping

Objectives

- To provide adequate areas for site landscaping in order to soften the potential impacts (in particular visual) of development.
- To ensure Council has adequate information to consider and assess proposed landscaping to be provided in conjunction with development applications.
- To provide a reference plan for the installation and implementation of landscaped areas.
- To encourage the use of native vegetation for its tolerance to the climate of Weddin including hot, dry summers and cold, frosty winters.
- To retain where possible all existing native vegetation.

Standards

1. All development applications for new commercial developments are to be accompanied by a Landscape Plan.
2. Commercial developments upon vacant land shall provide a minimum 10% of the site for landscaping.
3. All landscaped areas are to use predominantly native vegetation. A minimum 80% of landscaping shall utilise native vegetation. A list of recommended plant species are identified in Appendix 1. These plant species have been shown to be suited to the climate of the Central West many are native to the Weddin district.
4. Landscaping proposed in Saline areas shall use a minimum 80% Salt tolerant and water wise plant species. Recommended plant species for such situations are identified in Appendix 2. Not attached.
5. All existing native vegetation is to be retained and where possible enhanced with additional plantings and landscaping.
6. Existing street trees shall be maintained and replicated. The spacing of such trees shall be a minimum of 1.5 times the mature canopy of the proposed tree and a maximum 2 times the mature tree canopy.

10.13 Side Walk Dining

Objectives

- To encourage side walk dining where it can be accommodated without impacting upon pedestrian movement or adjoining properties.

Standards

1. A S68 Application is required for use of the Council footway.
2. Applications for use of the Council footway will be considered and assessed on their merits.



CHAPTER 11– INDUSTRIAL DEVELOPMENT

11.1 Preamble

Weddin Shire actively promotes and seeks new industrial development to support the existing agricultural base and bolster the Shires economy. Industrial use of the land should not however be at the expense of the environment, both natural and physical. Accordingly it is considered appropriate to prepare the following Development Control Plan to identify the controls imposed upon industrial development in order to inform potential developers and promote a sustainable urban environment.

11.2 Variation to the Requirements of this Plan

The objectives for specific design elements are supported by minimum numerical standards, which are intended to provide a guide for developers. Each application is assessed on its merits having regard to the specific site and strict compliance with the numerical standards does not guarantee development consent will be granted.

Council has adopted a performance based approach to residential development and may vary these standards where the applicant can demonstrate that such variation will meet the underlying objectives and is likely to provide a better planning solution.

Any applicant wishing to vary a standard in this DCP must request the variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will

not approve any variation unless it is fully satisfied with the argument for non-compliance.

11.3 Land to which this Plan Applies

This plan applies to all industrial development (including light industrial development) within the Weddin Shire.

11.4 Objectives

The Objectives of this Development Control Plan are to:

- (a) Ensure that industrial developments do not have an adverse impact on surrounding land use or the environment.
- (b) To ensure that industrial developments contribute to and enhances the visual and landscape character of the Weddin Shire.
- (c) To ensure good access, circulation and loading facilities on sites and adequate services and the disposal of waste.

11.5 Change of Occupancy/Tenancy

Objectives

To permit minor and incidental change of occupancies to occur without the need to lodge a development application.

Standards

1. The change of use of retail and office and industrial

premises is controlled by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. All other changes in the use of premises requires lodgement of a Development Application.

2. Any necessary internal alterations to accommodate the new use shall require separate construction certificate detailing compliance with the BCA.
3. Any changes to external advertising/signage will require separate development approval.
4. Disabled access will be required to be incorporated in any re-modeling of business fronts or access reconfigurations.

11.6 Dwellings On Industrial Land

Objectives

- To restrict dwellings upon industrial allotments to those legitimately needed in conjunction with the industrial use conducted upon the land.
- To manage, where possible, the natural conflicts between residential and industrial use of land.

Standards

1. Upon general industrial land dwelling-houses will be permitted on industrial land only where it meets the following development standards
 - Only one dwelling or care takers cottage is permitted per allotment
 - Dual occupancy development is not permitted on industrial land
 - The dwelling is subsidiary to the industrial use of the land
 - The dwelling does not have a floor area greater than 90m²
 - The dwelling is constructed over the rear 30% of the allotment.
2. Alterations and additions are permitted to an existing dwelling located upon industrial land to a maximum floor area of 90m².

11.7 Building Line

Objectives

- To maintain a consistency in the streetscape and promote the urban amenity.
- To encourage industrial developments presentation to the street.

Standards

1. Generally the building line is 6 metres for light industrial development and 15 metres for general and heavy industrial development, however the siting of buildings is to be harmonious with the existing streetscape, adjoining developments and the immediately surrounding area.
2. The area in front of the building shall be suitably landscaped;
3. All waste and storage areas are to be located behind the building line and obscured from view.

11.8 Site Coverage and Floor Space Ratio

Objectives

- To restrict the overdevelopment of land within the industrial area.
- To ensure satisfactory provision of all necessary facilities in conjunction with industrial development are contained within the development site.

Standards

1. The floor space ratio shall not exceed 1:1 with a maximum site coverage of 50%.

11.9 Advertising in Industrial Areas

Objectives

- To prevent the proliferation of signage throughout the industrial areas of Weddin while enabling business identification and display.

Standards

1. The advertising sign must be located upon the land where the activity is carried out.
2. Advertising should be integrated with building design, landscaping and general site operation.
3. One pole, pylon or post mounted sign is permitted per site
4. The advertising area must not exceed 4m².
5. The maximum height of the entire advertising structure is 4 metres.
6. Signs for each unit in a multiple occupancy development should be of uniform size and design.
7. The following signs are prohibited:
 - (a) Advertising affixed to trees, light poles or other structure not for the purposes of advertising structure.
 - (b) Signs mounted above the awning or verandah of a building.
 - (c) Bunting
 - (d) Painted buildings to reflect corporate colours
 - (e) Flashing or externally illuminated signs

11.10 Storage Areas

Objectives

- To minimise the visual impact of storage areas associated with industrial developments.
- To promote the urban amenity within industrial areas.

Standards

1. Any open storage areas must be screened from view of roadways.
2. A minimum gravel seal shall be provided over the storage area to prevent surface damage, erosion etc.

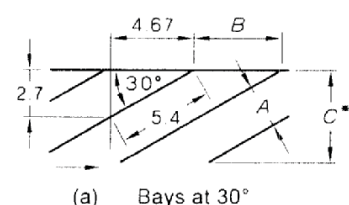
11.11 Car Parking

Objectives

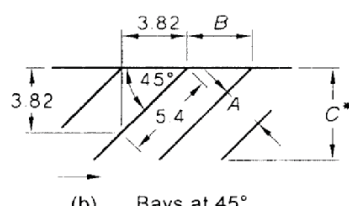
- To ensure adequate car parking is provided to satisfy the needs of development contained within the development site.

Standards

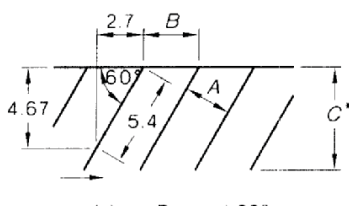
1. Council will require developers to provide on-site car parking at the rate set out in the following table. For any particular type or category of development not covered, the rate applied shall be based upon a merit in accordance with the requirements of the Roads and Traffic Authority's – Guide to Traffic Generating Development, V2.2, October 2002.



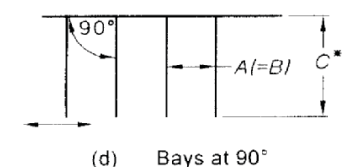
(a) Bays at 30°



(b) Bays at 45°



(c) Bays at 60°



(d) Bays at 90°

User class (Note 1)	A (Notes 2 & 3)	B	C ₁	C ₂	C ₃	Aisle width
1,1A	2.1	4.2	4.4	4.1	4.5	3.1
2	2.3	4.6	4.4	4.1	4.7	3.0
3	2.5	5.0	4.4	4.1	4.9	2.9
3A	2.5	5.0	4.4	4.1	4.9	3.45

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width
1,1A	2.4	3.4	5.2	4.8	5.5	3.9
2	2.5	3.5	5.2	4.8	5.6	3.7
3	2.6	3.7	5.2	4.8	5.7	3.5
3A	2.6	3.7	5.2	4.8	5.7	4.2
4	(See Note 5)					

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width
1,1A	2.4	2.75	5.7	5.1	5.9	4.9
2	2.5	2.90	5.7	5.1	6.0	4.6
3	2.6	3.00	5.7	5.1	6.0	4.3
3A	2.6	3.00	5.7	5.1	6.0	5.1
4	(See Note 5)					

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width (Note 4)
1	2.4	2.4	5.4	4.8	5.4	6.2
1A	2.4	2.4	5.4	4.8	5.4	5.8
2	2.5	2.5	5.4	4.8	5.4	5.8
3	2.6	2.6	5.4	4.8	5.4	5.8
3A	2.6	2.6	5.4	4.8	5.4	6.6
3A	2.7	2.7	5.4	4.8	5.4	6.2
4	(See Note 5)					

*Dimension C is selected as follows (see Note 6):

C₁—where parking is to a wall or high kerb not allowing any overhang.

C₂—where parking is to a low kerb which allows 600 mm overhang in accordance with Clause 2.4.1(a)(i).

C₃—where parking is controlled by wheelstops installed at right angles to the direction of parking, or where the ends of parking spaces form a sawtooth pattern, e.g. as shown in the upper half of Figure 2.4(b).

For Notes—see over.

DIMENSIONS IN METRES

Land & Building Use	Rate of Car Parking
Industries	1 space per 2 employees
Warehouse	1 space per 90 m2 gross floor area
Motor Vehicle Repair Workshops	1 space per 55m2 gross floor area
Motor Vehicle Showrooms	1 space per 35 gross floor area plus 1 space per 160m2 of outdoor display area
Service Stations	Minimum of 10 spaces
Car tyre retail outlet	3 spaces per work bay

- The design and layout of car parking areas shall be in accordance with the relevant Australian Standards summarised in the following diagrams.
- Access into and egress from the site shall be provided in a forward direction.
- Traffic surfaces are to be paved with concrete, bitumen, paving stones or other material approved by Council on a solid foundation.
- Drainage of paved surfaces is to be provided to the satisfaction of Council.
- Parking areas are to be segregated from non-traffic areas by kerbs, logs, bollards or barriers. Parking spaces are to be defined by painted lines or other similar approved means.
- In cases of developments where, in the opinion of the Council, the provision of off-street car parking is not physically possible, Council will give consideration to the acceptance of a cash contribution in accordance with the current Contributions Plan in force at the time.
- The contribution collected shall be used in the maintenance and construction of public car parking and upgrading and maintenance of on-street parking facilities.
- A separate loading/unloading bay shall be provided in a location separate from the car parking area, in an accessible location having regard to the likely delivery needs of the development.

11.12 Landscaping

Objectives

- To provide adequate areas for site landscaping in order to soften the potential impacts (in particular visual impact) of industrial development.
- To ensure Council has adequate information to consider and assess proposed landscaping to be provided in conjunction with the Development Application.

- To provide a reference plan for the installation and implementation of landscaped areas.
- To encourage the use of native vegetation for its tolerance to the climate of Weddin including hot, dry summers and cold, frosty winters.
- To retain where possible all existing native vegetation.

Standards

- All development applications for new industrial developments are to be accompanied by a Landscape Plan.
Council may hold a "landscape bond" to be provided by the developer for the provision, and maintenance of landscaping. The "landscape bond" is to be in the form of Cash, a Bank Guarantee or Bank Cheque. To be made in the favour of Weddin Shire Council, to the value of \$2,000 or 5% of the estimated cost of the entire development, whichever is lesser amount. The landscape bond will be applied as a condition of development consent, to be released, upon request, a minimum 12 months after the issue of an "Occupation Certificate".
- Industrial developments upon vacant land shall provide a minimum 10% of the site for landscaping.
- All landscaped areas are to use predominantly native vegetation. A minimum 80% of landscaping shall utilise native vegetation. A list of recommended plant species are identified in Appendix 2. These plant species have been shown to be suited to the climate of the Central West many are native to the Weddin district.
- Landscaping proposed in Saline areas shall use a minimum 80% Salt tolerant and water wise plant species. Recommended plant species for such situations are identified in Appendix 3.
- All existing native vegetation is to be retained and where possible enhanced with additional plantings and landscaping.
- Existing street trees shall be maintained and replicated. The spacing of such trees shall be a minimum of 1.5 times the mature canopy of the proposed tree and a maximum 2 times the mature tree canopy.

11.13 Grenfell Industrial Estate

This section of the Weddin DCP seeks to encourage the creation of the "Grenfell Industrial Estate" upon the subject site and established appropriate development controls having regard to its sensitive rural location and prominence to the Mary Gilmore Way. The Grenfell Industrial Park seeks to cater for large scale industrial developments which can not be suitably located within existing areas located closer to the Weddin Town Centre.

Objectives

- To establish a “Masterplan” to guide the development of the “Grenfell Industrial Estate”;
- To facilitate and control the industrial development of the site to cater for large industrial developments not suitably located within existing industrial areas located closer to the Weddin Town Centre;
- To encourage and promote the orderly and economic development of the site;
- To achieve a high quality integrated development having regard to its visual prominence and environmental sensitivity;
- To provide for a variety of industrial allotments to serve the demands for the industrial and economic growth of Weddin; and
- To ensure the provision of appropriate on-site servicing requirements in an environmentally acceptable manner.

11.13.1 Allotments and Land Use

Objectives

- To ensure that each allotment has an appropriate minimum area in regard to environmental and industrial needs.
- To provide a variety of allotment sizes in an endeavour to meet the demands of potential developments.
- To ensure allotments are economically viable and developable having regard to specific site and servicing needs.
- To minimise land use conflict.

Standards

1. The subdivision of the subject site for industrial purposes shall be generally in accordance with the Weddin Industrial Park Masterplan below. Alternative allotment configurations have been identified to cater for varying market requirements.
2. The creation of allotments of less than 4000m² in area will not be permitted. Regularly shaped allotments shall be provided with a road frontage of not less than 50 metres.
3. Applications for the further subdivision of allotments identified on the Weddin Industrial Park Masterplan shall demonstrate that the proposed industrial development cannot be suitably located within the traditional industrial area located adjacent to the Weddin urban area and that each allotment to be created can cater for the traffic and on-site servicing needs for the intended development.

4. Developments which occupy more than one allotment shall cause the consolidation of all immediately adjoining allotments prior to the commencement of operation.

11.13.2 Setbacks

Objectives

- To provide a visual buffer to the development when viewed from surrounding rural areas and the Newell Highway.
- To provide adequate areas for site landscaping.
- To ensure internal separation to minimise potential impacts between adjoining developments.

Standards

1. A minimum set back of 15 metres shall be provided to all other roads.
2. A minimum side set back of 7.5 metres shall be provided to all buildings and trafficable areas.
3. Front setback areas shall be used for landscaping and car parking purposes. No industrial activities or open storage shall occur within the front setback.

11.13.3 Traffic Management

Objectives

- To provide a road layout for the Weddin Industrial Park suitable to its likely future needs.
- To encourage circular traffic movement to ease access needs particularly for heavy vehicles.

Standards

1. The Mary Gilmore Way is an access denied road and no direct vehicular access shall be permitted to internal allotments.
2. All internal roads shall be provided with a minimum road reserve of 30 metres. A minimum pavement width of 15 metres is to be provided serviced by grassed table drains rather than kerb and gutter.
3. All traffic servicing needs for individual developments shall be accommodated on site.

11.13.4 Car Parking, Access, Loading and Unloading

Objectives

- To ensure adequate car parking is provided on-site for clients and employees.
- To ensure the smooth flow of traffic in and around the Weddin Industrial Park.
- To ensure access parking and loading facilities are integrated into the development to service individual needs.

Standards

1. All access, parking and loading areas are to be designed in accordance with the RMS – Guide to Traffic Generating Development, V2.2 , October 2002. and Australian Standards AS2890 – Parking Facilities and AS2890.1-1993 - Off Street Car Parking, or as amended.
2. Individual site accesses provided are restricted to 1 driveway capable of accommodating B -Double vehicles.
3. All trafficable areas are to be screened by landscaped buffers a minimum of 2 metres wide.
4. All developments are to be provided with car parking, loading and unloading facilities within the curtilage of the site.

11.13.5 Urban Design

Objectives

- To encourage a high standard of architectural design utilising high quality materials and finishes.
- To ensure development has regard to its rural location.

Standards

1. Development should avoid large blank wall surfaces. Substantial elevations should be articulated either by structural variation of external finishes.
2. Prominent elevations, such as street frontages should be treated with suitable architectural features.
3. Attention should be given to energy efficiency principles in building design.

11.13.6 Drainage, Soil Erosion and Control

Objectives

- To ensure the provision of on-site surface and storm water drainage control.
- To ensure site drainage does not impact upon adjoining properties.
- To ensure that development does not cause land degradation through erosion and sedimentation.

Standards

1. All surface and storm water shall be catered for on-site. Pre development flow volumes will be accepted into the drainage reserves.
2. The Developer shall design and construct necessary surface drainage works to be provided in the form of “drainage reserves” to be dedicated to Council upon creation of the relevant allotments.
3. An on-site drainage and storm water control system shall be designed by a suitably qualified engineer and constructed to cater for the drainage requirements of each individual development.
4. The maintenance of on-site servicing works will be the responsibility of the land owner and will be included as a “Section 88B Restriction” upon the title of the property”.
5. All roof water is to be collected and recycled for use where possible in the resultant industrial development.
6. Suitable erosion and sediment control measures shall be implemented during all construction works.

Note: Reference to “Section 88B restriction” refers to Section 88B of the Conveyancing Act, 1919 (as amended).

11.13.7 Site Servicing

Objectives

- To promote the orderly and economic provision of services.
- To coordinate the provision of services with the relevant Service Authority.
- To minimise the burden upon Council’s and Service Authority resources.
- To ensure the provision of suitable on-site drainage and storm water management systems.

Standards

1. The developer will be responsible for the upgrading of existing and the provision of new roads to service the industrial estate.

2. The Developer or relevant Service Authority (at the cost of the developer) will provide electricity and telecommunication services.
3. The provision of all other services including the extension of services within individual allotments will be the responsibility of developers and owners.
4. An aerated on-site effluent disposal systems may be required to be provided for all developments unable to be serviced by reticulated system.
5. Effluent, Drainage and Storm water control shall be provided within the confines of individual allotments.
6. Open storage and waste collection areas are to be suitably sited and screened to avoid view from public areas and prominent rural views.

11.13.8 Landscaping

Objectives

- To enhance the visual appearance of individual developments and the industrial estate generally.
- To screen undesirable views and reduce the visual impact of the development having regard to its rural setting.
- To provide functional areas of planting that enhance the visual appearance of development.
- To assist in addressing salinity upon the subject site.

Standards

1. A landscape plan shall be submitted and approved by Council with all development applications.
2. All front and side set back areas shall be landscaped to Council's satisfaction.
3. All security fencing shall be located behind the front landscape setback. Species selection for planting within this area shall have regard to site security.
4. Landscaping is to include predominantly native vegetation. A minimum 80% are to be salt tolerant and water-wise vegetation species.

11.13.9 Advertising

Objectives

- To ensure signage is integrated into the design of all buildings.
- To prevent distraction to motorists and potential for traffic conflicts.

Standards

1. One (1) business identification sign a maximum 2m x 1m shall be displayed within the front building setback area.
2. A maximum of three (3) signs per development will be permitted, only one of which is to be visible when the development is viewed from any point external to the site.

11.13.10 On-Site Living

Objectives

- To restrict residential living opportunities in the industrial area

Standards

1. Residential development will not be supported by Council in this industrial area.
2. Residential living opportunities will only be permitted as single caretakers/security quarters where it can be demonstrated it is a vital component of the development and it does not interfere with the industrial development of the estate. Such quarters shall be integrated into the design of the industrial development.
3. A maximum of 90 square metres of Gross Floor Area shall be permitted for residential purposes.



CHAPTER 12 – DEMOLITION

12.1 Preamble

In many cases demolition is forgotten in the development and assessment process. This Section of the Weddin Development Control Plan outlines the relevant procedures associated with the demolition of existing structures and in particular the management of waste and asbestos.

Accordingly it is considered appropriate to prepare this Development Control Plan to clearly establish Council's requirements for demolition and asbestos removal.

12.2 Land to which this Plan Applies

This plan applies to all development applications lodged for or involving demolition.

Objectives

The Objectives of this Development Control Plan are to:

- (a) To clearly establish and inform developers of Council's requirements with respect to demolition;
- (b) To advise of the necessary requirements for the disposal of asbestos;
- (c) To encourage the recycling of materials where ever possible.
- (d) To ensure that demolition waste is disposed of at a landfill licensed to accept demolition and building wastes including asbestos;

- (e) To ensure that sites on which buildings containing asbestos or other hazardous material are certified as being suitable for future land uses.

12.3 Requirements for Demolition

Objectives

- To ensure public safety in and around demolition work sites.
- To ensure compliance with the relevant statutory requirements.

Standards

1. A development application is required for all demolition works.
2. Where demolition is proposed in conjunction with other development or site works the demolition should be separately detailed within a single development application.
3. Prior to the commencement of site works Council will require the preparation of a "Work Plan" prepared in accordance with Australian Standards AS2601-2001, Demolition of Structures prepared by a suitably qualified person.

The Work Plan must include the following information (as applicable):

- The name, address, contact details and licence number of the Demolisher /Asbestos Removal Contractor;

- Details of hazardous materials, including asbestos with location and quantities;
 - Method/s of demolition and removal of asbestos;
 - Measures and processes to be implemented to ensure the health & safety of workers and community;
 - Measures to be implemented to minimise any airborne asbestos and dust;
 - Methods and location of disposal of any asbestos or other hazardous materials;
 - Other relevant details, measures and requirements to be implemented as identified in the Asbestos Survey; and
 - The date the demolition and removal of asbestos will commence.
4. All site works shall comply with the occupational health and safety requirements of WorkCover NSW.
 5. Demolition works shall not commence until appropriate site fencing and notices advising of public access restrictions have been erected.
 6. The demolition work area shall be left at all times in a safe and practical manner.
 7. All opportunities for the recycling of materials shall be considered and identified in the demolition work plan.
 8. Details of sediment control are to be provided prior to the commencement of demolition work.
- WorkCover NSW Code of Practice for the Safe Removal of Asbestos
 - Australian Standard 2601 (2001) – Demolition of Structures
 - The Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Waste) Regulation 1996.
 - Relevant Department of Environment & Heritage /Environment Protection Authority (EPA) and WorkCover NSW Guidelines.
2. Hazardous dust must not be allowed to escape from the site. The use of fine mesh dust proof screens or other relevant measures is recommended. Existing accumulations of dust (eg, ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter or equally effective methods. All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during high winds, which may cause dust to spread beyond site boundaries.
 3. Since 2008 a WorkCover licensed demolition or asbestos removal contractor must undertake removal of asbestos:
 - AS1 Licensed operator for friable and bonded asbestos
 - AS2 Licensed operator for bonded asbestos only. (Note: Bonded asbestos up to 10m² may be removed by an unlicensed person in accordance with WorkCover requirements)

12.4 Demolition Involving Hazardous Material Including Asbestos

Objectives

- To identify and appropriately manage asbestos removal.
- To ensure compliance with the relevant statutory requirements.

Standards

1. All hazardous or intractable wastes and materials (including asbestos) shall be removed and disposed of in accordance with the requirements of WorkCover NSW, the Environmental Protection Authority, including the following provisions:
 - Occupational Health and Safety Act 2000
 - Occupational Health and Safety (Hazardous Substances) Regulation 2001
 - Occupational Health and Safety (Asbestos Removal Work) Regulation 2001; and
4. A professionally manufactured sign must be clearly displayed in a prominent visible position at the front of the site, containing the words ‘DANGER ASBESTOS REMOVAL IN PROGRESS’ and include details of the licensed contractor. The sign shall measure not less than 400mm x 300mm and the sign is to be installed prior to demolition work commencing and is to remain in place until such time as all asbestos has been safely removed from the site.
5. Asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Waste) Regulation 1996.
6. Asbestos waste must be disposed of at the Grenfell Landfill and not transported out of the Shire. Copies of all receipts detailing method and location of disposal must be maintained on site and be provided to Council officers upon request, as evidence of correct disposal.



7. A Certificate or Statement, prepared by a suitably qualified person (i.e. an occupational hygienist or licensed asbestos contractor), must be provided to Council upon completion of the works (prior to an Occupation Certificate being issued), which confirms that the relevant requirements contained in the Asbestos Survey and conditions of consent, in relation to the safe removal and disposal of asbestos, have been satisfied.
 8. Where a building containing asbestos has been damaged by a fire the site will be considered to contain friable asbestos requiring containment and demolition by an AS1 Licensed Asbestos contractor.
 9. Where unauthorised demolition works occurs or Council suspects that asbestos has been removed contrary to WorkCover guidelines certification of the site will be required by an occupational hygienist.
2. Please consider the following Brochure produced by the Department of Environment, Climate Change and Water NSW in relation to Guidance Material: Asbestos and Fire-Damaged Buildings.
<http://www.environment.nsw.gov.au/resources/waste/asbestos/09561asbestosfdb.pdf>

12.5 Safe Work Practices

Objectives

- To ensure safety practices are implemented in and around demolition work sites.
- To ensure applicants are aware of appropriate protection when dealing with the hazards of demolition.

Standards

1. Consider the need for:
 - Breathing mask or respirator fitted with appropriate filter;
 - Suitable clothing including the need for disposable coveralls;
 - Establishment of a decontamination area;
 - Disposal/Washing/shower facilities in suitable proximity;
 - Minimise work on windy days;
 - Consider the need for use of ground sheeting to catch dust and debris;
 - Remove play equipment, personal belongings and vehicles from the work area;
 - Isolate the work area;
 - Use only non-powered hand tools;
 - Work in well-ventilated areas where possible;
 - Clearly wrap and label hazardous material for dumping at approved locations.



CHAPTER 13 – HERITAGE

13.1 Preamble

Gold was discovered in 1866 and within three months 10,000 men occupied the various goldfields. The field concentrated around Emu Creek and the settlement subsequently grew up along George Street. The town was proclaimed in January 1867, laid out using a standard Georgian grid that was modified to accommodate the existing development in what became known as George and Main streets.

The country entered economic depression in the early 1890s and it was at about this time that wheat production started to gain momentum in the district with the improvements in machinery and introduction of the share farming system. Although the train line was extended to Grenfell in 1901, drought and low returns for wheat yields minimised benefits of improved rail transport.

A significant economic upturn in the period 1906 – 1913 saw house numbers grow from 201 in 1901 to 611 by 1911 – most constructed after 1905. The extent of residential development in the 1920s is not clear, however the number of "bungalow style" dwellings with details more typical of the 1920s would suggest some residential consolidation up to the great depression. There has been a slow pace of development from the 1930s to the end of the 20th century due to low population growth.

The dominant role of the builder, who both designed and

constructed the dwellings, is reflected in the adoption of standard, traditional and often repeated styles of building. Individual builder's preference for construction and decorative details may be evident in the dwellings that they erected, and it is likely that similar buildings in the town were erected by a particular builder working in his own "house style".

Predominant building materials were timber and brick. Two steam saw mills were established by 1873 and presumably provided sawn framing timber as well as sawn weatherboards for external cladding, and sawn and machined boards for internal floors, walls and ceilings.

Brick and lime kilns were established in Brickfields Road in the late 1870s. However it was not uncommon in remote areas for bricks to be fired on site or nearby for a specific building project. Some early administrative and religious buildings were constructed in brick - Courthouse 1873 and Catholic church in 1877, however the more popular adoption of brick occurred in the mid 1880's

13.2 Land to which this Plan Applies

This plan applies to all items of Environmental Heritage both those identified in Schedule 5 of the Weddin Local Environmental Plan 2011 and those undiscovered items protected under the Heritage Act as well as the Weddin Conservation Areas. The provisions contained in this instrument may also apply to certain development within the vicinity of Heritage Items, in circumstances where there may be a potential impact as a result of a proposed development.

13.3 Objectives

- (a) The Objectives of this Development Control Plan are to:
- (b) To conserve the heritage significance of the built and natural environments;
- (c) To ensure that new development is sympathetic to the identified heritage significance;
- (d) To ensure the retention of heritage items and contributory items;
- (e) To provide planning and design guidelines for developments associated with heritage items and conservation areas;
- (f) To provide guidance to owners and perspective developers of heritage items concerning the most appropriate method for their development to proceed without detracting from the heritage significance and its value to the site.

13.4 Development Standards

Council's requirements are identified as "Objectives" which have been underpinned with appropriate "Development Standards" which seek to guide and control the provision of landscaping.

The Objectives state what Council is endeavoring to achieve in its control of the development. Each Objective is supported by Development Standards, which outline the preferred method of achieving the objective/s. Council may vary the development standards where it can be demonstrated that the proposed development is consistent with the objective/s and is likely to provide a better planning solution.

13.5 Heritage Listings

Objectives

- To advise of statutory listings and applicable statutory controls to items of environmental heritage throughout the Weddin Shire.
- To inform of the relative levels of significance of identified heritage items.

Standards

1. There are three levels of heritage significance being of Local, State and National significance.
 - Heritage items of National Significance are items having significance beyond the State level and are considered under the Australian Heritage Council Act 2003. The Act affects property owned by the Commonwealth Government and its Agencies.

- State significant items are identified in the State Heritage Register and are protected by the Heritage Council and Heritage Office under the NSW Heritage Act, 1977.
- Items of Local heritage significance result from previous Heritage Studies, the National Trust listings, the Main Street Study and the Weddin Shire Community Based Heritage Study and are identified in Schedule 5 of Weddin Local Environmental Plan 2011.

13.6 NSW Heritage Assessment Criteria

Objectives

- To advise of relevant criteria to be considered in the assessment of heritage significance.

Standards

1. Consideration of heritage significance should be based upon consideration of the following criteria:
 - Criterion (a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
 - Criterion (b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
 - Criterion (c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
 - Criterion (d) an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
 - Criterion (e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
 - Criterion (f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
 - Criterion (g) an item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places; or
 - cultural or natural environments.
 - (or a class of the local area's
 - cultural or natural places; or
 - cultural or natural environments.)

- An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register

Source: Local Government Heritage Guidelines, NSW Heritage Office, 2002

13.7 Conservation Areas

Objectives

- To retain and enhance the environmental heritage of Weddin as a primary attraction to the town and local area.
- To conserve existing significant fabric, settings, relics, views and movable items associated with the heritage significance of heritage items and heritage conservation areas.
- To reinstate significant building elements which have been removed, such as verandahs, awnings and colour schemes.
- To ensure that new development is sympathetic to the character of heritage items and Conservation Areas.
- To provide incentives for property owners to heritage items and sites within conservation areas.

Standards

1. The Weddin Conservation Areas are identified below.
2. Individual developments shall not have a detrimental impact upon the prevailing streetscape character for the Grenfell Urban Conservation Area, Grenfell Conservation Area No 2 and Greenethorpe Conservation Area.
3. Traditional building elements and façade treatments shall be reinstated with any redevelopment within the Grenfell Urban Conservation Area, Grenfell Conservation Area No 2 and Greenethorpe Conservation Area.
4. Signs and external advertising and external colour schemes shall not have a detrimental impact upon the heritage significance of the listed heritage place or the Conservation Area
5. All applications for development within this area shall consider the impact of the development proposal upon the heritage significance of the subject land and land within its immediate vicinity as well as any potential impacts upon the broader conservation area.

13.8 Heritage Advisory Service

Objectives

- To consider the impact of development upon the heritage significance of an individual item or broader conservation area.

- To inform applicants of the availability and role of Council's Heritage Advisor.

Standards

1. To assist owners of heritage assets, Council has appointed a heritage advisor who is available to provide a free advisory service offering advice on the best way for your development to occur whilst maintaining heritage significance.
2. Council will refer all development applications relating to heritage items or within the Weddin Conservation Area for the Heritage Advisors consideration.
3. It is recommended you review the Weddin Heritage Inventory and consult with the Heritage Advisor before preparing your development application.

13.9 Heritage Impact Statement

Objectives

- To consider the impact of development upon the heritage significance of an individual item or conservation area.
- To inform applicants of specific heritage considerations necessary to accompany applications for development with the potential to impact upon heritage significance.

Standards

1. Basic considerations of heritage impacts associated with the vast majority of developments can be accommodated within the Statement of Environmental Effects Report. Council will refer all development applications including relevant considerations relating to heritage items or within the Weddin Conservation Area for the Heritage Advisors consideration.
2. A Separate and suitably detailed Heritage Impact Statement (prepared in accordance with the current guidelines of the NSW Heritage Office) will be required for applications involving demolition of heritage items or where there is disagreement or departure from the considerations of Council's Heritage Advisor.
3. The level of detail to be provided is dependent upon the nature and extent of the proposed development and its potential impact upon significant elements of the site. Consult with Council, Council's Heritage Advisor or your own independent professional for guidance upon the detail required within the Heritage Impact Statement however will generally be required in accordance with the following schedule:

13.10 Authenticity

Objectives

- To protect the original fabric that contributes to the significance of a heritage asset.

Standards

4. Original and significant fabric of a premises should be retained in situ.
5. Original character and fabric should not be fundamentally altered or irreversibly changed by new work.
6. Traditional building elements should only be removed where there is a firm proposal to restore or replace something sympathetic in that same location or where specifically identified for removal by a heritage assessment.
7. Traditional elements are to be reconstructed based upon historic research of a particular building in preference to details that are simply typical for a period.
8. Traditional construction materials and techniques should be used where possible for the repair or alteration to a heritage asset.

13.11 Streetscape

Objectives

- To protect the unique streetscape character and appearance of the main shopping streets of the Weddin commercial area.
- To conserve and promote the heritage streetscape character as a marketing tool for encouraging tourism within the Shire.

Standards

1. Development should consider its relationship to the following elements of the streetscape:
 - Front setback
 - Materials, colours, textures
 - Roof form and pitch
 - Scale, height and proportion of buildings
 - Landscaping and gardens
 - Spaces between buildings
 - Façade treatments
 - Verandahs
 - Window placement and treatment

- Provision of new services, in particular air conditioning out of sight
- Height and design of fences
- Placement and design of driveways, garages and carports
- Placement and design of external signs and advertising
- Existing street trees

2. The design of new buildings should complement and not dominate in the existing streetscape.
3. Development should be designed to minimise any impact upon the heritage significance and character of the street.
4. Development should be consistent with but not replicate the heritage character of immediately adjoining properties.

13.12 Alterations and Additions

Objectives

- To ensure that subsequent alterations and additions do not detract from heritage significance.
- To provide guidance on the most common alterations and the best method for such works to be undertaken.

Standards

1. Development must consider the following principles for Alterations and Additions.

Compatible Design: Maintain the character of the building.

Scale: The scale and bulk of any new work should not dominate and be of similar size or smaller in relation to the original building.

Siting: Avoid altering sympathetic street facades, with new work best located to the rear or side of the building.

Materials: Reuse existing materials where possible or use matching or compatible new materials

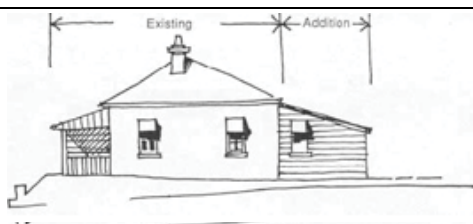
Use: The best use for a building is usually the one for which it was built. Where this is not possible to retrofit one which is suited to the overall design of the building or one which requires minimal structural alterations.

Repair rather than replace: The original fabric of the building is unique to the time and place it was built and contains information about materials and construction techniques of the day. It is therefore important, where possible, to repair rather than replace.

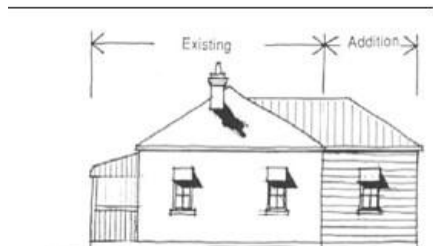
The aging process: The age of a building and often successive changes add much to its character and significance, do not try to hide age or sympathetic changes.

2. The design approach adopted in any given situation depends on the configuration of the main building, its orientation and views, the proposed use, size and slope of the site.
3. In all additions, new doors, windows and external details should match the original in proportion, style, materials, roof and wall construction.
4. The following is a summary of the main styles of additions:

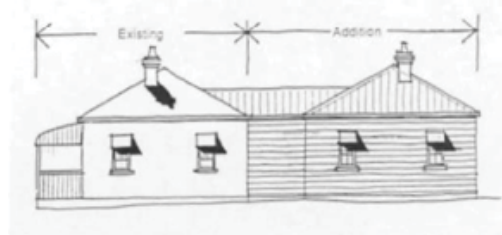
Lean-to-Additions. A lean-to is the simplest form of addition, in either verandah or enclosed form (as shown here) has most commonly been used in many early Australian buildings.



Wing Addition In the wing addition the roof the roof form and pitch should be matched to the existing. The new work should not visually dominate the building. An addition to the rear or side of the building will minimise disruption to the buildings appearance. Care must be taken to avoid expanses of plain wall surfaces by incorporating building elements such as windows, doors, verandahs, balconies and sun hoods etc..



Pavilion Addition A pavilion is suited to larger floor space requirements and where another type of addition would interfere with natural light, views or architectural proportions



13.13 Adaptive Re-use

Objectives

- To prevent heritage items falling into a state of disrepair as a result of prolonged vacancy.

Standards

1. Adaptive reuse simply means a substantial change to a buildings type of use.
2. Adaptive reuse should only occur where the original use is no longer viable.
3. Retain all significant fabric of heritage listed items
4. Retain the general appearance of the building such that its original role can be readily interpreted.
5. Works must be readily reversible and should not compromise the potential for future alternative uses of the premises.
6. Any works must be sympathetic to the character of the existing building
7. Where incorporating additions, plant or equipment required for the new operations, should be concealed from view from the broader streetscape.

13.14 Infill Development

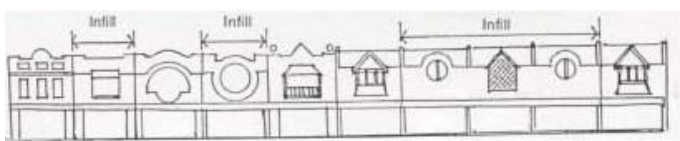
Objectives

- To ensure a consistency between existing and new development to maintain the visual continuity, appearance and streetscape.
- To reflect the new and meet the amenity requirements of new users.

Standards

1. Character & Style: New development should reflect the character and style of adjacent and surrounding development to achieve visual continuity and harmony.
2. Scale: New development should be designed to reflect the scale of adjacent and surrounding development in terms of height, size and proportions to ensure that new buildings do not dominate in a historic streetscape. Height should be determined in relation to the adjoining buildings.
3. Form and Massing: New development should identify and reflect the predominant form and massing of existing development within the streetscape. The bulk of a building is also influenced by the size and shape of the roof. Infill development must adhere to existing roof and parapet heights.

4. **Materials and Detail:** Within a locality of consistent character there is usually a predominant building technique repeated throughout the precinct. Infill design should identify characteristic materials and details and interpret them in any new building.
5. **Siting and Orientation:** The qualities of the existing area can be reinforced by conforming to existing setbacks and walls and fences should be related to adjacent properties. This principle also refers to the rear of infill buildings where new buildings should conform to the predominant building alignment.



13.15 Reconstruction

Objectives

- To ensure retention of elements of heritage significance in the reconstruction process
- To return a place as near as possible to a known earlier state with the introduction of appropriate new materials.

Standards

1. Reconstruction should be based upon historic information to allow accurate replication of details of heritage significance
2. Original materials, where possible, or suitable replications which match the original built elements should be used.
3. For non heritage items, reconstruction should be based upon typical details of the time, however the preference is for the accurate replication of building elements.

13.16 Redevelopment

Objectives

- To preserve the heritage significance of the place, which gives that special character, in a way which reflects the new requirements and meets the needs of the users and occupants
- To create new structures which are sympathetic to the heritage significance of the Conservation Area, on sites which have no individual significance worthy of retention.

Standards

1. Redevelopment will only be permitted where reconstruction is not considered feasibly upon heritage grounds.

2. The principal building elements of height, bulk, scale, setback etc shall be maintained in any redevelopment.
3. Original materials, where possible, or alternatively suitable replications which match the original built elements should be used in the redevelopment of a heritage item.

13.17 Subdivision

Objectives

- To ensure that an appropriate curtilage is allowed around the heritage item or place in relation to boundaries, to views to and from the item and to a composite of the boundaries and views.
- To reflect the traditional subdivision pattern where it is part of the heritage significance of the area.

Standards

1. A subdivision proposal upon land containing a heritage item shall identify the heritage asset and ensure an adequate curtilage is retained which maintains the integrity of the item
2. Land is to be subdivided in the vicinity of a heritage item should consider the impact of the new property boundaries and likely future development upon the integrity of surrounding heritage assets.
3. A heritage curtilage should include associated landscape plantings of significance including hedges, treelined driveways etc.
4. Consideration should be given to original outbuildings and their relevance to the overall significance of the item or property
5. Consideration should be given to any important views to and/or from the heritage assets

13.18 Demolition

Objectives

- To encourage the protection and retention of as many individual items of heritage significance throughout the Shire of Weddin
- To acknowledge that there may be circumstances where there may be no reasonable option other than to demolish a heritage item after all options have been considered
- To only permit demolition as a final resort

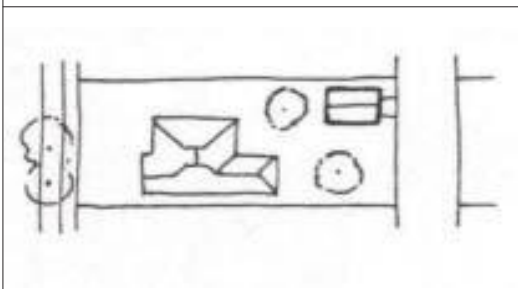
Standards

1. Demolition of a heritage item will not be permitted unless it can be demonstrated that the item is not reasonably capable of conservation.
2. Where a heritage item or building within a conservation area is proposed to be demolished a Heritage Impact Statement should consider:
 - Clearly provide justification why this is the preferred action
 - Assessment of historical information upon the property
 - An assessment upon the quality and condition of the building by persons with appropriate experience and qualifications
 - Details of any alterations and their impact upon overall significance
 - A comparative analysis of the significance of the building in relation to others in the Shire
 - Consideration of options for retention of the significant heritage elements in conjunction with additional appropriate development with use of the Incentive clauses
 - Consideration of development options for the building and land
3. Council will consult with the NSW Heritage Office upon all applications for demolition of items of environmental heritage of State Significance.
4. Precedence should be given to decisions based upon the heritage significance of the item, not the development potential of the land it is situated upon. In making a decision a balance of economic and heritage issues need to be made.

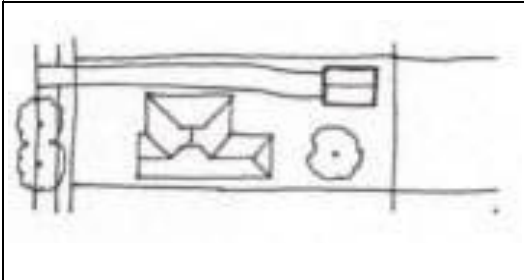
13.19 Garages

1. The preferred options for garage additions are discussed below:

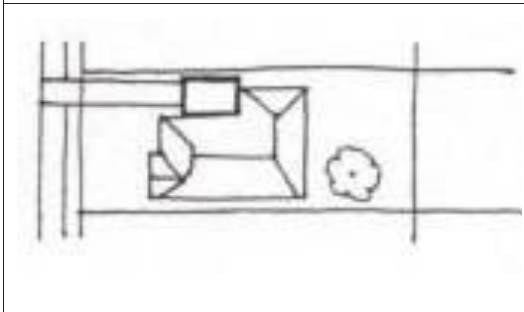
If rear lane access is available locate garage to the rear of the dwelling or building.



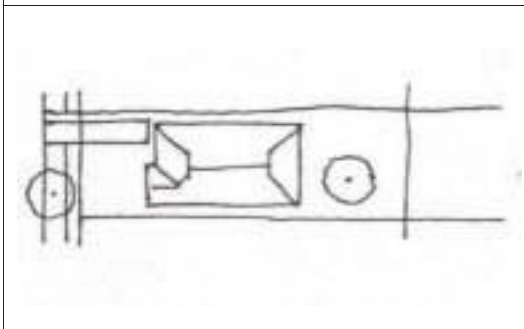
Locate garage at the rear with access from the street frontage



If the existing house takes up the width of the block locate garage as far back from the front of the building as possible



If no side access is possible provide an area at the front, preferably to one side if it does not interfere with the historic garden



13.20 Fences

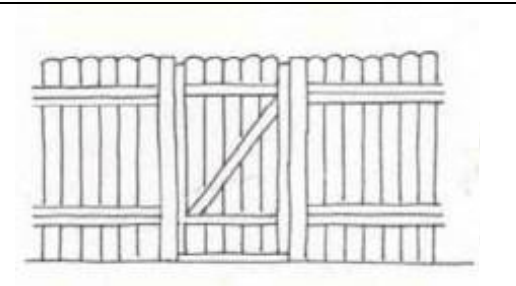
Objectives

- To provide or retain fencing which contributes to the heritage significance of the heritage item or Conservation Area and complements the character of the streetscape

Standards

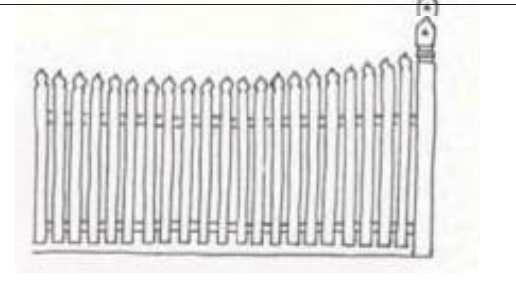
Late Victorian Cottage

Simple round or square picket, more decorative posts in grander dwellings, regular spacing.



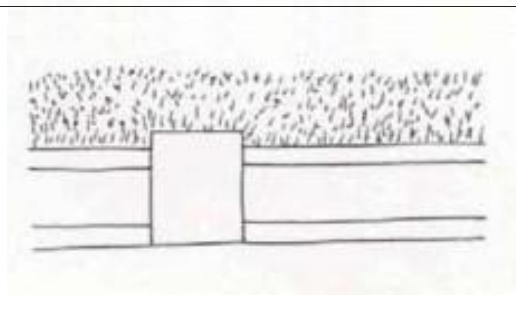
Edwardian/Federation House

Timber pickets. Round, square or tulip. Top edge stepped up at post in some examples.



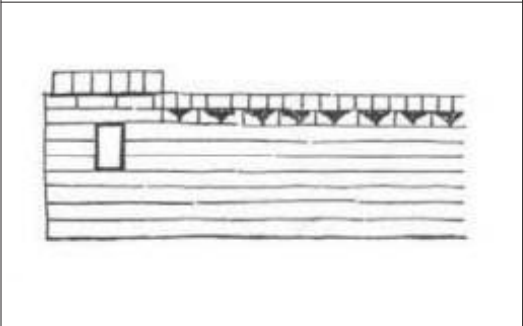
Californian Bungalow

Low fences 450 – 900mm high, open weave wire and timber or square topped pickets, rendered brick with brick posts



Post War

Rendered cappings and inset panels with unrendered brick posts. Pierced pre-cast concrete panels, Decorative brick capping, decorative brick to match the house.



13.21 Signage & Outdoor Advertising

Objectives

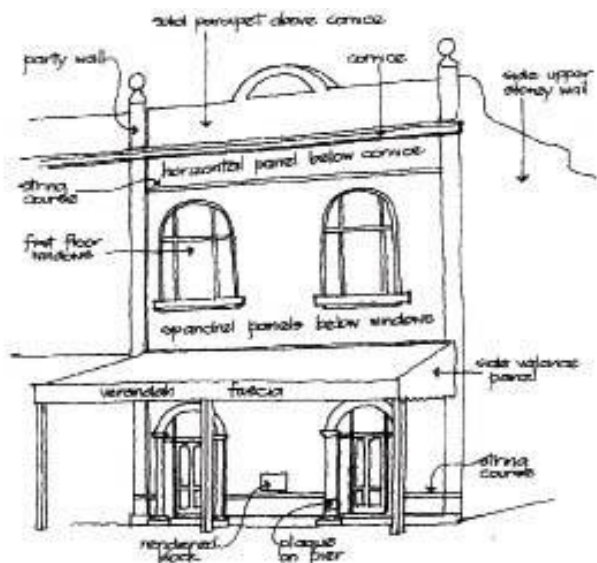
- To ensure the traditional historical character of the Weddin commercial centre is maintained.
- To prevent the over proliferation of advertising associated with any single property.
- To minimise the visual aesthetic impact of commercial advertisement whilst acknowledging the proprietors need to advertise their business.
- To reduce the visual complexity of the streetscape by providing fewer, more effective advertising.
- To ensure that external advertising is sympathetic and reflects the heritage of the building and its contemporary times.

Standards

1. The alteration of existing signage (including colours), erection of additional signs or changes to the outside of buildings are not permitted without separate development consent.
2. Generally, sign panels can be determined by dividing a building up into a grid and identifying locations on the following locations, (it is best to clarify with early photographs, images or paintings):
 - A solid parapet above a cornice
 - The horizontal entablature or panel below a cornice
 - Verandah (ground or upper floor) as well as the possible side valance panel formed by the roof profile.
 - Spandrel panels below windows
 - Ground or first floor windows
 - Notice boards or plaques on ground floor piers

- String courses
- Small signs limited to individual elements such as rendered block
- On side upper storey walls
- Party walls able to be viewed above adjacent buildings.

These locations are shown below.



Identifying Sign Panels.

Modern signs, can at times, be accommodated as follows:

- Hanging beneath a verandah roof
- Projecting from a building without a verandah above the ground floor window head or on a ground or first floor pier
- On windows
- On a plaque beside the entrance door
- As a free standing pole sign or low level sign (below ground floor window sill level) in front of or beside the building
- As a panel on a front fence.

3. Generally, signs on individual buildings or within areas of special significance should be discreet and should complement the building or area. The architectural characteristics should always dominate.
4. Signs should be placed in locations on the building or item which would traditionally have been used as advertising areas. If the building or item has no such locations, advertising will usually be inappropriate.

5. Advertising should be placed in locations on the building or item which would traditionally have been used as advertising areas. Some traditional advertising solutions are shown below.
6. Permanent signs on shop front windows should not cover more than 25% of the window area.
7. The use of modern logos and colour schemes will need to be considered on a case by case basis. The franchisee, shop owner and sign writer must ensure a development application is prepared with scale drawings and colour schemes. All applications within the central business district will be referred to Council's Heritage Advisor.



Figure 2 TRADITIONAL SIGNS



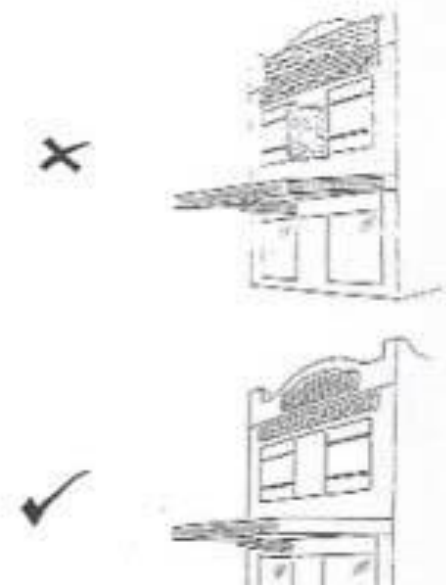
Figure 2a TRADITIONAL SIGN LOCATIONS



Unacceptable display of Signs



This is how signs should be located



13.22 Prohibited Signs

Objectives

- To prohibit inappropriate and offensive advertisements.

Standards

1. The following signs are prohibited:
 - Advertising affixed to trees, light poles or other structure not for the purposes of advertising structure.
 - Signs mounted above the awning or verandah of a building.
 - Bunting.
 - Painted buildings to reflect corporate colours.
 - Flashing lights associated with signs.

13.23 Incentives to Property Owners

Objectives

- To advise of and make available as much assistance as possible to owners of heritage items to encourage their protection.
- To allow for the application of the Incentive Clauses within the LEP in relation to the development of sites of heritage significance as listed within the Heritage Schedule

Standards

1. Certain minor or incidental works do not require approval, including maintenance which causes no damage to the significance, repairs which involve replacing like with like, painting previously painted surfaces in the same colour and paint type, excavation where there is no archaeological significance and restoration where existing fabric is returned to a known earlier location, and where accretions of no significance are removed.
2. Funding is available as an Incentive through the Local Heritage Fund that allows property owners to apply for support towards maintenance, repair and conservation works. Please contact Council's Environmental Services Department for further details.
3. Council also provides heritage awards that recognise appropriate works to heritage assets. Please contact Council's Environmental Services Department for further details.
4. Where zoning would usually prohibit a use, Weddin Local Environmental Plan 2011 permits the use of a heritage item for any purpose if the conservation of the item would be facilitated by the granting consent to the use and there will be little or no impact to the item or its immediate area.



CHAPTER 14 – SALINITY

14.1 Preamble

Salts are a natural part of the Australian landscape. Concentrated salt and different types of salt, once dissolved and mobilised in water, can have an impact on the durability of some building material.

Salinity has emerged as a significant problem within the existing urban area of the Weddin Township. As a result, buildings within the Weddin Shire may be susceptible to salt damage.

This policy will assist Council in the reasonable carrying out of its roles and responsibilities under the local Government Act 1993 and Environmental Planning and Assessment Act, 1979.

14.2 Land to which this Plan Applies

This plan applies to all development of all land within the Weddin Shire.

Where a developer does not wish to implement the requirements of this salinity policy Council will consider on merit arguments relating to a diminished salinity risk. In all such instances the onus of proof rests with the applicant*.

* Diminished salinity risk may be argued through a risk assessment based on a site analysis consistent with the Department of Land and Water Conservation (2002) Guide: Site Investigations for Urban Salinity (ISBN: 0 7347 5303 5, and the incorporation into site design, appropriate measures to manage the risk of salt damage.

14.3 Objectives

The Objectives of Chapter 14 of this Development Control Plan are to:

- (a) Minimise the risk of salt damage to building materials
- (b) Minimise the moisture contact to building materials
- (c) Increase slab strength and resistance

Development Standards

Council's requirements are identified as "Objectives" which have been underpinned with appropriate "Development Standards" which seek to guide and control the provision of landscaping.

The Objectives state what Council is endeavouring to achieve in its control of the development. Each Objective is supported by Development Standards, which outline the preferred method of achieving the objective/s. Council may vary the development standards where it can be demonstrated that the landscaping provided is consistent with the objective/s and is likely to provide a better planning solution.

14.4 Slab on ground construction

Objectives

- To ensure slab construction which does not permit water to rise from the ground into the building.
- To ensure compliance with the BCA.

Standards

1. For slab on ground construction, a layer of at least 50mm of sand must be provided under the slab to prevent saline water from soaking into the slab and tearing the damp proof membrane.
2. A damp proof membrane (rather than a vapour proof membrane) must be laid under the slab.

Membrane product types include:

- Vapour proof - black industrial, orange industrial (differ only in colour)
 - Damp proof - orange premium and orange super.
3. The damp proof membrane must be extended to the outside face of the external edge beam up to the finished ground level (clause 3.2.2.6 and Figure 3.2.2.3 of the BCA)
 4. Class 32 Mpa (N32) concrete must be used or a sulphate resisting SR cement with a water cement ratio of 0.5 must be used.
 5. Slabs must be vibrated and cured for a minimum of 3 days
 6. The minimum cover to reinforcement must be 50mm from unprotected ground.
 7. The minimum cover to reinforcement must be 30 mm from a membrane in contact with the ground.
 8. The minimum cover to reinforcement must be 50mm for strip footings and beams irrespective of whether a damp proof membrane is used.
 9. Admixtures for waterproofing and/or corrosion prevention may be used.

14.5 Brick Pier Construction

Objectives

- To ensure footing construction which does not permit water to rise from the ground into the building.
- To ensure compliance with the BCA.

Standards

1. For brick piers the damp proof course must consist of polyethylene or polyethylene coated metal and be correctly placed as per SA BCA 3.3.4.4.
2. Exposure Class masonry units must be used below the damp proof course including for strip footings.
3. Appropriate mortar and mixing ratio must be used with exposure class masonry units

Note; The resistance of bricks to water and salt vary between different brick companies. When buying bricks you should enquire as to the water and salt

resistance test results. Factors such as clay, type and location in the kiln may affect brick resistance. Some companies routinely test batches of bricks and class the more resistant bricks as “exposure class bricks”.

Admixtures for waterproofing and/or corrosion prevention may be used.

14.6 Requirements For All Buildings

Objectives

- To minimise the potential for salt to enter a new building thus reducing the potential for salt damage.

Standards

1. Once installed the damp proof course must not be breached by any later works or additions such as steps, verandahs, walls, rendering, bagging, pointing, paving or landscaping.
2. Appropriate subsoil drainage must be installed for all slabs, footings, retaining, walls and driveways.
3. The dwelling must be designed to suit the topography. The installation of the damp course proofing must be above finished ground level.
4. Landscaping and garden designs should not be placed against walls of the building.

14.7 Recommendations For All Buildings

Objectives

- To make a series of recommendations to minimise the potential for salt damage to property to improve building health, reduce maintenance and increase life span construction.

Standards

1. Be water wise in the garden.
2. Low water requiring plants and water wise garden designs are preferred.
3. Buy a tap timer.
4. Water in the morning or evening and avoid watering on windy days.
5. Mulch garden beds.
6. Avoid fine mist sprays, use low trajectory sprinklers.
7. Sweep paths rather than water the
8. Divert roof water from your rubble pit if you have one Install a water tank for reuse in the garden and/or connect to a storm water system if possible



CHAPTER 15 – PUBLIC CONSULTATION

15.1 Preamble

To ensure an open and fair consideration of development proposals and ensure consistency in the approach to public notification and exhibition of development proposals, a plan outlining the relevant requirements and procedures has been prepared. It will also ensure a consistent approach in accordance with the legislative requirements appropriate for Weddin.

This section of the Weddin Development Control Plan addresses Council's administrative procedures associated with the notification of development applications.

Accordingly it is considered appropriate to prepare this section of the Weddin Development Control Plan to clearly establish Council's requirements.

15.2 Land to which this Plan Applies

This plan applies to all development applications lodged for the consideration of Weddin Shire Council.

15.3 Objectives

The Objectives of this Development Control Plan are to:

- (a) To detail the circumstances when notice of development applications will be given;

- (b) To provide opportunities for comment from persons likely to be affected by a development proposal;
- (c) To set out the rights of land owners in making submissions on a development application; and
- (d) To outline the processes Council follows in determining applications where submissions are made.

15.4 Applications Not Requiring Notification

Objectives

- To minimize unnecessary complication of the assessment process for minor or incidental works.
- To expedite the assessment process.

Standards

1. The following applications of minor impact do require notification or public exhibition
 - Exempt and Complying Development;
 - Internal Alterations to dwellings, commercial premises and industrial buildings;
 - A change of use from a shop to a shop or a commercial premises to a commercial premises;
 - Strata or community subdivision of an approved development; and
 - A modified application which is substantially the same as an application which has been previously notified.

15.5 Notification of Development Applications:

Objectives

- To ensure likely affected land owners are given the opportunity to provide their views in the assessment process.
- To advise of standard notification periods and requirements.

Standards

1. Residential Development in areas zoned R1 General Residential, R5 Village, B2 Local Centre, IN1 General Industrial and R5 Large Lot Residential (<2ha)

- i. Proposed multiple storey dwellings, multiple occupancy or multiple dwellings are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii. Adjoining properties of proposed multiple storey dwellings, multiple occupancy or multiple residential developments are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
- iii. All other residential developments within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above as required.

2. Residential Developments in zones Other Than areas listed in 1.

- i. Adjoining properties of proposed multiple storey dwellings, multiple occupancy or multiple residential developments nearer than 30 metres to the allotment boundary or are located in a visually prominent position are to be notified in writing with a closing date for submissions being 14 calendar days from the date of the letter of notification.
- ii. All other residential developments within the above stated zones will be individually assessed and advertised in accordance with point (i) above if required.

3. Sheds and garages in areas zoned listed in 1

- i. Proposed sheds and garages with a floor area greater than 100 square metres are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii. Adjoining properties of proposed sheds and

garages with a floor area greater than 100 square metres are to be notified in writing with a closing date for submissions being the at least 14 calendar days from the date of the letter of notification.

- iii. All other developments within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above if required.

4. COMMERCIAL and INDUSTRIAL DEVELOPMENT

- i. All proposed new commercial or industrial developments which are not Advertised or Designated Development are to be advertised in the Grenfell Record for a period of at least 21 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii. Adjoining properties of proposed new commercial or industrial developments are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
- iii. Advertised or Designated Developments shall follow notification procedures as stated in the Environmental Planning & Assessment Act.

5. Subdivisions - Residential subdivisions in zones listed in 1

- i. All proposed multiple residential subdivisions' (3 or more lots) are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii. Adjoining properties of proposed multiple residential subdivisions (3 or more lots) are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
- iii. All other subdivisions within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above if required.

6. Subdivisions in zones Other Than zones listed in 1

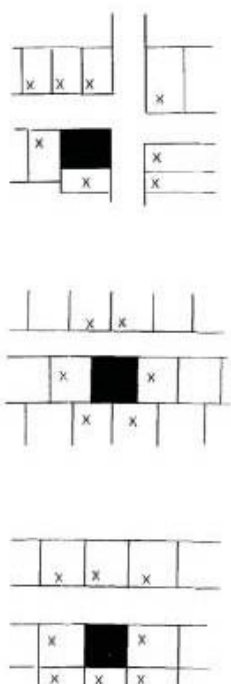
- i. All proposed multiple residential subdivisions (3 or more lots) are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii. Adjoining properties of proposed multiple residential subdivisions (3 or more lots) are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.

7. All other subdivisions within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above if required. The

applicant may submit correspondence from surrounding landowners indicating that they have not objections to the proposed development, in which case Council will not notify the relevant landowner.

- The notification requirements of a development application can be varied (increased or decreased) at the discretion of the Assessing Officer having regard to the potential impacts of a proposed development.
- What constitutes immediately adjoining shall be in accordance with the following illustration.

■ Proposed Development Site
 ☒ Neighbours Notified



15.6 Advertisement of Development Applications:

Objectives

- To advise of circumstances requiring wider notification of applications which are likely to be of broader public interest.

Standards

- Development Applications likely to be of significant public interest (as deemed by the Director of Environmental Services) will be notified in the local newspaper for a period of not less than 14 days.

15.7 Designated/Advertised/Integrated and State Significant Development

Objectives

- To comply with the formal public participation

requirements applicable to other forms of development as outlined under the Environmental Planning and Assessment Act.

Standards

- The requirements for public participation for applications that are Designated, Advertised, Integrated or State Significant are to be in accordance with the requirements of Sections 79,79A, 79B, 79BA and 92A of the Environmental Planning and Assessment Act, 1979 and Sections 77 – 91 of the Environmental Planning and Assessment Regulation 2000.

15.8 Amendments to Development Plans

Objectives

- To ensure appropriate notification of amendments made throughout the assessment process.
- To expedite the assessment process.

Standards

- Where plans of the proposed development are modified, the development application will be re-notified or re-exhibited in the same way as initially notified or exhibited.
- Notification may vary dependent upon the extent and potential impact of the proposed amendment at the discretion of the Director of Environmental Services.

15.9 What is the Role of the Applicant

Objectives

- To provide sufficient information to enable the public to consider the potential impacts of a proposed development.

Standards

- When lodging an application which requires notification in accordance with this plan, the applicant is required to supply Council with all relevant plans and specifications plus four additional sets of plans at A4 size to accompany the notification letters to be sent by Council.

15.10 What is the Role of the Public

Objectives

- To objectively consider the proposed development and potential implications upon them or their property and where concerns exist accurately convey them to the assessing authority.

Standards

1. As an adjoining owner or interested member of the public you may make a submission in respect of the proposed development. Any submission must be made in writing within the specified period clearly outlining your concerns with the proposed development.
2. Should you not have any concerns regarding the proposed development, there is no necessity to reply to Council.
3. Should you wish to discuss the proposal further, Council staff will be available to assist with your enquiry.

15.11 What form and content should submissions take?

Objectives

- To ensure submission contain sufficient information for Council to address the concerns and/or make contact with the author.

Standards

1. Submission relating to a notifiable matter must be made in writing addressed to the General Manager.
2. Each submission must:
 - Clearly identify the matter to which the submission relates;
 - State the grounds for any support or objection expressed in the submission;
 - Be signed by the person making the submission
 - Include appropriate contact details.
3. Submissions relating to a notifiable matter must be lodged with the Council by 4.00pm on the final day of the public exhibition period.

15.12 Late Submissions

Objectives

- To make the notification and submission process as fair as possible.

Standards

1. Late submissions will be considered at the Council's discretion until a determination has been made.

15.13 Are Submissions Confidential

Objectives

- To comply with the privacy requirements whilst seeking to resolve the concerns raised.

Standards

1. The substance of written submissions will be included in reports for consideration by Council. Once in a Council business paper these reports become public documents. The name, address and personal details of the person making the submission will be withheld from Council's reporting.

15.14 What is the Role of the Council

Objectives

- To ensure an open and fair development assessment process.
- To institute appropriate procedures as required by the Environmental Planning and Assessment Act.

Standards

1. Council will advise immediately adjoining owners with written notification, and where considered appropriate by the Director Environmental Services, the general public, with local advertisement of the receipt of the development application. It will make copies of relevant information available for viewing and staff available to assist with any enquiries.
2. Council will consider written submissions with an endeavour to address concerns raised.
3. Where no agreement can be reached and an objection is considered to have significant merit on planning grounds by the Assessing Officer, a report will be prepared for Council's determination of the development application at a public council meeting.

APPENDIX 1

INTEGRATED DEVELOPMENT REQUIREMENTS

Integrated development — approvals from state agencies

Some proposals need other kinds of approvals (eg licences, permits). Your proposal is known as integrated development if you need development consent and one or more of the approvals that have been set out in this attachment. Follow through each group of questions to decide whether you need any of these approvals. If you have identified you need one or more approvals, please include this attachment with your application.

Aboriginal relics and places

Will your development destroy, damage or otherwise harm an Aboriginal relic that is known to exist on the land you want to develop?

No

Yes > Are you going to do so in accordance with Aboriginal tradition?

Yes

No > You need an approval under section 90 of the *National Parks and Wildlife Act 1974* from the National Parks and Wildlife Service

Will your development destroy, damage or otherwise harm land that has been declared to be an Aboriginal place?

No

Yes > You need an approval under section 90 of the *National Parks and Wildlife Act 1974* from the National Parks and Wildlife Service.

Aquaculture

Do you want to carry out aquaculture?

No

Yes > You need a permit under section 144 of the *Fisheries Management Act 1994* from NSW Fisheries.

Bushfires

Do you want to subdivide 'bushfire prone land' ⁽¹⁾ that could lawfully be used for residential or rural residential purposes?

No

Yes > You need a bushfire safety authority issued under section 100B of the *Rural Fires Act 1997*.

Do you propose to develop 'bushfire prone land' ⁽¹⁾ for a special fire protection purpose ⁽²⁾?

No

Yes > You need a bushfire safety authority issued under section 100B of the *Rural Fires Act 1997*.

Notes

1. *Bush fire prone land*, in relation to an area, means land recorded for the time being as bush fire prone land on a bush fire prone land map for the area

2. *Special fire protection purpose* means the purpose of the following:

- a school
- a child care centre
- a hospital (including a hospital for the mentally ill or mentally disordered)
- a hotel, motel or other tourist accommodation
- a building wholly or principally used as a home or other establishment for mentally incapacitated persons
- housing for older people or people with disabilities within the meaning of State Environmental Planning Policy No. 5 – Housing for Older People or People with a Disability
- a group home within the meaning of State Environmental Planning Policy No. 9 – Group Homes
- a retirement village
- any other purpose prescribed by the Rural Fires Regulation 2002.

3. The above provisions do not include the carrying out of internal alterations to any building in 'bush fire prone land'

continued

Dredging or reclamation

Do you want to carry out dredging or reclamation work in a waterway (a stream, river, lake, lagoon, estuary or marine waters)?

No

Yes > You need a permit under section 201 of the *Fisheries Management Act 1994* from NSW Fisheries.

Heritage

Does your development involve a building, a place or land that has a permanent conservation order, an interim conservation order or an interim heritage order protecting it, or which is listed on the State Heritage Register?

No

Yes > You need an approval under section 57 of the *Heritage Act 1977* from the NSW Heritage Office.

Marine vegetation

Will your development harm any mangroves or seagrasses in a public waterway or on the shore of a public waterway?

No

Yes > You need a permit under section 205 of the *Fisheries Management Act 1994* from NSW Fisheries.

Do you want to take sea lettuce or blackfish weed to use as bait from a public waterway or the shore of a public waterway?

No

Yes > You need a permit under section 205 of the *Fisheries Management Act 1994* from NSW Fisheries.

Mine subsidence

Do you want to build, subdivide, make roads, paths or driveways, or put in any pipelines, water, sewage, telephones, gas or other service mains in a mine subsidence district, or alter any of these types of development in a mine subsidence district?

No

Yes > You need an approval under section 15 of the *Mine Subsidence Compensation Act 1961* from the Mine Subsidence Board.

Pollution

Is your development designated development?

No > Will the development cause the pollution of water?

No

Yes > You can apply for a licence under section 43(d) of the *Protection of the Environment Operations Act 1997* from the Environment Protection Authority so that you cannot be convicted of an offence of polluting water.

Yes > You are likely to need a licence from the Environment Protection Authority. Is your land already designed to carry out the activity?

No > You may need a licence under section 47 of the *Protection of the Environment Operations Act 1997* from the Environment Protection Authority.

Yes > You may need a licence under section 48 of the *Protection of the Environment Operations Act 1997* from the Environment Protection Authority.

continued

Rivers and lakes

Is your development within 40 metres of a stream, river, lake or lagoon?

No

Yes > Are you going to excavate the land, remove material from the land or anything which will obstruct or detrimentally affect the water flowing in a stream, river, lake or lagoon?

No

Yes > You need a permit under Part 3A of the *Rivers and Foreshores Improvement Act 1948* from the Waterways Authority if the development will affect Sydney Harbour or its tributaries, Botany Bay (east of Captain Cook Bridge) or the Ports of Newcastle, Kembla, Eden or Yamba, and from the Department of Land and Water Conservation in any other case.

Roads

Will your development affect a public road, a Crown road, a highway, a main road, a freeway or a tollway?

No

Yes > You need a consent under section 138 of the *Roads Act 1993* from the Roads and Traffic Authority, the Department of Land and Water Conservation or the council.

Using water

NB: The following approvals are taken from the *Water Act 1912*. It is proposed that the review of the *Water Act*, which is currently taking place, will consolidate and reduce the number of these approvals.

> Licences and permits for occupiers of land

Is your development going to be used for conserving water, irrigation, water supply, drainage or changing the course of a river?

No

Yes > Will your development affect the quantity or use of water in a river, lake or swamp, or water flowing into or from a river, lake or swamp?

No

Yes > If you occupy the land on which you propose to build the development, you need a licence under section 10 of the *Water Act 1912* from the Department of Land and Water Conservation to build and use your development, and take, use and dispose of the water for any purpose.

> If you own or occupy the land on which you propose to build the development, and you will be irrigating less than 4 hectares of land, you can apply for a permit under section 18F of the *Water Act 1912* from the Department of Land and Water Conservation to build and use your development and take, use and dispose of the water for anything other than irrigation.

> Licence for non-occupiers of land

1. Do you propose to build pumps (or the like) to obtain water, or build pipes (or the like) to carry water?

No

Yes > Is your development going to be used for conserving water, irrigation, water supply, drainage, changing the course of a river, or preventing the course of a river from changing?

No

Yes > Go on to question 2

continued

- 2 Will your development affect the quantity or use of water in a river, lake or swamp, or water flowing into or from a river, lake or swamp?

No

Yes > Do you propose to use the water for household use, stock use or irrigation?

No

Yes > Go on to question 3

3. Do you occupy the land on which you propose to build the pumps (or the like)?

Yes > Go on to question 4

No > Can you obtain occupation of the land?

No > You need a licence under section 13A of the *Water Act 1912* from the Department of Land and Water Conservation to build the pumps and take and use the water.

Yes > Go on to question 4

4. Do you occupy all the land on which you propose to build pipes (or the like) to carry the water from the pumps to the land where you will use the water?

Yes

No > Can you obtain occupation of the land?

Yes

No > You need a licence under section 13A of the *Water Act 1912* from the Department of Land and Water Conservation to build the pumps and take and use the water.

> *Joint water supply scheme*

1. Is your development going to be used for conserving water, irrigation, water supply, drainage, changing the course of a river or preventing the course of a river from changing?

No

Yes > Will your development affect the quantity or use of water in a river, lake or swamp, or water flowing into or from a river, lake or swamp?

No

Yes > Go on to question 2

2. Is the development going to be used by two or more occupiers of land to supply water to their lands?

No

Yes > Go on to question 3

Is the development going to supply water to irrigate land(s) other than the land on which the development is built?

No

Yes > Go on to question 3

Will the development involve pipes (or the like) to carry water to irrigate your land and the land of other occupiers?

No

Yes > Go on to question 3

3. Will the development be built on land that is occupied by those who will use the water?

Yes > Go on to question 4

No > You need an authority under section 20B of the *Water Act 1912* from the Department of Land and Water Conservation to build and use the development and take and use the water.

4. Do the occupiers of land who will use the water wish to build and use the development to supply water for household use, stock water use or irrigation?

No

Yes > Do they occupy all of the land on which the development will be built, and the land on which the pipes (or the like) will be built?

Yes

No > Can they obtain occupation of the land?

continued

Yes

No ➤ You need an authority under section 20CA of the *Water Act 1912* from the Department of Land and Water Conservation to build the development and take and use the water.

➤ *Group licences*

Are you a Board of Management elected under the *Private Irrigation Districts Act 1973*?

No

Yes ➤ Do you want to build and use the development to take water from a river or lake for occupiers of land in a private district to use?

No

Yes ➤ You need a group licence under section 20L of the *Water Act 1912* from the Department of Land and Water Conservation.

➤ *Bores*

Do you want to sink a bore or enlarge, deepen or alter a bore?

No

Yes ➤ Is the work to be carried out by the Crown?

Yes

No ➤ You need a licence under section 116 of the *Water Act 1912* from the Department of Land and Water Conservation.

➤ *River banks and floodplains*

1. Do you want to build an earthwork, embankment or levee, or a road, railway or bridge?

No

Yes ➤ Go on to question 2

2. Will the development be on land that is the bank of a river or lake, forms part of a bank of a river or lake or is within a floodplain?

No ➤ Go on to question 3

Yes ➤ Do you have a licence, authority, permit or consent under the *Water Act 1912*?

Yes

No ➤ You may need an authority under Part 8 of the *Water Act 1912* from the Department of Land and Water Conservation.

3. Will the development affect the flow of water to or from a river or lake and prevent land being flooded by water?

No

Yes ➤ Do you have a licence, authority, permit or consent under the *Water Act 1912*?

Yes

No ➤ You need an authority under Part 8 of the *Water Act 1912* from the Department of Land and Water Conservation.

APPENDIX 2 - SPECIES LISTING

RECOMMENDED FOR THE WEDDIN SHIRE

NATIVE AND INTRODUCED SPECIES

Note:

This species listing is not exhaustive, rather a list of recommended species to serve as a guide to establishing a landscape plan. The species identified have been sourced from: Weddin Tree Species List, Weddin Urban Landcare Group and Weddin Shire Council, 2003; The Mid-Lachlan Regional Vegetation Management Plan and Native Vegetation Resource Package, Department of Infrastructure, Planning and Natural Resources. 2001; Weddin Shire Council Policy - Street & Footpath Trees in Urban Areas.

* indicates an introduced species

SPECIES	COMMON NAME
<i>Acacia acinacea</i>	Gold-dust Wattle
<i>Acacia amblgona</i>	Fan Wattle
<i>Acacia ausfeldii</i>	Ausfeld's Wattle
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia brachybotrya</i>	Grey Mulga
<i>Acacia buxifolia</i>	Box-leaved Wattle
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia deanei subsp. deanei</i>	Deane's Wattle
<i>Acacia deanei subsp. paucijuga</i>	Green Wattle
<i>Acacia decora</i>	Western Golden Wattle
<i>Acacia doratoxylon</i>	Currawang
<i>Acacia genistifolia</i>	Early Wattle
<i>Acacia gunnii</i>	Ploughshare Wattle
<i>Acacia hakeoides</i>	Hakea Wattle
<i>Acacia harpophylla</i>	Brigalow
<i>Acacia implexa</i>	Hickory Wattle
<i>Acacia lineata</i>	Streaked Wattle
<i>Acacia melvillei</i>	Yarran
<i>Acacia mollifolia</i>	
<i>Acacia oswaldii</i>	Miljee
<i>Acacia paradoxa</i>	Kangaroo Thorn
<i>Acacia pendula</i>	Myall
<i>Acacia penninervis</i>	Mountain Hickory
<i>Acacia pravifolia</i>	Coil-pod Wattle
<i>Acacia spectabilis</i>	Mudgee Wattle
<i>Acacia stenophylla</i>	River Cooba
<i>Acacia trineura</i>	Three-nerved Wattle
<i>Acacia verniciflua</i>	Varnish Wattle
<i>Acacia vestita</i>	Weeping Boree
<i>Acaena ovina</i>	
<i>Acetosella vulgari*s</i>	Sorrel
<i>Acianthus collinus</i>	
<i>Acianthus exsertus</i>	Mosquito Orchid
<i>Actinobole uliginosum</i>	Flannel Cudweed
<i>Adiantum aethiopicum</i>	Common Maidenhair
<i>Aira cupaniana*</i>	Silvery Hairgrass
<i>Ajuga australis</i>	Austral Bugle
<i>Alectryon oleifolius subsp. elongatus</i>	Rosewood
<i>Allocauarina diminuta subsp. diminuta</i>	
<i>Allocauarina luehmannii</i>	Bulloak

SPECIES	COMMON NAME
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Alternanthera denticulata</i>	Lesser Joyweed
<i>Alternanthera nana</i>	Hairy Joyweed
<i>Amaranthus hybridus*</i>	Slim Amaranth
<i>Amaranthus retroflexus*</i>	Redroot Amaranth
<i>Amphibromus nervosus</i>	Swamp Wallaby Grass
<i>Amsinckia intermedia*</i>	Common Fiddleneck
<i>Amyema miquelii</i>	Box Mistletoe
<i>Amyema quandang var. bancrofti</i>	
<i>Anagallis arvensis*</i>	Scarlet/Blue Pimpernel
<i>Apophyllum anaomalum</i>	Warrior Bush
<i>Arctotheca calendula*</i>	Capeweed
<i>Aristida behriana</i>	Brush Wiregrass
<i>Aristida ramosa</i>	Purple Wiregrass
<i>Aristida ramosa var. scaberula</i>	Purple Wiregrass
<i>Arthropodium minus</i>	Small Vanilla Lily
<i>Asperula conferta</i>	Common Woodruff
<i>Asperula cunninghamii</i>	Twining Woodruff
<i>Asplenium flabellifolium</i>	Necklace Fern
<i>Astroloma humifusum</i>	Native Cranberry
<i>Austrodanthonia bipartite</i>	Wallaby Grass
<i>Austrodanthonia caespitosa</i>	White-top
<i>Austrodanthonia eriantha</i>	Wallaby Grass
<i>Austrodanthonia fulva</i>	Wallaby Grass
<i>Austrodanthonia racemosa var. racemosa</i>	Wallaby Grass
<i>Austrodanthonia richardsonii</i>	Small-flowered Wallaby Grass
<i>Austrodanthonia setacea</i>	Wallaby Grass
<i>Austrostipa aristiglumis</i>	Plains Grass
<i>Austrostipa bigeniculata</i>	Yanganbil
<i>Austrostipa blackii</i>	Speargrass
<i>Austrostipa densiflora</i>	Foxtail Speargrass
<i>Aristida nodosa</i>	Speargrass
<i>Austrostipa platychaeta</i>	Flat-awn Speargrass
<i>Austrostipa ramosissima</i>	Stout Bamboo Grass
<i>Austrostipa scabra</i>	Speargrass
<i>Austrostipa scabra</i>	Speargrass
<i>Austrostipa setacea</i>	Corkscrew Grass
<i>Austrostipa wakoolica</i>	Speargrass
<i>Avena ludoviciana</i>	Ludo Wild Oats
<i>Baeckea crassifolia</i>	Desert Heath-myrtle
<i>Bertya oblonga</i>	
<i>Beyeria leschenaultia</i>	
<i>Beyeria oblonga</i>	
<i>Beyeria viscosa</i>	Sticky wallaby Bush
<i>Boerhavia coccinea</i>	Tar Vine
<i>Boerhavia dominii</i>	Tar Vine
<i>Boronia glabra</i>	Sandstone Boronia
<i>Bothriochloa macra</i>	Red Grass
<i>Brachychiton populneus</i>	Kurrajong
<i>Brachyloma daphnoides</i>	
<i>Brachyscome gracilis</i>	Dookie Daisy
<i>Briza maxima*</i>	Quaking Grass
<i>Briza minor*</i>	Shivery Grass
<i>Bromus catharticus*</i>	Prairie Grass

SPECIES	COMMON NAME
<i>Bromus hordeaceus</i> subsp. <i>Molliformis</i> *	Soft Brome
<i>Bromus racemosus</i> *	Smooth Brome
<i>Bromus rubens</i> *	Red Brome
<i>Bulbine bulbosa</i>	Bulbine Lily
<i>Bulbine semibarbata</i>	Wild Onion
<i>Bursaria spinosa</i>	Native Blackthorn
<i>Caladenia capillata</i>	Fringed Spider Orchid
<i>Caladenia catenata</i>	White Caladenia
<i>Caladenia cucullata</i>	Hooded Caladenia
<i>Caladenia fuscata</i>	
<i>Caladenia gracilis</i>	Musky Caladenia
<i>Caladenia phaeoclava</i>	
<i>Caladenia</i> sp. aff. <i>pusilla</i>	
<i>Callitris endlicheri</i>	Black Cypress Pine
<i>Callitris glaucophylla</i>	White Cypress Pine
<i>Calochilus robertsonii</i>	Purplish Beard Orchid
<i>Calostemma purpureum</i>	Garland Lily
<i>Caloti anthemoides</i>	Cutleaf Burr-daisy
<i>Calotis cuneifolia</i>	Purple Burr-daisy
<i>Calotis hispidula</i>	Bogan Flea
<i>Calotis lappulacea</i>	Yellow Burr-daisy
<i>Calytrix tetragona</i>	
<i>Capsella bursa-pastoris</i> *	Shepherd's Purse
<i>Carduus pycnocephalus</i> *	Slender Thistle
<i>Carduus tenuiflorus</i> *	Winged Slender Thistle
<i>Carex appressa</i>	Tall Sedge
<i>Carthamus lanatus</i> *	Saffron Thistle
<i>Cassinia arcuata</i>	Sifton Bush
<i>Cassinia laevis</i>	Cough Bush
<i>Cassytha pubescens</i>	
<i>Casuarina cristata</i>	Belah
<i>Centaurea calcitrapa</i> *	Star Thistle
<i>Centaurea solstitialis</i> *	St Barnaby's Thistle
<i>Centaureum erythraea</i> *	Common Centaury
<i>Centaureum tenuiflorum</i> *	Slender Centaury
<i>Centipeda cunninghamii</i>	Common Sneezeweed
<i>Centrolepis strigosa</i> subsp. <i>strigosa</i>	Hairy Centrolepis
<i>Cerastium glomeratum</i> *	Mouse-ear Chickweed
<i>Chamaecytisus palmensis</i> *	Tree Lucerne
<i>Chamaesyce drummondii</i>	Caustic Weed
<i>Cheilanthes austrotenuifolia</i>	Rock Fern
<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>	Rock Fern
<i>Cheiranthra cyanea</i> var. <i>cyanea</i>	Finger Flower
<i>Chenopodium album</i> *	Fat Hen
<i>Chenopodium carinatum</i>	Keeled Goosefoot
<i>Chenopodium desertorum</i>	Desert Goosefoot
<i>Chenopodium murale</i> *	Nettle-leaf Goosefoot
<i>Chenopodium pumilio</i>	Small Crumbweed
<i>Chloris truncata</i>	Windmill Grass
<i>Chondrilla juncea</i> *	Skeleton Weed
<i>Choretrum candollei</i>	White Sour Bush
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
<i>Cirsium vulgare</i> *	Spear Thistle
<i>Citrullus lanatus</i> var. <i>lanatus</i> *	Camel Melon
<i>Clematis microphylla</i>	Old Man's Beard
<i>Convolvulus erubescens</i>	Pink Bindweed
<i>Conyza bonariensis</i> *	Flaxleaf Fleabane

SPECIES	COMMON NAME
<i>Conyza viscidula*</i>	
<i>Correa glabra</i> var. <i>leuoclada</i>	
<i>Cotula australis</i>	Common Cotula
<i>Crassula sieberiana</i>	Australian Stonecrop
<i>Cryptandra amara</i>	Bitter Cryptandra
<i>Cryptandra amara</i> var. <i>floribunda</i>	Pretty Cryptandra
<i>Cucumis myriocarpus</i> subsp. <i>Leptodermis*</i>	Paddy Melon
<i>Cuscuta campestris*</i>	Golden Dodder
<i>Cyanicula caerulea</i>	Blue Caladenia
<i>Cymbonotus preissianus</i>	Austral Bear's Ear
<i>Cynodon dactylon*</i>	Common Couch
<i>Cynoglossum australe</i>	Australian Hound's Tongue
<i>Cyperus gunnii</i> subsp. <i>Gunnii</i>	
<i>Cyperus lhotskyanus</i>	
<i>Cyperus lucidus</i>	Leafy Flat Sedge
<i>Cyphanthera albicans</i>	Grey Ray Flower
<i>Cyrtostylis reniformis</i>	Gnat Orchid
<i>Dampiera lanceolata</i> var. <i>lanceolata</i>	Grooved Dampiera
<i>Daucus glochidiatus</i>	Native Carrot
<i>Daucus glochidiatus</i> forma <i>D</i>	Native Carrot
<i>Daviesia acicularis</i>	Sandplain Bitter-pea
<i>Daviesia latifolia</i>	
<i>Daviesia leptophylla</i>	
<i>Daviesia mimosoides</i>	
<i>Derwentia perfoliata</i>	Digger's Speedwell
<i>Desmodium varians</i>	Slender Tick-trefoil
<i>Dianella longifolia</i> var. <i>longifolia</i>	
<i>Dianella revolute</i>	Spreading Flax-lily
<i>Dianella tarda</i>	
<i>Dichelachne micrantha</i>	Shorthair Plumegrass
<i>Dichelachne sieberiana</i>	
<i>Dichondra repens</i>	Kidney Weed
<i>Dichopogon fimbriatus</i>	Nodding Chocolate Lily
<i>Dichopogon strictus</i>	Chocolate Lily
<i>Dillwynia phyllicoides</i>	
<i>Dillwynia sericea</i>	Showy Parrot-pea
<i>Dillwynia seeberi</i>	
<i>Diplachne Muelleri</i>	
<i>Diuris goonooensis</i>	Western Donkey Orchid
<i>Diuris maculata</i>	Spotted Doubletail
<i>Diuris pardina</i>	
<i>Diuris tricolour</i>	Pine Donkey Orchid
<i>Dodonaea viscosa</i> subsp. <i>cuneata</i>	Wedge-leaf Hopbush
<i>Dodonaea viscosa</i> subsp. <i>mucronata</i>	
<i>Dodonaea viscosa</i> subsp. <i>spatulata</i>	Broad-leaf Hopbush
<i>Drosera peltate</i>	Pale Sundew
<i>Echinochloa esculenta*</i>	Japanese Millet
<i>Echinopogon ovatus</i>	Forest Hedgehog Grass
<i>Echium plantagineum*</i>	Patterson's Curse
<i>Ehrharta longiflora*</i>	Annual Veldtgrass
<i>Einadia hastate</i>	Saloop
<i>Einadia nutans</i>	Climbing Saltbush
<i>Elymus scaber</i> var. <i>scaber</i>	Common Wheatgrass
<i>Enchylaena tomentosa</i>	Ruby Saltbush
<i>Enneapogon polyphyllus</i>	Leafy Nineawn
<i>Enteropogon acicularis</i>	Curly Windmill Grass
<i>Epilobium billardioreanum</i>	

SPECIES	COMMON NAME
<i>Epilobium hirtigerum</i>	Hoary Willow-herb
<i>Eragrostis benthamii</i>	
<i>Eragrostis brownii</i>	Brown's Lovegrass
<i>Eragrostis cilianensis*</i>	Stinkgrass
<i>Eragrostis falcata</i>	Sickle Lovegrass
<i>Eragrostis parviflora</i>	Weeping Lovegrass
<i>Eremophila debilis</i>	Amulla
<i>Eremophila glabra</i>	Tar Bush
<i>Eremophila longifolia</i>	Emubush
<i>Eriochilus cucullatus</i>	Parson's Bands
<i>Erodium crinitum</i>	Blue Storksbill
<i>Erodium moschatum*</i>	Musky Crowfoot
<i>Eucalyptus albens</i>	White Box
<i>Eucalyptus blakelyi</i>	Blakely's Red Gum
<i>Eucalyptus bridgesiana</i>	Apple Box
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus conica</i>	Fuzzy Box
<i>Eucalyptus dealbata</i>	Tumbledown Red Gum
<i>Eucalyptus dwyeri</i>	Dwyer's Red Gum
<i>Eucalyptus fibrosa</i>	Red Ironbark
<i>Eucalyptus goniocalyx</i>	Bundy
<i>Eucalyptus intertexta</i>	Gum Coolibah
<i>Eucalyptus macrorhyncha</i>	Red Stringybark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Western Grey Box
<i>Eucalyptus polyanthemus</i>	Red Box
<i>Eucalyptus populnea</i> subsp. <i>bimbil</i>	Bimble Box
<i>Eucalyptus rossii</i>	Inland Scribbly Gum
<i>Eucalyptus siderophloia</i>	Grey Ironbark
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark
<i>Euchiton sphaericus</i>	
<i>Eulalia aurea</i>	Silky Browntop
<i>Exocarpos cupressiformis</i>	Native Cherry
<i>Fumaria muralis</i> subsp. <i>Muralis*</i>	Wall Fumitory
<i>Galium aparine*</i>	Goosegrass
<i>Galium gaudichaudii</i>	Rough Bedstraw
<i>Genista monspessulana*</i>	Montpellier Broom
<i>Genoplesium rufum</i>	Red Midge Orchid
<i>Genoplesium sagittiferum</i>	
<i>Genoplesium systemum</i>	
<i>Geranium potentilloides</i> var. <i>potentilloides</i>	
<i>Geranium retrorsum</i>	Common Cranesbill
<i>Geranium solanderi</i>	Native Geranium
<i>Glossodia major</i>	Waxlip Orchid
<i>Glycine canescens</i>	Silky Glycine
<i>Glycine clandestina</i>	
<i>Glycine latifolia</i>	
<i>Glycine tabacina</i>	
<i>Glycyrrhiza acanthocarpa</i>	Native Liquorice
<i>Gompholobium huegelii</i>	Pale Wedge Pea
<i>Gonocarpus elatus</i>	
<i>Gonocarpus tetragynus</i>	
<i>Goodenia bellidifolia</i> subsp. <i>bellidifolia</i>	
<i>Goodenia cycloptera</i>	Cutleaf Goodenia
<i>Goodenia glabra</i>	Smooth Goodenia
<i>Goodenia hederacea</i>	Ivy Goodenia
<i>Goodenia macbarronii</i>	Narrow Goodenia
<i>Goodenia ovata</i>	Hop Goodenia
<i>Goodenia pinnatifida</i>	Scrambled Eggs

SPECIES	COMMON NAME
<i>Goodia lotifolia</i>	
<i>Goodia medicaginea</i>	Western Golden-tip
<i>Gratiola pedunculata</i>	
<i>Grevillea anethifolia</i>	
<i>Grevillea floribunda</i> subsp. <i>floribunda</i>	Seven Dwarfs Grevillea
<i>Grevillea lanigera</i>	
<i>Grevillea polybractea</i>	
<i>Grevillea ramosissima</i> subsp. <i>ramosissima</i>	Fan Grevillea
<i>Halaragis heterophylla</i>	
<i>Hardenbergia violacea</i>	False Sarsaparilla
<i>Helichrysum scorpioides</i>	Button Everlasting
<i>Heliotropium europaeum</i> *	Heliotrope
<i>Hibbertia incana</i>	
<i>Hibbertia obtusifolia</i>	
<i>Hibbertia riparia</i>	
<i>Hibbertia serpyllifolia</i>	Hairy Guinea Flower
<i>Hordeum leporinum</i> *	Barley Grass
<i>Hovea apiculata</i>	
<i>Hovea linearis</i>	
<i>Hyalosperma semisterile</i>	
<i>Hybanthus floribundus</i> subsp. <i>floribundus</i>	Shrub Violet
<i>Hybanthus monopetalus</i>	Slender Violet-bush
<i>Hydrocotyle laxiflora</i>	Stinking Pennywort
<i>Hypericum gramineum</i>	Small St John's Wort
<i>Hypericum perforatum</i> *	St John's Wort
<i>Hypochaeris glabra</i> *	Smooth Catsear
<i>Hypochaeris radicata</i> *	Catsear
<i>Hypoxis glabella</i> var. <i>glabella</i>	Tiny Star
<i>Indigofera adesmiifolia</i>	Tick Indigo
<i>Indigofera australis</i>	Australian Indigo
<i>Indigofera coronillifolia</i>	
<i>Isolepis gaudichaudiana</i>	Benambra Club-sedge
<i>Isotoma axillaris</i>	Showy Isotome
<i>Isotoma fluviatilis</i> subsp. <i>australis</i>	
<i>Joycea pallida</i>	Silvertop Wallaby Grass
<i>Juncus aridicola</i>	Tussock Rush
<i>Juncus bufonius</i> *	Toad Rush
<i>Juncus capitatus</i> *	Capitate Rush
<i>Juncus flavidus</i>	
<i>Juncus fockei</i>	
<i>Juncus homalocaulis</i>	
<i>Juncus planifolius</i>	
<i>Juncus psammophilus</i>	
<i>Juncus remotiflorus</i>	
<i>Juncus subglaucus</i>	
<i>Juncus subsecundus</i>	Finger Rush
<i>Juncus usitatus</i>	
<i>Juncus vaginatus</i>	
<i>Kickxia commutata</i> subsp. <i>graeca</i> *	
<i>Kunzea parvifolia</i>	Violet Kunzea
<i>Lachnagrostis filiformis</i>	
<i>Lactuca saligna</i> *	Willow-leaved Lettuce
<i>Lactuca serriola</i> *	Prickly Lettuce
<i>Laxmannia gracilis</i>	
<i>Leiocarpa websteri</i>	
<i>Leionema sympetalum</i>	Rylstone Bell
<i>Lepidium africanum</i> *	Common Peppergrass
<i>Lepidium pseudohyssopifolium</i>	Peppergrass
<i>Lepidosperma laterale</i>	Variable Sword-sedge
<i>Leptospermum continentale</i>	Prickly Teatree

SPECIES	COMMON NAME
<i>Leptospermum multicaule</i>	Silver Teatree
<i>Leucopogon attenuatus</i>	
<i>Leucopogon microphyllus</i>	
<i>Leucopogon virgatus</i>	
<i>Lissanthe strigosa</i>	Peach Heath
<i>Lobelia gibbosa</i>	Tall Lobelia
<i>Logania albiflora</i>	
<i>Lolium perenne</i> *	Perennial Ryegrass
<i>Lolium rigidum</i> *	Wimmera Ryegrass
<i>Lomandra filiformis</i>	Wattle Matt-rush
<i>Lomandra glauca</i>	Pale Mat-rush
<i>Lomandra leucocephala</i>	Woolly Mat-rush
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
<i>Lomandra multiflora</i> subsp. <i>multiflora</i>	Many-flowered Mat-rush
<i>Lomatia silaifolia</i>	Crinkle Bush
<i>Luzula flaccida</i>	
<i>Luzula meridionalis</i>	
<i>Lycium ferocissimum</i> *	African Boxthorn
<i>Macrozamia secunda</i>	
<i>Mairean decalvans</i>	Black Cottonbush
<i>Maireana enchylaenoides</i>	Wingless Fissureweed
<i>Maireana microphylla</i>	Eastern Cottonbush
<i>Marrubium vulgare</i> *	Horehound
<i>Marsilea drummondii</i>	Common Nardoo
<i>Medicago laciniata</i> var. <i>laciniata</i> *	Cutleaf Medic
<i>Medicago mininma</i> *	Small Woolly Burr Medic
<i>Medicago sativa</i> *	Lucerne
<i>Medicago truncatula</i> *	Barrel Medic
<i>Melaleuca erubescens</i>	Pink Honeymyrtle
<i>Melaleucalanceolata</i>	Moonah
<i>Melichrus erubescens</i>	
<i>Melichrus urceolatus</i>	Urn Heath
<i>Mentha diemenica</i>	Slender Mint
<i>Mentha satureioides</i>	Native Pennyroyal
<i>Microlaena stipoides</i>	Weeping Grass
<i>Micromyrtus ciliata</i>	
<i>Micromyrtus sessilis</i>	
<i>Microtis unifolia</i>	Common Onion Orchid
<i>Minuria denticulata</i>	
<i>Monotoca scoparia</i>	
<i>Muehlenbeckia florulenta</i>	Lignum
<i>Muehlenbeckia rhyticarya</i> subsp. <i>Rhyticarya</i>	
<i>Muellerina eucalyptoides</i>	
<i>Myoporum montanum</i>	Western Boobialla
<i>Myosotis australis</i>	Australian Forget-Me-Not
<i>Myriophyllum crispatum</i>	
<i>Myriophyllum verrucosum</i>	Red Water-milfoil
<i>Nicotiana glauca</i> *	Tobacco Bush
<i>Olea europaea</i> var. <i>cuspidate</i>	African Olive
<i>Olearia ramosissima</i>	
<i>Olearia ramulose</i>	
<i>Onopordum acanthium</i> subsp. <i>Acanthium</i> *	Scotch Thistle
<i>Opercularia aspera</i>	Coarse Stinkweed
<i>Opercularia hispida</i>	Hairy Stinkweed
<i>Ophioglossum lusitanicum</i>	Adder's Tongue
<i>Orobanch minor</i> *	Broomrape
<i>Oxalis corniculata</i> *	Creeping Oxalis
<i>Oxalis perdicaria</i> *	
<i>Oxalis perennans</i>	
<i>Ozothamnus obcordatus</i> subsp. <i>obcordatus</i>	Grey Everlasting

SPECIES	COMMON NAME
<i>Ozothamnus tuckeri</i>	Small-leaf Everlasting
<i>Pandorea pandorana</i>	Wonga Wonga Vine
<i>Panicum effusum</i>	Hairy Panic
<i>Panicum simile</i>	Two-colour Panic
<i>Papaver aculeatum*</i>	Bristle Poppy
<i>Papaver hybridum*</i>	Rough Poppy
<i>Papaver somniferum</i> subsp. <i>Somniferum*</i>	Opium Poppy
<i>Parietaria debilis</i>	Native Pellitory
<i>Parsonsia eucalyptophylla</i>	Gargaloo
<i>Paspalidium aversum</i>	Bent Summer Grass
<i>Paspalum dilatatum*</i>	Paspalum
<i>Patersonia sericea</i>	Silky Purple-flag
<i>Pelargonium australe</i>	Native Storksbill
<i>Pelargonium inodorum</i>	
<i>Pentaschistis airoides*</i>	False Hairgrass
<i>Persicaria decipiens</i>	Slender Knotweed
<i>Persicaria hydropiper</i>	Water Pepper
<i>Persicaria prostrata</i>	Creeping Knotweed
<i>Peroonnia curviflora</i>	
<i>Persoonia rigida</i>	
<i>Persoonia curvifolia</i>	
<i>Persoonia sericea</i>	
<i>Petrorhagia nanteuilii*</i>	
<i>Phalaris aquatica*</i>	Phalaris
<i>Phalaris minor*</i>	Lesser Canary Grass
<i>Phalaris paradoxa*</i>	Paradoxa Grass
<i>Phebalium glandulosum</i> subsp. <i>glandulosum</i>	Desert Phebalium
<i>Philothea myoporoides</i> subsp. <i>acuta</i>	
<i>Phyllanthus hirtellus</i>	
<i>Phyrranthus occidentalis</i>	
<i>Picris hieracioides*</i>	Hawkweed Picris
<i>Pimelia linifolia</i> subsp. <i>linifolia</i>	Slender Rice-flower
<i>Pimelea stricta</i>	Gaunt Rice-flower
<i>Pittosporum angustifolium</i>	Butterbush
<i>Plantago cunninghamii</i>	Sago Weed
<i>Platysace lanceolata</i>	Shrubby Platysace
<i>Pleurosorus rutifolius</i>	Bristly Cloak Fern
<i>Pleurosorus subglandulosus</i>	Clubbed Blanket Fern
<i>Poa fordeana</i>	Sweet Swamp Grass
<i>Poa labillardierei</i> var. <i>labillardierei</i>	Tussock Grass
<i>Poa sieberiana</i> var. <i>cyanophylla</i>	
<i>Poa sieberiana</i> var. <i>sieberiana</i>	Snowgrass
<i>Polygonum aviculare*</i>	Wireweed
<i>Pomaderris angustifolia</i>	
<i>Pomax umbellata</i>	Pomax
<i>Poranthera microphylla</i>	Small Poranthera
<i>Portulaca oleracea</i>	Pigweed
<i>Pratia concolor</i>	Poison Pratia
<i>Proboscidea louisianica*</i>	Purple-flowered Devil's Claw
<i>Prostanthera ovalifolia</i>	Purple Mintbush
<i>Pseudanthus divaricatissimus</i>	
<i>Pteridium esculentum</i>	Bracken
<i>Pterostylis alata</i>	
<i>Pterostylis biseta</i>	
<i>Pterostylis boormanii</i>	
<i>Pterostylis curta</i>	Blunt Greenhood
<i>Pterostylis cycnocephala</i>	Swan Greenhood
<i>Pterostylis mutica</i>	Midget Greenhood
<i>Pterostylis nana</i>	Dwarf Greenhood
<i>Pterostylis</i> aff. <i>parviflora</i>	

SPECIES	COMMON NAME
<i>pterostylis</i> aff. <i>Revolute</i>	
<i>Pterostylis truncate</i>	Little Dumplings
<i>Ptilotus indivisus</i>	Tangled Silver-tails
<i>Pterostylis obovatus</i> var. <i>parviflorus</i>	Silver-tails
<i>Pultenaea foliolosa</i>	
<i>Pultenaea largiflorens</i>	Twiggy Bush-pea
<i>Pultenaea microphylla</i>	
<i>Pultenaea procumbens</i>	
<i>Pultenaea spinosa</i>	
<i>Ranunculus pachycarpus</i>	Thick-fruited Buttercup
<i>Ranunculus sessiliflorus</i> var. <i>sessiliflorus</i>	Common Buttercup
<i>Rhagodia spinescens</i>	Spiny Saltbush
<i>Rhodanthe corymbiflora</i>	Small White Sunray
<i>Rhodanthe pygmaea</i>	Pigmy Sunray
<i>Rosa canina</i> *	Dog Rose
<i>Rosa rubiginosa</i> *	Briar Rose
<i>Rostraria cristata</i> *	Annual Cat's-tail
<i>Rumex brownii</i>	Swamp Dock
<i>Rumex crispus</i> *	Curled Dock
<i>Rumex tenax</i>	Shiny Dock
<i>Salsola kali</i> var. <i>kali</i>	Buckbush
<i>Salvia verbenaca</i> *	Wild Sage
<i>Sambucus gaudichaudiana</i>	White Elderberry
<i>Sanguisorba minor</i> subsp. <i>muricata</i> *	Sheep's Burnet
<i>Santalum acuminatum</i>	Quandong
<i>Schoenus apogon</i>	Fluke Bogrush
<i>Schoenus latelaminatus</i>	Medusa Bog-rush
<i>Sclerolaena bicornis</i> var. <i>horrida</i>	Goathead Burr
<i>Sclerolaena muricata</i>	Black Rolypoly
<i>Sclerolaena stelligera</i>	Star Copperburr
<i>Scutellaria humilis</i>	Dwarf Skullcap
<i>Senecio bathurstianus</i>	
<i>Senecio bipinnatisectus</i>	
<i>Senecio hispidulus</i>	
<i>Senecio hispidulus</i> var. <i>dissectus</i>	Hill Fireweed
<i>Senecio lautus</i> subsp. <i>dissectifolius</i>	Variable Groundsel
<i>Senecio phelleus</i>	
<i>Senecio prenanthoides</i>	
<i>Senecio quadridentatus</i>	Cotton Fireweed
<i>Senna aciphylla</i>	Sprawling Cassia
<i>Setaria palmifolia</i> *	Palm Grass
<i>Setaria pumila</i> *	Pale Pigeon Grass
<i>Setaria verticillate</i> *	Whorled Pigeon Grass
<i>Sida corrugata</i>	Corrugated Sida
<i>Sida cunninghamii</i>	Ridge Sida
<i>Sigesbeckia australiensis</i>	
<i>Sigesbeckia orientalis</i> subsp. <i>orientalis</i>	Indian Weed
<i>Silybum marianum</i> *	Variiegated Thistle
<i>Solanum cinereum</i>	Narrawa Burr
<i>Solanum elaeagnifolium</i> *	Silverleaf Nightshade
<i>Solanum esuriale</i>	Quena
<i>Sonchus oleraceus</i> *	Common Sowthistle
<i>Specularia parviflora</i>	
<i>Sporobolus caroli</i>	Fairy Grass
<i>Sporobolus creber</i>	Slender Rat's Tail Grass
<i>Sporobolus mitchellii</i>	Rat's-tail Couch
<i>Syridium eriocephalum</i>	Heath Spyridium
<i>Stackhousia monogyna</i>	Creamy Candles
<i>Stackhousia viminea</i>	Slender Stackhousia
<i>Stellaria angustifolia</i>	Swamp Starwort
<i>Stuartina muelleri</i>	Spoon Cudweed
<i>Stylidium graminifolium</i>	Grass Triggerplant

SPECIES	COMMON NAME
<i>Stylidium laricifolium</i>	Tree Triggerplant
<i>Stypandra glauca</i>	Nodding Blue Lily
<i>Styphelia triflora</i>	
<i>Swainsona galegifolia</i>	Smooth Darling Pea
<i>Swainsona oroboides</i>	Knead Darling Pea
<i>Templetonia egena</i>	Desert Broombush
<i>Teucrium corymbosum</i>	Forest Germander
<i>Teucrium racemosum</i>	Grey germander
<i>Thelymitra megacalyptra</i>	Scented Sun Orchid
<i>Thelymitra pauciflora</i>	Slender Sun Orchid
<i>Themeda australis</i>	Kangaroo Grass
<i>Thysanotus patersonii</i>	Twining Fringe-Lily
<i>Thysanotus tuberosus</i>	Common Fringe-lily
<i>Tricoryne elatior</i>	Yellow Autumn-lily
<i>Trifolium angustifolium</i> *	Narrow-leaved Clover
<i>Trifolium arvense</i> *	Haresfoot Clover
<i>Trifolium campestre</i> *	Hop Clover
<i>Trifolium glomeratum</i> *	Clustered Clover
<i>Trifolium incarnatum</i> *	Crimson Clover
<i>Trifolium tomentosum</i> *	Woolly Clover
<i>Tripogon loliformis</i>	Five-minute Grass
<i>Triptilodiscus pygmaeus</i>	Common Sunray
<i>Typha orientalis</i>	Cumbungi
<i>Urtica urens</i> *	Small Nettle
<i>Verbascum virgatum</i> *	Twiggy Mullein
<i>Verbena quadrangularis</i> *	
<i>Veronica plebeia</i>	Trailing Speedwell
<i>Vittadinia cuneata</i> var. <i>hirsuta</i>	
<i>Vittadinia dissecta</i>	
<i>Vittadinia pterochaeta</i>	Rough Fuzzweed
<i>Vulpia bromoides</i> *	Squirrel Tail Fescue
<i>Vulpia muralis</i> *	Rat's-tail Fescue
<i>Vulpia myuros</i> forma <i>megalura</i>	Fox-tail Fescue
<i>Wahlenbergia communis</i>	Tufted Bluebell
<i>Wahlenbergia fluminalis</i>	River Bluebell
<i>Wahlenbergia gracilentia</i>	Annual Bluebell
<i>Wahlenbergia gracilis</i>	Sprawling or Australian Bluebell
<i>Wahlenbergia luteola</i>	
<i>Wahlenbergia queenslandica</i>	
<i>Wahlenbergia stricta</i> subsp. <i>stricta</i>	Tall Bluebell
<i>Wurmbea dioica</i> subsp. <i>dioica</i>	Early Nancy
<i>Xanthium spinosum</i>	Bathurst Burr
<i>Xanthorrhoea acaulis</i>	Grass Tree
<i>Xanthorrhoea australis</i>	Grass Tree
<i>Xanthorrhoea glauca</i>	Grass Tree
<i>Xanthorrhoea glauca</i> subsp. <i>angustifolia</i>	Grass Tree
<i>Xerochrysum bracteatum</i>	Golden Everlasting
<i>Xerochrysum viscosum</i>	Sticky Everlasting
<i>Zieria cytisoides</i>	Downy Zieria